

MINUTES OF THE REGULAR MEETING
October 4, 2023

Call to Order: The Regular Meeting of the Greene Township Board of Supervisors, held in the Municipal Building on Brink Hill Road, Greentown, PA, was called to order by Chair Justin Wittenbrader at 6:58pm, who led the audience with the Pledge of Allegiance.

Adopt Agenda: Mr. Obert made a motion to add to the agenda the CDL Reimbursement Contract for Employees, then to adopt the agenda. Mr. Wittenbrader seconded; motion carried.

Action on Minutes: Mr. Obert made a motion to amend the minutes of the Regular Meeting on September 6, 2023 to reflect the correct date, as the draft minutes stated September 7, 2023 in error. Mr. Wittenbrader seconded; motion carried.

Announcement of Meetings: See New Business, item e.

In Attendance: Chairperson: Justin Wittenbrader, Supervisor: Gerald Obert, Supervisor: Barry Krautter, Secretary: Amanda Seagraves, Treasurer: Sandra Oziemblo, Solicitor: Jeffrey Treat.

Visitors: Marylou & Glenn Reilly – Observing.
Allen Shiffler – Observing.
Marcia Folenta – Observing.
Pete Mulcahy – Greene-Dreher Fire Company Grant, on agenda.
Steve Nesco – Mr. Nesco is here as one of the township auditors, as he is concerned the township is losing money since people are building without proper permits. He is also concerned that this hurts contractors who get outbid by those who do not factor in permit fees and do not build per the International Building Code. As it stands now, there is no penalty set by the township to discourage this, and he would like to see a penalty put in place. Most other townships have penalties and unpermitted building has drastically dropped. Mr. Treat said this is a concern with sewage permits, as well, and he recommends the board obtain penalty examples from neighboring townships and discuss the implementation of a penalty at the next public meeting. The board agreed.
Merrilee & Mike Ulisny – SEO Report. Mr. Wittenbrader gave them his copy of the report.
Tony Waldron – Mr. Waldron is currently one of Pike County's Commissioners. He is up for re-election and is running to stay in office. He explained that he and the other two (2) commissioners work well together, and they are endorsing him as the democratic candidate. He said he has extensive knowledge of townships, as he has been a township solicitor in the past, including Greene Township Solicitor from 1981-1986. He also described a project to build a new hospital in the center of the county, which would allow a much faster ambulance transportation time in emergency situations.
Denise & Bob O'Hara – Mr. O'Hara stated that he and his sister, Denise, own a short-term rental cabin in the township. They went through the licensing process with Preferred Management and are wondering how the board feels about Preferred Management's performance regulating short-term rentals in the township, and if they want to renew their contract. Mr. Wittenbrader said the township is looking into other options and will discuss further during New Business, item b. Ms. O'Hara asked for clarification on when fees are reevaluated. Mr. Treat advised her to submit their renewal before the expiration to ensure there is no lapse in their license. Mrs. Seagraves explained that all township fees are either confirmed or changed at the annual Organization Meeting, which is held the first Monday of the year, or the following day if Monday falls on a holiday.

Solicitor: Mr. Treat has provided a draft contract for the CDL Employee Reimbursement. The purpose of this contract is to allow the township to pay for employees CDL training, with the agreement that such employee will reimburse the cost to the township if they voluntarily terminate their employment in a set amount of time. Mrs. Oziemblo stated that the cost is approximately

\$4,000.00. Mr. Wittenbrader made a motion to approve the contract with the specifications to include that the employee agrees to commit to employment with the township for a period of not less than three (3) years; in the event the employee voluntarily terminates his or her employment with the township prior to three (3) years, the employee agrees to reimburse the township for township funds expended for said CDL training and testing, on a one-third (1/3) accrual-time basis; the employee shall remit said expended funds within 30 days of termination. Mr. Krautter seconded; motion carried. Mr. Treat also brought up the correspondence with Mr. Parker's short-term rental property on Laurel Lane. Mr. Wittenbrader reiterated his motion that was made at the July meeting, to deny Mr. Parker's request and require all property owners to follow building and sewage regulations. Mr. Krautter seconded; motion carried.

Treasurer's Report:

Report received from Sandra Oziemblo. Mr. Wittenbrader made a motion to ratify the bills. Mr. Krautter seconded; motion carried.

Road Report:

Mr. Wittenbrader said the roadcrew has been doing a lot of ditch work and grading roads.

SEO Report:

Report received from Glen Martin.

Code Enforcement

Report:

Report received from Edward Geisler.

Unfinished Business:

- a. **Resolution 22-10 Amendment for Liquor License** – Mr. Treat explained that the Pennsylvania Liquor Control Board has requested an amendment to Resolution 22-10 which approved a liquor license transfer into the township to reflect the LLC of the purchaser and the address of the seller of the license. Mr. Wittenbrader made a motion to adopt Resolution 23-11, reflecting such change. Mr. Krautter seconded; motion carried.

New Business:

- a. **Resolution for Greene-Dreher Fire Company Grant** –Mr. Mulcahy explained that bids to renovate the fire company's hall had doubled; therefore, they asked Greene Township to apply for a grant on behalf of the fire company. Mr. Wittenbrader made a motion to adopt Resolution 23-12 seeking \$341,350.00 from the 2023 Monroe County LSA Grant to complete this critical community project. Mr. Obert seconded; motion carried.
- b. **Short-Term Rental Contract with Preferred Management** - Mr. Treat asked if the board had discussed their concerns regarding the services Preferred Management has provided for the Short-Term Rental Ordinance #99 with their company. Mr. Wittenbrader said that communications have been attempted to clarify services and to request detailed reports; however, the board's concerns have not been resolved. Another proposal has been received from Bureau Veritas, as they offer short-term rental management services. Mrs. Seagraves read aloud the services they list in their proposal. Mr. Wittenbrader made a motion to not renew the contract with Preferred Management and send them a letter stating such, and to request a meeting with a representative of Bureau Veritas to further discuss their proposal. Mr. Krautter seconded; motion carried.
- c. **Boom Mower/Crack Sealing Machine Rental** – Mr. Wittenbrader said the township would benefit from renting a boom mower to cut back growth along the roads, and a crack sealing machine to preserve our paved roads. Mr. Wittenbrader made a motion to rent a boom mower for \$2,000.00 per week for two (2) weeks and a crack sealing machine for \$7,000.00 for one (1) week, which includes materials. Mr. Krautter seconded; motion carried.
- d. **Fire Relief Allocation** – Mrs. Oziemblo stated the fire relief funds this year total \$29,245.73. Mr. Obert made a motion to divide it evenly between Greene-Dreher Volunteer Fire Company and Promised Land Volunteer Fire Company. Mr. Wittenbrader seconded; motion carried.

- e. **Set Budget Meeting** – Mr. Wittenbrader made a motion to set the budget meeting for Wednesday, October 25, 2023 at 2:30pm at the municipal building and to advertise in The Tri-County Independent. Mr. Krautter seconded; motion carried.
- f. **Township Employee Office Locations** – The board feels the garage is not a suitable location for the Code Enforcement Officer to perform his duties, and he should be moved back into the meeting room. Mr. Wittenbrader made a motion to purchase a desk and add a landline with a separate phone number for Mr. Geisler to be in the meeting room. Mr. Krautter seconded; motion carried.
- g. **Garbage Cans in Road Right-of-Way** – Mr. Obert is concerned that garbage cans are being placed in the road right-of-way and this causes a potential hazard of vehicles striking them. Mr. Nesco asked how far off the road should they be placed and Mr. Obert said they should not be on the blacktop at all. Mr. Obert made a motion for the secretary to notify the garbage collection companies and post a notice on the township's website and social media to residents advising to keep garbage cans off the road right-of-way. Mr. Wittenbrader seconded; motion carried.
- h. **Roadmaster/Roadcrew Worker/Supervisor** – Mr. Obert said he received his answer on this topic so it is tabled.
- i. **Lights for Meeting Room** – Mrs. Oziemblo stated that the lights in the meeting room, offices, and restroom need to be updated. A rough estimate was received by Coleman Electric for \$1,389.00. Mr. Wittenbrader made a motion for a purchase order to accept the estimate and replace the lights. Mr. Krautter seconded; motion carried.
- j. **Trailer (General) – Out for Bid, Pricing on New or Used** – Mr. Wittenbrader said the 1982 General Trailer is no longer needed and the township would like to sell it. He made a motion to pursue selling it in as is condition. Mr. Krautter seconded; motion carried.

Adjournment: Mr. Wittenbrader made a motion to adjourn. Mr. Krautter seconded; motion carried. Meeting was adjourned at 7:56pm. The next regular meeting is scheduled for November 1, 2023.

Respectfully submitted,

Amanda Seagraves
Secretary/Alternate Treasurer