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UPPER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION MEETING MINUTES
MONDAY, OCTOBER 25, 2021 – 7:00 PM

*This meeting was held in person and live streamed through the Upper Mount Bethel Township Facebook page.

I.

Chairman Pinter called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

In attendance were Chairman Pinter, Supervisor Due, Supervisor Bermingham, Supervisor Teel, Supervisor DeFranco, Township Manager Nelson, Township Engineer Coyle, and Township Solicitor Karasek.

Public Comment:

Charlie Cole, Riverton Rd, commented on the removal of trees off the right of way.

David Friedman, Gap View Ln, commented on the need for a Community Planner and the Planning Commission not reviewing the LVPC review/comment letter on the 303 Demi Rd plan. David provided the BOS with a copy of the LVPC letter of May 28, 2021, that was sent to the Planning Commission on their review of 303 Demi Rd Planned Industrial Park.

II.

ANNOUNCEMENTS

Supervisor Bermingham announced that on Sunday, October 31st, there will be a Halloween Party at the Fire House from 12-2pm and trick or treat will be 2:30-dusk. On Saturday, November 6th, beginning at 5:00 pm, there will be a Veterans Day Celebration at the Park, with fireworks, singers, BASD marching band, and dignitaries.

III.

TABLED ITEMS

1. Sithe Pennsylvania Holdings-Solicitor Karasek introduced Attorney Corriere, Northampton County Solicitor. Attorney Corriere discussed a new proposed Stipulation of Counsel, regarding the real estate tax assessment, tax parcel C12-5-4, of 28 acres. The County agrees and is proposing a revised fair market value assessment for the years 2017-2020 is \$4.25 million. The fair market value for 2021 is already \$4.4 million. Attorney Corriere stated the proposed Stipulation is being reviewed one final time before presenting the revised Stipulation of Counsel. **MOTION** by Supervisor Teel to table, seconded by Supervisor Due. Vote: 5-0.

IV.

ACTION ITEMS

1. Appoint Parks/Recreation Committee Member-Manager Nelson stated the Parks/Rec Committee appointed Karyn Pinter to open seat on the committee. **MOTION** by Supervisor Teel to appoint Karyn Pinter, seconded by Supervisor DeFranco, who stated this was the only letter of interest that was submitted. Vote:4-0-1. Chairman Pinter abstained.
2. Repository Sale-Manager Nelson discussed the repository sale property located in East Bangor/Bunny Trail. A bid was received for \$1000 and is considered a fair bid. No action to be taken.
3. Equipment purchase-Manager Nelson discussed a proposal for replacing the loader and backhoe and is recommending a lease/purchase. Both pieces of equipment have started to cost more in repairs each year and getting parts have become a challenge. Supervisor Due stated that Manager Nelson did discuss this with him, and he agrees with him. Chairman Pinter stated the hours on the engines (2570 hours on the wheel loader and 2800 hours on the backhoe) is not that much and does not warrant replacements. Manager Nelson stated he will concentrate on getting these ready for winter. No action to be taken.

V.

LAND DEVELOPMENT

1. 303 Demi Rd. Planned Industrial Park
Preliminary Plan Approval Only-Solicitor Karasek stated this plan is for land development and is preliminary plan approval only. The Planning Commission has recommended preliminary conditional plan approval. The conditions are as follows: planning module approval and/or exemption, SEO review and/or approval, Northampton County Conservation District approval, soil erosion and sedimentation plan approval, PennDOT highway or Township driveway permit, NPDES is needed, compliance with Township Engineer review letter of September 13, 2021, blanket easement along lot boundary, SALDO waivers to be approved at Final, letter from Portland Authority re: adequate water supply for fire protection, and the final plan to be filed and approved. Applicant has signed the conditional plan form. Engineer Coyle stated he felt comfortable recommending conditional plan approval to the Planning Commission and to the

BOS as well. Solicitor Karasek stated when dealing with outside agencies, generally a Township cannot hold up a plan based on outside agency permits. Solicitor Karasek stated the preliminary simply allows the applicant to proceed with the final plan and is protected for five (5) years, the Township cannot change laws that would affect this plan. There was a discussion on the LVPC letter to the Planning Commission on the plan. Supervisor Bermingham stated he would like the Board to go over the letter. Public Comment-Richard Wilford-Hunt wanted clarification on the plan being protected for five (5) years once preliminary plan is approved, Solicitor Karasek confirmed, the Township can change Ordinances, but the changes will not apply to this plan. **MOTION** by Supervisor Teel to approve Preliminary Plan only approval, seconded by Supervisor Due. Vote: 4-1. Supervisor Bermingham voting no.

VI.

REPORTS

1. SEO-Chairman Pinter stated no report from the SEO.
2. Zoning-Chairman Pinter stated that Tina's report is included in their packets and asked if there were any questions.
3. Accounting/Bookkeeper-Manager Nelson stated that Diann's report included her day-to-day accounting activity.
4. Open Space Advisory Board-Janet Pearson, Chairperson, discussed her monthly report which included proceeding with preserve projects, consideration of properties for open space, and a 3-5-year plan.
5. Economic Development Committee-Supervisor DeFranco stated nothing to report on the EDC.
6. Manager-Manager Nelson gave a summary of his monthly activity, meetings attended, conference calls, and assisting residents.
7. Engineer-Engineer Coyle discussed his monthly report, which included the Slateford Rd. Bridge Rehab update, River Rd. Embankment repair, National Park Dr. bridge culvert replacement and reviewed Land Development Plans.
8. Solicitor-Solicitor Karasek gave a summary of his monthly activity, which included meetings attended, subdivision/land development/zoning matters, litigation, and miscellaneous administrative matters.
9. Secretary-Cindy Beck gave a summary of her monthly activity, ongoing website maintenance with Stavros, grants, agendas/minutes, CodeRed reminder, working with Tina for ZHB, first aid training completed, Fall/Winter Newsletter, working with Stavros on a NORCO Grant for Park Pavilion Amenities and Security Project that was submitted in September and am happy to report that we were approved for funding in the amount of \$2,500.
10. Park/Rec-Chairman Stavros Barbounis gave a summary of his monthly report, working on the policies and procedures, park development, completion of the pavilion is a priority, working with Cindy on grant opportunities, and upcoming community events (bus trips have been cancelled).

11. IT/Telecom-Stavros Barbounis gave a summary of his monthly report, ongoing IT support, website updates, meetings attended, and live streaming.
12. Planning Commission-Supervisor Teel reported the 303 Demi Rd preliminary plan only approval that Solicitor Karasek previously discussed.
13. Supervisors
 - a. Supervisor Due reported on the expansion of Lake Minsi, the Portland to Lake Minsi Trail and would like to start working on it again.
 - b. Supervisor Bermingham reported the Halloween Party at the FH on October 31st, and the generous donations received, Veterans Day Celebration with Fireworks on November 6th, and a free Veterans dinner will be held at the Allegheny Creek Brewery on Veterans Day and working with the family of Ashton Dunbar who tragically passed away recently.
 - c. Supervisor Teel reported that he attended the PSATS annual Business Meeting where he voted on 75 Resolutions, one being the Tax Collector be voted on by the Board of Supervisors, not elected, which did not get passed.
 - d. Supervisor DeFranco reported there is no EDC update, he attended Supervisor Bermingham's office hours, set up a meeting the CBRE and the residents. Supervisor DeFranco asked about hunting on Eastern Properties, Manager Nelson stated that because of the current activity going on, he did not think it was safe, maybe in the beginning of the year.
 - e. Chairman Pinter is asking all the committees to submit their budgets for the upcoming year since we will begin having our budget meetings soon.

Manager Nelson wanted to make an announcement regarding the removal of trees being targeted, it is not, many residents have been billed.

VII.

ADJOURNMENT

MOTION by Supervisor Teel to adjourn the meeting at 8:40, seconded by Supervisor DeFranco. Vote: 5-0.