



Wednesday, January 24, 2024
Lower Saucon Township Special Council Meeting

6:30 PM
Lower Saucon Township
Special Council Meeting
3700 Old Philadelphia Pike
Bethlehem, PA 18015

1. OPENING

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Announcement of Executive Session (if applicable)
- E. Potential Action on Executive Session Issues (if applicable)
- F. Public Comment Procedure

2. PRESENTATIONS/HEARINGS - None

3. DEVELOPER ITEMS - None

4. TOWNSHIP BUSINESS ITEMS

- A. Appointment of Interim Township Solicitor: Resolution 34-2024 & Resolution 35-2024

5. COUNCIL & STAFF REPORTS

- A. Township Manager, Mark Hudson
- B. Council/Jr. Council Member
- C. Solicitor
- D. Engineer

6. PUBLIC COMMENT - NON-AGENDA ITEMS - 5-MINUTE TIME LIMIT

7. ADJOURNMENT

- A. Move to Adjourn

1. OPENING**A. CALL TO ORDER**

The Special Meeting of Lower Saucon Township Council was called to order on Wednesday, January 24, 2024 at 6:34 p.m. with Ms. Priscilla deLeon presiding.

B. ROLL CALL: Priscilla deLeon, President; Laura Ray, Vice-President; Victoria-Ophhof-Cordaro, Jason Banonis, Thomas Carocci, Council Members; Cathy Gorman, Assistant Manager & Director of Finance; Stacy Werkheiser, Administrative Assistant.**C. PLEDGE OF ALLEGIANCE****D. ANNOUNCEMENT OF EXECUTIVE SESSION (IF APPLICABLE)**

Ms. deLeon said Council did not meet in Executive Session prior to this evening.

E. POTENTIAL ACTION ON EXECUTIVE SESSION ISSUES (IF APPLICABLE) - None**F. PUBLIC COMMENT PROCEDURE**

Ms. deLeon said next we have the public comment procedure. She'd like to mention in our Code of Conduct, they have for public comment procedure, they also have an Administrative Code, which Section F., No. 2, says "at all meetings of Council, regular or special, interested citizens with legitimate matters to lay before Council shall be granted the right and privilege to address the Council. The Council may prescribe procedures for citizen presentations, to ensure decorum at all times and to prohibit personal or insulting language, total irrelevances and harassment either on the part of members of Council or members of the assembly at the meeting" and everyone should be familiar with Resolution #31-2024 which was passed on January 2nd which establishes our guidelines for the meeting, so please if you have something to speak, they will open it up under each agenda item. There is only one on the agenda tonight so they will be able to come up to the podium and please state your name for the record and they will have five minutes to speak. With that, she'd like to go into, where's my papers, now wait. Okay, so tonight...

Mr. Carocci asked if he could be recognized. Mr. Banonis asked if he could be recognized. Ms. deLeon said well it's kind of out of order. Mr. Carocci said elected officials. Mr. Banonis said so they are now here at our 4th LST Council meeting in as many weeks. It's the 4th installment of this clown show. They are now onto their 3rd solicitor in three weeks. Three weeks – three solicitors. There is no agenda item here to accept the resignation of Mark Freed, Esquire. There's nothing to discuss today. It's his position that any action that is taken on Mr. Freed's letter and appointment of a new solicitor today is in violation of the Sunshine Law because this has never been advertised. This has not been advertised where an agenda item is to accept the resignation of the solicitor pursuant to his letter and unless and until there's an agenda item for accepting the solicitor's resignation letter and any action taken by this Council, it's his position that it's violation of PA Law. There's nothing to discuss tonight. It's plain and simple and he's making a motion to adjourn.

MOTION BY: Mr. Banonis moved for adjournment.

SECOND BY: Mr. Carocci

Mr. Carocci said he feels the same way if he can be recognized. Ms. deLeon said sure. Mr. Carocci said you need to accept a resignation, and you need to publicize that as an agenda item accepting a resignation before you can appoint somebody to fill the resigned spot. He knows that sounds pretty simple and pretty basic but somehow it escaped the current majority of Council and our Township Manager so he thinks...Ms. deLeon said Victoria would she like to comment on the motion that's on the floor.

Ms. Ophhof-Cordaro said sure, she thinks they are within their legal bounds and she's happy to be here this evening and she's happy to move forward and she's happy to proceed.

Ms. deLeon said Laura? Ms. Ray said yes, she would like to move forward as well.

Mr. Carroci said the other thing is the resignation...Ms. deLeon said you are out of turn, Tom. Ms. deLeon said she would also like to say she would like to move forward and with that, she's going to open it up to...she said she's speaking right now. She'd like to open it up to the floor and have public comment, so they have 5 minutes. Who wants to go first?

Mr. Banonis said may he ask where Mr. Freed is tonight. Does anybody know because his letter of resignation says that he was going to remain the solicitor through the end of the month. It's not the end of the month. He thinks there's another five or six days left on his term of service to the Township, so Mark can he answer that question, where is our solicitor today?

Mr. Hudson said he was not coming. Mr. Banonis said he's not coming. Okay. So he lasted a grand total of 16 days, said he was going to stay until the end of the month, and he's not here for this Special Meeting that was called.

Ms. deLeon said okay, again she wants to call this meeting back to order again and she will ask any resident to...Mr. Carocci said 17 days, 408 hours, 24,480 minutes...Ms. deLeon said come up and speak please.

Mr. Robert Blasko said he lives in LST. Thank you for recognizing him Madam President. Yea, there is something that he'd like to bring up, somebody said about a clown show. He finds it ironic that the two people would concur are the ones that have caused this clown show. It was suggested at the last meeting by certain individual that the rest of them, and rather indignantly he might add, do some research. Well, he's done some research. How's this? Under ordinances, under Administration of Government, E. Procedure, Under Council, Rules of Procedure, A. The Council shall determine its own rules of procedure, not inconsistent with ordinance or statute. A majority of the whole number of members of the Council shall constitute a quorum, so 3 out of 5 is a majority, 3 out of 5 is a quorum. There's no question. There's no confusion and no ordinance or resolution shall be adopted by the Council with the affirmative vote of a majority. In other words, the quorum of all the members of the Council. Now concerning under Section F. meetings of Council, No. 2, at all meetings of the Council, regular or special, interested citizens with legitimate matters to lay before the Council shall be granted the right and privilege to address the Council. The Council may prescribe procedures for citizen presentation to ensure decorum at all times and to prohibit personal or insulting language, total irrelevances and harassment. Imagine that, either on the part, get this, of members of Council or members of the assembly at the meeting, and what they witnessed at the last meeting was total harassment, period. And as Mr. Carocci admitted saying to him before the meeting, go ahead, sit there and smirk, he hopes Mr. Carocci is enjoying it because he is. He is going to enjoy it. Admitted we are going to have fun at this meeting tonight. If he doesn't believe him, go back and look at the minutes when they come out if they're not out already, it's there, go back and watch the meeting recording. It also says on Section 3., on a regular basis, time shall be provided for a citizens' forum or town meeting to be held at the beginning of the regularly scheduled Council meetings, such meetings shall be limited to 30 minutes duration, additional time may be designated at the discretion of Council. It didn't happen all last year that he knows of. The Council members under No. 6, shall receive from the Manager in advance of each meeting, a detailed agenda of items to be considered. The Council shall, however, have the right to take other action whether or not it appears on the agenda. Whether or not it appears so if anything could be done about it if there was an objection, it would be that a vote would be taken, not harassing harangue other members of Council so that the meeting lasted 5 – 5-1/2 hours. Thank you very much.

Mr. Banonis said Ms. President may he ask Mr. Blasko for clarification. Ms. deLeon said Bob, he would like to ask him a question. Mr. Banonis said Mr. Blasko, he mentioned doing some research, he's wondering what research he has done to determine who decided to remove Linc Treadwell as solicitor. What research has he done to identify who identified, consulted with, and appointed Mark Freed as the 16-day solicitor, and what information does he have that he personally knew of and was involved in either of those decisions. Mr. Blasko said it had nothing to do with what he just stated. Mr. Banonis said yes it did sir, thank you sir. Ms. deLeon said next person, is there anyone else?

Frank Palumbo said unfortunately, he wasn't at the meeting last, but he heard it was horrendous and so he was curious as to what occurred in terms of why the solicitor left; and he gets, it sounds like it's a lot of solicitor changes, but the reality is they just got one new solicitor with the new Council and a couple

of guys here want to make a big stink out of that deal. So, he doesn't know what happened, so if somebody could just, he couldn't watch the video, he just couldn't make it, so...Mr. Carocci said he'll tell him. Can he explain it? Ms. deLeon said she has the floor at the moment. Mr. Carocci said he's asking him, he said someone. Ms. deLeon said she has the floor at the moment. Mr. Carocci said he'd like to say for 23 years they had a non-political solicitor. His name was Linc Treadwell. He was worked with Republicans and Democrats and he was effective. He kept the Council out of a lot of legal peril and didn't play favorites or pick sides. What...Mr. Palumbo said his question was why did the solicitor leave. He's not asking why...Mr. Carocci said they didn't reappoint him. He wasn't reappointed. Mr. Palumbo said no, the new solicitor he wants...Ms. Ophhof-Cordaro said she's like to make a motion to move forward...Mr. Palumbo said he doesn't care what Linc did and that's not his question. Mr. Carocci said he'll have to ask him. Ms. deLeon said there's a motion on the floor. Mr. Carocci said he'll have to ask him. They hired a political biased solicitor. Priscilla did it on her own and didn't consult anybody to his knowledge and he was, in his opinion, horrendous during a conditional use hearing. He didn't know what he was doing. They had a conditional use hearing...Ms. deLeon said okay, he is making derogatory remarks of somebody...you are out of order Tom. Mr. Carocci said you can talk about somebody's confidence...Ms. deLeon said you are out of order. Mr. Carocci said you can talk about somebody's confidence...Ms. deLeon said you are out of order. Mr. Carocci said you can talk about somebody's confidence...Ms. deLeon said again you are out of order. Mr. Carocci said without being derogatory. Ms. deLeon said you are out of order. Mr. Palumbo said can we have some decorum here please. Ms. deLeon said Tom, you are out of order. Mr. Palumbo said please have some decorum. Ms. deLeon said you are not being recognized...Mr. Carocci said he asked the question...Ms. deLeon said you are not being recognized. She's sorry. Mr. Palumbo said this is becoming his circus again, clown show. Ms. deLeon said please continue. Mr. Palumbo said his basic question is...Ms. deLeon said we're not supposed to be doing this, harassment. This person's not even here to defend himself. Mr. Banonis said the gentleman asked a question, he's answering the question. She answers questions all the time. Ms. deLeon said it's subjective. Mr. Banonis said right. Ms. deLeon said she has the floor, he does not. Mr. Banonis said...Ms. deLeon said do you know how that works. Mr. Banonis said he sure does. Ms. deLeon said well then...Mr. Banonis said well then allow Mr. Carocci to finish speaking before she interrupts him because this gentleman has asked him a question and he's...Mr. Carocci said let him...Ms. deLeon said he's not being recognized. She's telling him he's done now. Mr. Carocci said he's not done. She cut him off. He wasn't done. Mr. Palumbo said the question was what happened to the last solicitor. He's not asking...Mr. Carocci said in his opinion...Ms. deLeon said they'll get to that momentarily. Mr. Carocci said he asked him. In his opinion, he asked him, in his opinion...Mr. Palumbo said no, he didn't ask Mr. Carocci, he's asking the Council. Mr. Carocci said he's part of the Council. Mr. Palumbo said okay, but he's going down the path of Linc, and he doesn't care about Linc...Mr. Carocci said no, no, he asked him again what happened to their most recent solicitor, the one they had for 17 days. He was telling him, in his opinion, he wasn't up to the task of holding a conditional use hearing. Ms. deLeon said again, he's being, he's being defamatory. Mr. Carocci said defamatory, that's his opinion. Ms. deLeon said don't do that, the man's not here to respond and he is disobeying their Code of Conduct and our Administrative Code. Mr. Carocci said he's not here by choice to defend himself and Mr. Palumbo asked him what he thought happened and that's what he thought happened. That's why he's not here, he resigned. Ms. deLeon said okay, so they are moving on, so...Mr. Banonis said may he be recognized. Ms. deLeon said no, he's not entertaining any more discussion. Okay. Okay, anyone else would like to speak.

Mark Ozimek said Mr. Goudsouzian, welcome. Welcome to LST and he hopes over the last year he's been watching what's been going on. He would like to personally welcome him. He would like to see him stand up for the Council and do what's best for the Township of LST. As you just witnessed, the clown show comes from two guys that don't know how to quit and it never ends. He's not sure what else he can say, but the Township needs help. He hopes God blesses him to be their help, thank you.

Ms. deLeon said anybody else. Mr. Carocci said they had a competent solicitor. His name was Linc Treadwell.

Mr. Russ Sutton said thank you for being here Sir, then maybe he'll witness first-hand what they've witnessed for the last four years. The reason the other solicitor left is because Mr. Carocci and Mr. Banonis attacked him at every point. He doesn't know how he'd even sit there and put up with that harassment. It was intolerable. The only good meeting they had is when the first meeting when you were elected and it's been downhill ever since because these two won't allow things to happen because they are spoiled milk because they didn't win. They didn't get their people in and they've been harassing everybody ever since because they didn't get what they want. Actually, they never followed their own directives about when to speak and when not to speak. They are constantly interrupting, yea, he should laugh because he's the one doing it all the time. Yea, it's called a mental illness if you don't know. You have signs of schizophrenia and the other one has signs of illusions of grandeur, so that's his take of it. Mr. Carocci said what happened to personal insults. Mr. Banonis said what is she going to do about that. Mr. Carocci said Priscilla, what happened to personal insults. What happened to personal insults. Ms. deLeon said...Mr. Carocci said then gavel down. Ms. deLeon said it's wrong to say that. Mr. Banonis said oh, it's wrong, okay, oh, oh. Mr. Sutton said it was wrong, but it was needed to be said. Mr. Banonis said what a clown show. Mr. Carocci said thank you Russ. Mr. Banonis said thank you for insulting them. Thank you for insulting them. Mr. Carocci said thank you Russ. Mr. Banonis said thank you for allowing the insults, Priscilla.

Cheyenne Reiman said she is a LS resident on Leithsville Road and she does have a question unless maybe she missed it. Did they announce that Mr. Goudsouzian was going to be appointed the interim solicitor yet? Ms. deLeon said it's on the agenda. Ms. Reiman said okay. Ms. deLeon said no, it hasn't been officially voted on yet. Ms. Reiman said that's how it was known publicly, correct? Ms. deLeon said no, absolutely...Ms. Reiman said it seems like there's a lot of things that are getting submitted to the public prior to the meeting so people are showing up with comments on things that are not quite made public or even on the agenda because she does read the agendas. Ms. deLeon said it's all on the agenda. It's all public. It's all transparent and they knew it was on the agenda. They knew, they had all the resolutions, the letter and all that stuff. Ms. Reiman said she just likes things to be procedure to be followed properly and that would be making everybody apprised of information at the same time instead of, you know, certain people, essentially spilling the beans to others where there is a leg up for preparation and comment prior to the other people who don't have the same. Ms. deLeon said that did not happen tonight because at every meeting if you go on Board Docs or you go on the Township's website...Ms. Reiman said she usually does but it just seems, sometimes she hears about things from other people that tell her stuff before it gets on the agenda and it's kind of concerning as a resident and taxpayer. Ms. deLeon said thank you.

Mr. Banonis said may he be recognized? Ms. deLeon said no, we're done, this is out of order. They are not following their agenda, so...Mr. Banonis said what's the agenda? What is...Mr. Carocci said he's an elected official...Mr. Banonis said he's allowed to speak. Mr. Carocci said as an elected official he's allowed to speak. Mr. Banonis said he's allowed to speak. She can't stop him from speaking. He'd like to correct something that Mr. Carocci said. The former solicitor who resigned actually lasted about 15-1/2 days, Tom, not 17.

Ms. Opthof-Cordaro said repeat the motion. Mr. Hudson said the motion was a motion to adjourn, motion was by Mr. Banonis, second by Mr. Carocci.

ROLL CALL: 2-3 (Ms. deLeon, Ms. Opthof-Cordaro, Ms. Ray – No) - Mr. Banonis said how can they have two solicitors at the same time and pay two solicitors at the same time. He means he guesses the former solicitor was a phenomenal solicitor because he was able to do the work of two solicitors. This makes no sense to him. There's never been an acceptance of the resignation of Mr. Freed; and unless and until there is an acceptance of his resignation, there is no action to move forward on. It hasn't been advertised and what this Council intends to do is in violation of the Sunshine Law, so he's voting to adjourn, yes. Mr. Carocci said he doesn't understand if his resignation is not effective until January 31, 2024, he thought our code called for one solicitor, one Council solicitor, how we have two now if Mr. Goudsouzian is appointed to an interim. So, he doesn't understand that either, it's power for the course the way things are being run now-a-days here but he'll vote that they should

adjourn. Mr. Hudson said that was a yes? Mr. Carocci said yes. Ms. Ray said no, we're not going to adjourn. Mr. Hudson said motion does not pass.

2. **PRESENTATIONS/HEARINGS/ORDINANCES/RESOLUTIONS** – None

3. **DEVELOPER ITEMS** – None

4. **TOWNSHIP BUSINESS ITEMS**

A. **APPOINTMENT OF INTERIM TOWNSHIP SOLICITOR: RESOLUTION #34-2024 & RESOLUTION #35-2024**

Ms. deLeon said they are going to move on with the meeting. They have the agenda item for appointment of the interim Township solicitor, Resolution #34-2024 and Resolution #35-2024. Township Council received a letter from Mark Freed dated January 18th and he says “Dear Council, we believe it is in the best interest of both Curtin & Heefner, LLP and Township Council, that Curtin & Heefner, LLP terminate its representation of LST as solicitor and Labor Counsel. Accordingly, Curtin & Heefner, LLP is resigning as the Township solicitor and Labor Consultant effective January 31, 2024.” She said then we also have in their packet, the Resolution #34-2024. She read the resolution. *(see attached resolution #34-2024)*

MOTION BY: Mr. Carocci moved to appoint Linc Treadwell as Interim Solicitor

SECOND BY: Mr. Banonis

Ms. deLeon said what she was going to do was call for each of these resolutions separately. So they have a motion on the floor again. Can they do a roll call please?

Mr. Banonis said may he speak to the motion that's pending? Mr. Carocci said yes. Mr. Banonis said thank you. May he speak to the motion that's pending? Is she just going to look at him or answer him affirmative? Ms. deLeon said she doesn't know; how does it feel? Mr. Banonis said is she going to answer that... Ms. deLeon said sure he can speak. Mr. Banonis said thank you very much. Ms. deLeon said he's welcome. Mr. Banonis said so as to Mr. Freed's letter, it does not explain any basis for his resignation. In fact, they've never received any explanation for his hiring. There was no explanation that was ever provided for the termination of the long-time LST solicitor. He'd been with them for, he thinks, about 23 years, is that right Tom? Mr. Carocci said yes. Mr. Banonis said he represented the Township in a balanced and non-partisan way under both Democratic and Republican Council's but yet now under Priscilla, Victoria, and Laura, apparently before two of them were even sworn in, they colluded to get rid of this great solicitor and instead put in place their hand-picked selection who didn't last more than 16 days. So, what he finds interesting is they have a mailing and many people in the Township probably received this. He thinks this is Laura Ray, and he thinks this is Priscilla, and he thinks that might be Victoria. This is the mailing that came in. “Saucon Valley Together” and it says “LS deserves better from our elected officials, voters deserve respect, cooperation and transparency”. Respect, cooperation and transparency, so they go on and they say “stop wasting, stop wasteful spending on legal fees and unplanned projects. They will be a watchdog over taxpayer dollars”, a watchdog. What about the wasteful spending of revolving door of solicitors that they have. Is he speaking? May he speak? Ms. deLeon said yes, he may have the floor. Mr. Banonis said can you gain control of the room please. Ms. deLeon said she is. Mr. Carocci said you use the gavel on us, not on them. Mr. Banonis said thank you. So they want to prioritize our residents' concerns. It says “we do not owe favors to any special interest groups”. Is the Northampton County Democrat Party a special interest group, Tom, does he know. Mr. Carocci said yes. Mr. Banonis said okay. They want to “foster transparency in all levels of Township government”. Transparency at all levels, except for apparently the firing of a highly competent long-time Township solicitor. Hiring in secret, a replacement for that solicitor and then losing him in only 16 days and now propping up somebody to the exclusion of everyone else. There's been no one else that he's aware of that has submitted a resume or a letter of interest with regard to this position. In fact, he's doesn't think it's ever been advertised or posted. Mr. Carocci said it hasn't been. Mr. Banonis said and in fact there may be more qualified people that are here and he means no disrespect to Mr. Goudsouzian who is here with them today, but they just don't

know that. So, that's respect, cooperation and transparency. That's Saucon Valley's Together style, respect, cooperation, and transparency. Ms. deLeon said okay.

Mr. Carocci said he'd like to be recognized as well. Ms. deLeon said sure Tom. Mr. Carocci said as he said, Linc would have handled that conditional use hearing last meeting with good advice to Council about bias, about who should be doing what, who should be running the hearing. He would have ran the hearing, which he thinks would have been to the benefit of Priscilla because of an allegation by a Council member or bias, not a Council, of an attorney, bias. You know, he asked the solicitor questions and he couldn't answer them or didn't have the answer, you know, readily available. They had no problems like this with Linc. Linc was a straight shooter, told how it is, didn't play politics. For 23 years, he served both Republican and Democratic majority of Council over those 23 years. And the reason why he wasn't retained is because Priscilla knew he would stand up to her when she was wrong and she didn't want that. She wanted somebody she could bully. She wanted somebody she could bully. Someone she could strong arm and she found, apparently, Mr. Freed and Mr. Freed, apparently, lasted 17 days, 407 hours, 408 hours, 24,480 minutes, 1,468,800 seconds. So, he was obviously not the man for the job. And now, they are on to the second interim solicitor who, he believes also, is a politically biased candidate. He hopes he'll answer some questions when they get to it. He assumes why he's here tonight to answer some questions and if he wants to be hired for \$180.00 an hour job, the least he can do is answer questions from Council members. But, again, this was so Priscilla could strong arm a solicitor, hire the solicitor in secret, and now she's on to No. 2 with the same thing. Linc was...when she was President of Council before Linc was the solicitor and she was fine with it, but he guesses she's not fine with it anymore apparently. Ms. deLeon said okay, Victoria.

Ms. Opthof-Cordaro said thank you. First of all, she will say she does take exception to some of the characterizations made, but she's not interested in engaging in debate. She will ask our manager, what was the hourly rate of Mr. Treadwell? Mr. Hudson said he thinks it was \$220.00 an hour, he doesn't know 100%. Ms. Opthof-Cordaro said thank you. At least when she reads this resolution, it looks like the proposed hourly rate for a solicitor is \$180.00 an hour, so she's really proud that they are moving forward. And the things they spoke about during the election, she is proud to be working with Ms. deLeon and Ms. Ray. She is ready to move forward. Mr. Carocci said \$180.00, maybe you are getting what you pay for. Ms. deLeon said it's not your turn Tom, please...Mr. Carocci said he wants to be recognized again. There's no limit to...Ms. deLeon said no.

Ms. Ray said she thinks it's interesting that they characterize their solicitors as being political and biased. She's not sure how that was shown. That's not anything that she saw often happen. She finds it interesting that he accused Priscilla of wanting to have somebody to strong arm and bully. That's exactly their tactics, yes, he's hilarious, she knows. He makes her laugh. So, yes, they had plenty of different reasons. There was a lot of things said during their campaign like their citizens and residents of different reasons why they did not want to move forward with the solicitor. They are here to represent those people. Mr. Carocci said what were they, what were they? Ms. Ray said a change was desired. Ms. deLeon said do not interrupt Laura. Ms. Ray said the only reason the other person left was because of the ridiculous behavior that occurred at the meetings so far and they are ready to move forward.

Mr. Carocci said can he get clarification? Ms. deLeon said Tom, you are out of order. Mr. Carocci said can he get recognized then? Ms. deLeon said no, they already went through one time and...Mr. Carocci said he can have a second time. Mr. Banonis said where in the rule of conduct...she can say whatever she wants. Where in our rules of conduct and the conducting of this meeting does it say it goes through one time? Where does it say one time? Mr. Carocci said as an elected official he requests...Ms. deLeon said she didn't even go yet, does he mind? Mr. Carocci said as long as he can speak after her. Ms. deLeon said she's sorry, so she will go and he can say whatever he wants, the record will reflect it, and with that, she's going to have to open it up to the residents and...Mr. Carocci said after the residents, he'd like to speak again. He's requesting that as an elected official.

Mr. Blasko said he looked up the records. Linc's firm was charging \$290.00 an hour. Linc himself was getting \$220.00. Mr. Freed was charging \$180.00 an hour. Any thinking person would have to ask

themselves, why won't Banonis and Carocci work with a new solicitor. What possible relationship with the previous solicitor existed that they could not have with a new solicitor? Mr. Carocci said they didn't make the new solicitor resign. He resigned on his own. Mr. Blasko said he sat here at a meeting and you can go on and look at it, and you two harassed him the whole time and one of the two of you, if not both of you, said why don't you resign or something to that effect and he sat...it's recorded Tom, don't sit there and shake your head. It's recorded and he sat there and said something along the lines of you're going to get your wish or you may get your wish because you guys harassed him that badly. You sit there and say that he didn't answer questions yet he answered questions, you denied he answered questions. You tried to rephrase it and say that he didn't answer the question and he sat there going back and forth with Banonis for a while and he said he can't make it any clearer. It seems to him that Carocci and Banonis are the ones that can't understand it.

Ms. deLeon said okay, if there's no one else, then call the question please. Mr. Carocci said he requests to speak. Ms. deLeon said call the question please. Mr. Carocci said he requests to speak. Ms. deLeon said call the question please. Mr. Carocci said listen ...Ms. deLeon said you are not being recognized. Mr. Carocci continued maybe you get for \$180.00 you get what you pay for. Again, there's been no reason besides apparently a fee that was given by Ms. Ray, she said or Ms. deLeon or Ms. Ophhof-Cordaro as to why the previous solicitor wasn't retained. He knows it's political but they've yet, they say oh there are reasons, but they won't make those public. What about the transparency? Ms. deLeon said please call the roll. Mr. Hudson said the motion on the floor is...Mr. Carocci said what about the rationale. Ms. deLeon said she's sorry to put you through...Mr. Carocci said for 23 years he was good enough for both Republican and Democratic Councils, never had a problem, but all of a sudden, this new Council decided to get political and make a change. Ms. deLeon said okay, please call the question. Mr. Carocci said you can speak...Mr. Hudson said motion on the floor is to appoint Linc Treadwell as the interim solicitor. Motion was made by Mr. Carocci, second by Mr. Banonis. Mr. Banonis said the motion is to appoint...Mr. Hudson said the motion is to appoint Linc Treadwell as the interim solicitor.

ROLL CALL: 2-3 (Ms. deLeon, Ms. Ophhof-Cordaro, Ms. Ray – No) – Motion fails

Ms. deLeon said okay, now continuing with the motion, the meeting, she already talked about Resolution #34-2024 and then they have Resolution #35-2024 which appoints him for the interim Planning Committee Solicitor and the Environmental Advisory Council. Also in the packet was the letter of interest that he submitted for the \$180.00. So, at this time, she'd like to make a motion.

MOTION BY: Ms. deLeon moved to appoint Steven Goudsouzian as the interim solicitor for the General, Civil Solicitor and Planning Commission and EAC Solicitor at a rate of \$180.00 per hour and that would be included in her motion to pass Resolution #34-2024 and Resolution #35-2024.

SECOND BY: Ms. Ray

Mr. Banonis said may he be recognized? Ms. deLeon said sure. Mr. Banonis said alright Priscilla with regard to how she is conducting these meetings and seeking to cut him and Tom off, he's going to direct her attention to the Administrative Code, in Section 5-A. Council, Part F. Meetings of Council Sub Part 2. At all meetings of the Council, regular or special, interested citizens with legitimate matters to lay before the Council shall be granted the right and privilege to address the Council. The Council may prescribe procedures for the citizen presentation to assure decorum at all times, and to prohibit personal or insulting language or irrelevances and harassment either on the part of members of the Council or members of the assembly at the meeting. So, she's been on Council for 36 years. He would hope she would be familiar with that provision. Ms. deLeon said she read that...Mr. Banonis said he's not asking her to speak. He's not asking her to speak. Alright, he's not asking her a question. So, please don't interrupt him. He would hope she's familiar with that and certainly he is a resident of this Township and so is Tom a resident of this Township. If she continues to try to prevent them from speaking at the meetings, they are going to have to take action to enforce the Administrative Code because she is acting in violation of it and preventing them from exercising their first amendment rights and their rights under the Administrative Code to address issues of legitimate importance to this Township, okay. He said he's not done. He's not done, he's not done. He will tell her, so she doesn't have to ask him again when

he's done. He will tell her when he's done, okay. As to the proposal for Mr. Goudsouzian, his understanding is that this is not just a temporary interim role, but that this is going to be a permanent role and he has some concerns about that. The concerns he has are that this seems to not take into consideration what may be in the best interest of the Township. Nobody else has applied for this job for solicitor. It has never, ever been advertised as far as he knows and the only publication of it was in the Township's advertising for this special meeting that was not a part of the regular calendar or agenda. So, he believes Mark, maybe he can answer this for him. Was the public ever notified that there was a need to hire a new solicitor? Mr. Hudson said no. Mr. Banonis said were any other resumes or credentials received? Mr. Hudson said no. Mr. Banonis said does he know why it is that they received only one name? Mr. Hudson said that's what they were given and that's what they were told to move forward with. Mr. Banonis said given by whom? Who came up with that? Mr. Hudson said other members of Council. Mr. Banonis said so the other members of Council, he presumes, as it wasn't him, and he assumes that it wasn't Tom, correct, so then was it Priscilla, was it Victoria or was it Laura or was it all three of them in concert? Mr. Hudson said it was not all three of them in concert. It was Priscilla gave him the name. He spoke to Mr. Goudsouzian and they are looking to move forward with an interim solicitor who gets some things accomplished that they need to do and then they will get a RTK...Mr. Banonis said you may get a RTK. Mr. Hudson said a request for proposal out to receive resumes from other solicitor firms, and then interview them and move forward that way. At that time, Mr. Goudsouzian will be able to apply to the request for proposal. Mr. Treadwell would be able to apply for the request for the proposal. Any solicitor firm that can do solicitor work in the State of PA could apply to be the solicitor and then they would interview them and hire a solicitor full-time, non-interim solicitor.

Mr. Banonis said thanks Mark, he appreciates him sharing with the public for the first time that this all came about because this was hand selected by Priscilla just as Mark Freed presumably was hand selected by Priscilla. So, that eliminates the need for a RTK request. He will say this. He thinks this is a sham. This is not designed to identify the best solicitor to represent the Township and its taxpayers. Just like Mark Freed was a sham. They had a perfectly capable, actually highly capable solicitor who worked here for the Township and the three people that just got elected chose to get rid of him out of some political vendetta or agenda. They have no shame about it and he thinks the public should be outraged about that. He directs, and he would hope, that the Township residents that are concerned about this, contact these three, contact their email addresses, contact them by phone. Let them know how absurd this is and how incompetent it is. What they've done is unjustifiable and he believes it's also a scam, and he thinks Mr. Goudsouzian is certainly a fine man and a competent lawyer in the areas that he practices in, has no business as a Township solicitor. When they look at his resume that he was kind enough to provide to them, he says he was a solicitor for the Borough of Northampton, the Borough of North Catasauqua and the Borough of West Easton. So, he also apparently does some work for police and water authorities but boroughs are not townships. They are markedly different than townships. LST as a Second-Class Township is tremendously different. Northampton Borough is a total of 2.5 square miles. It's one-tenth of the size of LST. North Catasauqua is .7, less than .75 square miles. The Borough of West Easton is another small borough and it also has a dubious distinction of its Council President not getting billed for five years of trash pick-up. He doesn't know if Mr. Goudsouzian was a solicitor then, and he hopes not, that he wasn't but from a legal perspective the Borough Code is so much different than the Second-Class Township Code and he sees nothing in Mr. Goudsouzian's credentials that say anything about experience whatsoever as a solicitor for a Township - first class, second class, or otherwise. So, why then would he vote to hire a lawyer without experience in the very subject that he needs him to represent this Township? He doesn't want to pay for him to learn on the job. They had somebody who understood how to do the job and he brings up the point earlier about the rate. He thinks Victoria brought this up - talking about what they paid Linc and what was being proposed here for a solicitor. The difference there is, Linc deserves a premium higher than \$180.00 and the reason for that is because he can do the job more effectively and more efficiently because he had the institutional knowledge and the familiarity with the issues that faced this Township particularly under the Second-Class Township Code. So that's why he deserved more. You want to pay a little bit more for somebody that you are actually going to pay, you are going to pay more on an hourly rate, because the amount of time he's going to have to put into it is substantially less. So, that just makes sense, you want to have

somebody with the expertise that can do the job. So, here's another thing. Mr. Goudsouzian is a solicitor that works for the Borough of Hellertown, okay, the Borough of Hellertown. So, excuse me, may he speak. Ms. deLeon said absolutely, he's speaking, she's not stopping him. Mr. Banonis said he works for the Borough of Hellertown. He's paid for, he's paid, his services are paid by the Borough of Hellertown. They've already gone through countless times and meetings if they are not familiar with it, go back and look at the past meetings, about the issues with the Borough of Hellertown, okay. Putting that aside for the moment, Mr. Goudsouzian ethically as a lawyer, cannot take on this proposed role. His position on that is under Rule 1.7 Conflict of Interest Current Clients. Except, this is the rules of professional conduct for those who aren't familiar, he's a lawyer, Mr. Carocci is a lawyer, Ms. Opthof-Cordaro is a lawyer, Mr. Goudsouzian is. They are all lawyers, okay. They are obligated to follow the rules of professional procedure. Conflict of interest current clients, except as provided in Paragraph B., a lawyer shall not represent a client if the representation involves a concurrent conflict of interest, if a concurrent conflict of interest exists, if the representation of one client will be directly adverse to another client, or there is significant risk that the representation of one or more clients will be materially limited by the lawyer's responsibilities to another client, a former client, or a third-person or by personal interest of the lawyer, notwithstanding a lawyer may represent a client. If the lawyer reasonably leaves, the lawyer can do so by a competent and diligent representation, not prohibited by law, and some other things. So, Ms. Opthof-Cordaro said it's not prohibited by law. Mr. Banonis said hello, hello, the provisions of this rule, he believes prohibit Mr. Goudsouzian from taking on this role. Hellertown... do you have a problem Sir? Does he have to keep waving his hand around? Does he have a cramped wrist or something, what's his problem? Ms. deLeon said he's not supposed to be attacking the resident sitting there. Mr. Banonis said well maybe he shouldn't be waving his hand around. Ms. deLeon said maybe he has an issue, so just leave him alone. Mr. Banonis said okay, as if to hurry it along, he's not done Sir. He will know when he's done. Okay, he'll know. If he doesn't like it, go home. He's not making him sit here. Ms. deLeon said he's not supposed to be, didn't he just read what did he have... Ms. Ray said the Code of Conduct. Mr. Banonis said why doesn't she control the crowd. Why doesn't she control the crowd? Why doesn't she control your people in the crowd that are carrying on and interrupting him and waving their hands around to try to interrupt and make a fool of this meeting? So, LS sued the OCL, Hellertown Library for denial of services, removal from HAL's area. The Office of Open Records already determined that HAL is subject to RTK because it's essentially an appendage of the Hellertown Borough (HB). HB Council President, Tom Rieger, acknowledged this. He sent an email and he went over this. He will read the email again. He has it right here. Excuse me. Ms. Ray said no thank you, I am sure we heard it. Ms. Opthof-Cordaro said is this on topic? Mr. Banonis said yes it is. She's just curious what this has to do with the motion. Mr. Banonis said so, he has the floor, don't worry about it, you'll have your chance to talk. Ms. Opthof-Cordaro said lots of people have the floor... Mr. Banonis said tell her to stop interrupting him then. Stop interrupting him. Ms. deLeon said stop interrupting, Jason has the floor. Mr. Banonis said thank you. So we got an email here, on January 14, 2022, Tom Rieger. This is an email with regard to the library. January 14th, 5:28 p.m. Tom Rieger from the Hellertownborough.org email account. "I had a phone call last night from Ken", he believes that's Ken Solt from the library, "Council's direction is not to meet with LST", presumably LST, so there he is directing how HAL is supposed to conduct themselves. Now they got another email here, Tom Rieger, October 7, 2022, subject - LST Joint Ventures Correspondence. This is to Mike Corriere, their solicitor. "Mike, do not send this. I am going to call for an Executive Session when I get back to town. With the OCL granting a special exception, there's a lot of things in play. FYI, this is a bit wrong, LST granted Linc the ability to sue the library, not the Borough directly, but as it's primarily municipality, it's essentially against us and our residents' interests". So, there he's acknowledging this as well. So, Mr. Goudsouzian's client recognizes that the library is the same as the HB, Office of Open Records recognizes that and there's litigation that's ongoing in the Court of Common Pleas, on that point where that very issue is established. So, Mr. Goudsouzian, and the other one is HB sued LST with regard to the Compost Center. He believes that litigation is ongoing, so again, there's another matter where Mr. Goudsouzian's client, the one that pays his bills as a solicitor for the Zoning Hearing Board (ZHB). Right, he puts his time and he gets paid for his services. They are paying his bill and yet somehow that's okay to allow him to be, to try to be the solicitor here now. He will say this. He's been practicing law for over 20 years and he cannot recall an occasion where he has contacted the Disciplinary Board about a lawyer, but the circumstances here may require that. He certainly doesn't say that as a

threat. He says that as a matter of fact, and to just put out there for full disclosure. The other thing he wants to point out here is what he believes to be some familiar bias from Mr. Goudsouzian. So, there was a local blog or news site, that published a letter that was reportedly authored by Lara Goudsouzian. She is the wife of Mr. Goudsouzian and she noted in her letter that she was “deeply disappointed in her local government” and also “supported the actions of the HAL removing LST residents and herself from HAL’s board” and here’s the doozy, “as a board, we spent much of the past year trying to navigate an unnecessary combatted relationship with LST Council”. He can assure you this, when he sat on Council here, he cannot recall one instance where he was contacted by Lara Goudsouzian or Steve Goudsouzian or anybody in the Goudsouzian family with any concerns, not once. And if there was such a concern with the library, and if this was such weighing on her for a year, why wouldn’t she reach out? It seems sensible to him. He thinks that among the duties of a board member of the library would be try to find ways to navigate through problems that are facing that, and to try to build a consensus, but instead it appears she tried to pamper, she chose to pan a political hit piece. So not only does he believe that Mr. Goudsouzian has professional conflicts, that significantly prevent him from representing this Township, but he also thinks he has a personal one as well because of the comments that were published by his wife directly adverse to the representation and interest of this Township. So, with that said...Mr. Carocci said can he ask for clarification there. Was his wife on the library, he just wants a clarification. Was his wife on the library board the HAL board? Mr. Banonis said yes, his wife was on the library board. She was appointed by LST to be on that library board and presumably as a member of the library board, your job is to liaise with the Township, to make sure the Township interests are being met and among those things they asked for, were very straight-forward things such as usage numbers, financial information, and other things; and why people who weren’t on the board were supposedly voting for matters related to the finances of the board. So, with all that he said, he would encourage Mr. Goudsouzian to withdraw his letter and his interest in this position. He does not want to be looking for yet another solicitor next week. It’s been, we are now on our 3rd solicitor that they are looking for. The taxpayers deserve better than that. He would also encourage to re-engage with Council to re-engage with our former solicitor, Linc Treadwell. Stop wasting everybody’s time and money. Stop wasting everybody’s time and money with this nonsense. You talk about respect, cooperation, transparency. Why don’t they start now? He means they’ve been in the job for what, 24 days, 23 days, start governing. Figure it out.

Ms. Ray said thank you for your respect and cooperation. Mr. Banonis said hold on, he’s now done. Ms. deLeon said what she’d like to say. Mr. Carocci said he’d like to be recognized. Go ahead, after you. Ms. deLeon said wait, she thought he had his turn already on this. Mr. Carocci said not on this motion he didn’t. Ms. deLeon said okay, go ahead Tom. Mr. Carocci said no, he’ll wait for her. She was going to speak, go ahead. Ms. deLeon said no, no, go ahead. She’s the Chair, she can, so he can go next.

Mr. Carocci said okay. He’d like to ask Mr. Goudsouzian some questions. Can he please go to the podium? Have you, you have a firm, have you or your firm ever represented Chrin Industries or Landfill? Mr. Goudsouzian said Chrin, yes. Mr. Carocci said yes, and what was the nature of those representations? Mr. Goudsouzian said various legal matters. Mr. Carocci said anything more specific than that? Mr. Goudsouzian said not that he should be disclosing as their attorney. Mr. Carocci said he means if there was a public court case, he can certainly disclose that. Mr. Goudsouzian said he’s been involved in litigation with Chrin, yes. Mr. Carocci said okay. To the public nature of that, please tell them the public nature of that? There’s court proceedings. He is in an open court. It’s not secret, please tell them the nature of those. Mr. Goudsouzian said there’s various items including an estate issue, chasing of debts in the sense of people getting paid, various other things. Mr. Carocci said anything landfill related? Mr. Goudsouzian said no. They normally, for the landfill, he represents, they have special counsel for the landfill. He has represented the landfill on some business matters from time to time but he doesn’t do any of their environmental work, he doesn’t do any of their expansion work, he doesn’t do any of their regulatory work. They have people for that just like he presumes, lot of people do. Mr. Carocci said so he also wants to be their EAC solicitor, so he doesn’t have any environmental experience either? Mr. Goudsouzian said no, he does want to be their EAC solicitor, just like your normal solicitor would be, yes. Mr. Carocci said what experience does he have environmentally. He

said he doesn't handle the landfill issues for Chrin. Mr. Goudsouzian said he does not handle landfill issues for Chrin. Mr. Carocci said so what environmental issues does he handle, has he handled in the past? Mr. Goudsouzian said not of any great, does he mean specialized? He doesn't handle them. Mr. Carocci said but he wants to be their EAC solicitor. Mr. Goudsouzian said he does. Mr. Carocci said and he doesn't have any experience in that. Mr. Goudsouzian said he's already answered that question. Mr. Carocci said has he served on any other EAC committees? Mr. Goudsouzian said he has not. Mr. Carocci said okay, and he's never worked as a solicitor for a Township, is that correct? Mr. Goudsouzian said actually, he has. What he listed; he's doing this primarily for the members of the public. As indicated in his resume, he's the solicitor for the Borough of Northampton, the Borough of North Catasauqua, the Borough of West Easton, Slatebelt Regional Police, Portland Water Authority, the ZHB Solicitor for the Borough of Northampton, not the regular solicitor, the Northampton County Controller and then their firm represents Bethlehem City Council, the assistant solicitor for Bethlehem Township Planning, the ZHBs of Washington Township, Wind Gap, Moore Township, Bushkill Township Zoning, and Upper Mt. Bethel, but he did not include in that is years ago, and because he ran out of space, but years ago he was also the Counsel for Forks Township. Their regular solicitor was Carl Kline, he was their alternate solicitor. He represented the Township, which is a Second-Class Township, much like LST. He represented them at various meetings, represented them in litigation, represented them in litigation where developers went and attempted to go ahead and develop certain areas that went up to the Commonwealth Courts and so on. So the short answer to his question, yes, he has represented a Township. Mr. Carocci said in the article that Jason referenced, your wife stated or wrote that she was instrumental in changing the by-laws for the HAL. Was he intricate in changing the by-laws for HAL? Mr. Goudsouzian said he is referring to a letter his wife wrote. Mr. Carocci said correct. Mr. Goudsouzian said yes, his wife wrote...Mr. Carocci said is she an attorney? Mr. Goudsouzian said she is not. She has a PhD, she's a molecular biologist. Mr. Carocci said right, right, right, right, so did he work on the by-laws for the HAL? Mr. Goudsouzian said he was not on the...Mr. Carocci said that doesn't mean, he asked him did he work, he knows he wasn't on the HAL board. Hey listen, their by-laws, sometimes when by-laws need to be changed, they seek legal advice. An entity would seek legal advice. He's simply asking him has he done any legal work for the HAL in assisting in their by-laws? Mr. Goudsouzian said he doesn't think he did. His wife may have asked him questions over time that would be normal, but he certainly was never hired by the HAL. Mr. Carocci said but he might have had an undisclosed role in advising his wife on those by-law changes? Mr. Goudsouzian said he's not sure. His wife may have asked him, he's sure his wife at times asked him but he didn't play an official role in any capacity. Mr. Carocci said thank you for your honesty there. Has he ever represented St. Luke's? Mr. Goudsouzian said no. Mr. Carocci said have you ever represented any of their employees? Mr. Goudsouzian said he doesn't think so, potentially out of some other non-St. Luke's related matter for...Mr. Carocci said he may have in non-St. Luke's related matter. Mr. Goudsouzian said let him give Mr. Carocci an example. Somebody comes in and says they need a will, they may work at St. Luke's, something along those lines. Mr. Carocci said but what about employment matters with St. Luke's? Mr. Goudsouzian said he doesn't do employment, that type of employment work where he'd be suing employees or employers rather. So no, the short answer is no, not that he can recall. Mr. Carocci said so who contacted him last week about the solicitor position? Mr. Goudsouzian said Ms. deLeon. Mr. Carocci said Ms. deLeon. How does he know Ms. deLeon? Mr. Goudsouzian said he barely knows Ms. deLeon. He doesn't think he actually spoke to her for more than 10 seconds before last week. Mr. Carocci said how did she get his name? Mr. Goudsouzian said he doesn't know. Mr. Carocci said okay, he didn't ask? Mr. Goudsouzian said he doesn't know. Mr. Carocci said did he ask? Mr. Goudsouzian said he does not think he did. Mr. Carocci said does he know Ms. Opthof? Mr. Goudsouzian said he did. Mr. Carocci said did she ever come to him for assistance in the defense of a defamation lawsuit brought by Banonis, Carocci and the Zavacky campaign. Mr. Goudsouzian said No. 1, that's inappropriate because he'd be commenting on somewhere he was the attorney, but to short circuit this, no. Mr. Carocci said okay. He's never had a conversation with her about it? Mr. Goudsouzian said no. Mr. Carocci said what about Michael Shay? Mr. Goudsouzian said who? Mr. Carocci said Michael Shay, an attorney, he believes his name is Mike Shay, is that his name? Mr. Goudsouzian said has he ever spoken to another attorney named Mike Shay...Mr. Carocci said about the defamation lawsuit? Mr. Goudsouzian said he's sorry, I have to understand his question. He's asking him if he ever spoke to another attorney about litigation related to Ms. Opthof? Mr. Carocci said yes. Mr. Goudsouzian said

no. Mr. Carocci said let me see here. If you work on the Hellertown ZHB, you've conducted hearings? Mr. Goudsouzian said this is the Hellertown ZHB? Yes. Mr. Carocci said yes, yes, okay. So he feels confident in conducting a conditional use hearing for the Township here? Mr. Goudsouzian said he does. Mr. Carocci said okay. Now, has he ever in his time as solicitor for all these entities, and the Hellertown ZHB, advised a participant, like a Council member, or a Borough Council member, to recuse themselves from a conditional use hearing or any hearing. Has he ever...Mr. Goudsouzian said he thinks Mr. Carocci is confusing things. He is the Hellertown ZHB solicitor. Mr. Carocci said correct. Mr. Goudsouzian said he thinks Mr. Carocci's question was has he ever told a Council person, so he thinks what he means was, did he ever tell a ZHB member, he thinks that was...Mr. Carocci said but he also wants his, he said he was the solicitor to some boroughs as well. Mr. Goudsouzian said that's why he didn't understand Mr. Carocci's question. Mr. Carocci said everything. How many times does he recall having to advise somebody to recuse themselves from a hearing for a possible conflict of interest, it's a basic situation. Mr. Goudsouzian said yes, but he doesn't understand the question...Mr. Carocci said he understands the question. Mr. Goudsouzian said if he may, let him finish, let him finish because what Mr. Carocci is asking for is normally the way it works is for recusal, the person who is in the position as to whether or not they should recuse. Mr. Carocci said right. Mr. Goudsouzian said the person that is in the position as to whether they should recuse is the one who makes that determination. They make a determination as to whether or not they can act appropriately. He has in the past if his question is, has he ever...Mr. Carocci said has he ever...Mr. Goudsouzian said one minute, Sir. Mr. Carocci said it's a simple question. Mr. Goudsouzian said and Mr. Carocci isn't letting him answer it. Ms. deLeon said you aren't letting him answer. Mr. Carocci said go ahead. Mr. Goudsouzian said so, what happens is it is the decision maker of the Council person or the board member or the Borough Council member, or the ZHB member to make that determination. Has he advised them as to what the rules are and so on as they make that determination – yes. Mr. Carocci said okay. And he doesn't think there's any conflict with him being an interim solicitor here with his work in Hellertown. Mr. Goudsouzian said let him answer that. So, to be clear again. He is the ZHB solicitor for the Borough of Hellertown. The ZHB just recently, by way of example, took an adverse position to the Borough of Hellertown, meaning they were in litigation, they were actually against each other. So, he does not feel that would be a conflict of interest, number one. Number two, when you do have a potential conflict of interest, one of the ways that that is addressed this, you have other counsel representing you and from what he understands, at least in one of the litigations, there's other counsel representing the LST with regard to any litigation regarding the library, which is tangentially involved with the Borough from what he understands. That being said, even if that was a potential conflict, it can always be waived meaning that both parties can say "I am comfortable with this" and that can be addressed at a later time, so the short answer to his question is no, he does not believe there is a conflict. Mr. Carocci said you don't believe there is a conflict, okay. He served with Mr. Goudsouzian's wife on the..... Priscilla, they served with her on, what do they call that committee to hire the...Ms. deLeon said it was a search committee for the Chief of Police. Mr. Carocci said right and she was also on the water authority, he believes when he was on the water authority. Mr. Goudsouzian said he doesn't know that. Mr. Carocci said alright. Does he think there's any conflict with him being a resident of the Township? Like, Mr. Treadwell was not a resident of the Township. So, he wasn't paying taxes, property taxes to the Township, and all that, and he is a resident of the Township, is that correct? Mr. Goudsouzian said he is. Mr. Carocci said how long has he been a resident of the Township? Mr. Goudsouzian said 2008. Mr. Carocci said right, okay. So, does he think there's any conflicts that can arise from that? He means he'd be advising them, Council, on litigation, tax rates, a landfill that's basically a third of our budget, that could lead to tax increases for all residents including Mr. Goudsouzian if he owns property in the Township, which he assumes he does. Does he see in conflicts in that? Mr. Goudsouzian said he does not plus as you know, the solicitor doesn't vote. Mr. Carocci said well, he doesn't vote but he advises on litigation, correct? Mr. Goudsouzian said correct, but back to his question, no, he does not see that as a conflict that he is a resident of the Township. Mr. Carocci said okay, and it wouldn't shade his advice at all? Mr. Goudsouzian said it would not. Mr. Carocci said alright.

Mr. Banonis said may he ask him a question, Mr. Goudsouzian? Ms. deLeon said it's Tom's turn. Mr. Carocci said Jason can ask a question, there's no limit. Go ahead, Jason. Mr. Banonis said so Mr. Goudsouzian, he brings up that issue about conflict, or actually Mr. Carocci brought up the issue of

having a conflict because he is a resident of the Township. He can recall back, probably 15 years ago, when he was the Chair of the ZHB, Mr. Goudsouzian came before the ZHB with an issue about his property and he's not going to say where it is, and actually there might have been two issues. One was with regard to a religious group that was going to take a clubhouse and convert it into a facility for religious activities and meetings and he spoke up very strongly against that because it was some distance from his home, and the other thing he recalls, he believes, and he's trying to remember here, was an issue with either trees on his property having been cut down or trees on a neighbor's property having been cut down. So, there are two matters that he can think of off the top of his head that he was before LST and he had a personal interest in those. He's not aware and certainly like Mr. Carocci pointed out, Mr. Treadwell was not a solicitor, he's a solicitor to all these other municipalities, these three other Boroughs, that he doesn't live in. He's not sure how he reconciles that because you yourself may have interest based upon decisions that are made by this Council, his family may, his friends, his neighbors. He's not sure how he resolves that. He understands that he may not have anything presently at stake, but the peril of that seems to be very substantial to Mr. Banonis. He thinks they should have somebody who is not a resident of this Township so that, that person does not have any appearance of bias or impropriety. Does he have any thoughts on that? Mr. Goudsouzian said he disagrees with Mr. Banonis statement. With regard to the two items Mr. Banonis identified, the first one was they did not oppose a religious organization in any capacity. Mr. Banonis said he may have misunderstood. Mr. Goudsouzian said understood, but if he can clarify. What they did was there was a potential commercial use utilized and himself as well as his neighbors opposed that and they came before the ZHB for that. That was not a religious organization in any sense. Ultimately, it became a religious organization to which they had no objection to. But that clarification aside, he does not see as a conflict that he will be living in the Township and serving as interim or otherwise solicitor. It's quite similar to members who are sitting here as Township residents and also serve on here before you, as Township supervisors. Each of them have an interest.

Mr. Carocci said they are required to be residents. They are required to be residents. The solicitor is not required to be a resident. Ms. deLeon said Tom, you are interrupting. Mr. Goudsouzian said but it's that same type of analysis that every time they choose to either raise taxes, reduce taxes, make a decision, they are potentially involved and could potentially affect them one way or another. If and when those circumstances arise, there's a process and if and when that circumstance ever arose with him, there's the same process. Mr. Banonis said so his suggestion, if he's understanding, is that when that situation arises, they got to go find someone else. Mr. Goudsouzian said if that situation arises, it can be addressed just like whenever you run a Township, there is going to be situations that nobody can anticipate is going to happen, whether it's a month, or a year, or ten years from now and when it does, you do. Mr. Banonis said like when a neighbor is putting up a cell phone tower and you're not in favor of it, that's a situation that would...Mr. Goudsouzian said you are identifying a situation that could happen to anybody on this Council, sure, absolutely and the argument would be if we are going to talk this through, the argument would be certainly the people who are on Council would have a more vested interest because they can actually vote on it compared to someone like him who can't vote on it or your engineer who can't vote on it or you're the person who serves on behalf of the ZHB as a staff member or otherwise. Mr. Banonis said he appreciates his answers. He appreciates his candor. He appreciates his interest in the position, but again, he thinks the multitude of actual and/or potential conflicts suggest very strongly against this and it's nothing personal against him, Sir, in any way.

Ms. deLeon said they have three other Council people that need to speak, you guys have gone more than once so, Victoria. Mr. Carocci said he'll go again if he wants.

Ms. Opthof-Cordaro said thank you very much. She just put a candy in her mouth during that time. She would like to say that she appreciates seeing the information before her. She thinks it's very interesting. She thinks that the public should be, should recognize that they sit in a situation where they are faced with facts that are beyond their control. They are faced with people that they don't have control over behaviors. And, she can't, and she doesn't think anybody can force anybody to do anything but she does hope that they move forward in a spirit of cooperation and she hopes that all of the Council can work towards the idea of actually allowing their government to function and she thinks one of the main

items about fiscal responsibility is making sure that they use their time diligently, use their staff diligently, and they move forward so the Township can function. She doesn't think that creating situations that would be difficult for their staff to operate in, or for any consultant to operate in is in the best interest of their residents. She thinks having a solicitor is a very important thing for their Township to have. She thinks appointing somebody immediately is imperative. It's important for the Township to be represented at all times for events they have, again no control over when they occur, or how they occur, so to delay any appointment of any staff member, and especially the important position of solicitor, because they would like to do an RFP and ask a lot of interview questions and call to the entire State of PA solicitors the ability to come forward, she doesn't think is responsible. She thinks the responsible thing is to appoint somebody immediately. Somebody who has the qualifications and the ability to move forward. She appreciates all the answers that Mr. Goudsouzian gave to Mr. Carocci's questions and that gave her even more confidence in making sure that they move forward in the right direction with representation. Thank you.

Ms. deLeon said Laura. Ms. Ray said okay, she doesn't have anything so fancy to say as all that because she's the only non-lawyer other than Priscilla here. She doesn't see how they could function without a solicitor. They have regular Township business to attend to. It's unfortunate that the solicitor that they had appointed resigned. She doesn't think he realized what, you know, how things worked here with all the chaos and craziness that happens here that they can't control. But they do need a solicitor and she's thrilled that Mr. Goudsouzian is willing to step up and at least help them out for the time being until they can sort things out but they need somebody, so, she's ready to move forward.

Ms. deLeon said okay. She'll go last. She would just like to say unfortunately, Mr. Banonis wasn't listening to her introductory paragraph when she read out of the Administrative Code about the meetings of Council and that these apply to members of Council and members of the General Assembly, and also Mr. Blasko read the exact same paragraph, so that's unfortunate. But, she's very thrilled to be here to have him here and able to jump in and help them out at this time, and she feels that he is qualified to do it or she wouldn't have proceeded to the Manager with it. And, so, with that...

Mr. Carocci said can he have the clarification; can he be recognized for a clarification? Ms. deLeon said he already went three times. Mr. Carocci said he can ask for clarification. This is his second time and he can go again, there's no limit on that. He just wants clarification. Our current solicitor is not resigning until January 31st so when would Mr. Goudsouzian start? Ms. deLeon said she believes it would be, she doesn't know, they'd have to put a date. She'll amend her motion to say effective tomorrow.

MOTION BY: Ms. deLeon amended her previous motion and moved to appoint Steven Goudsouzian as the interim solicitor for the general, civil solicitor and Planning Commission and EAC solicitor at a rate of \$180.00 per hour and that would be included in her motion to pass Resolution #34-2024 and Resolution #35-2024 effective January 25, 2024.

Mr. Carocci said so they'd be paying two solicitors between now and January 31st? Ms. deLeon said she doesn't see it that way. Mr. Carocci said why not. The resignation is not effective until January 31st. Ms. deLeon said she amended her motion to make it effective tomorrow if that's okay with Mr. Goudsouzian.

SECOND BY: Ms. Ray amended her second

Mr. Carocci said so they are going to have two. She said she approached the Township Manager. She approached Mr. Goudsouzian directly according to his testimony. Ms. deLeon said absolutely. Mr. Carocci said he said she called him. Ms. deLeon said absolutely and then she...Mr. Carocci said so she implied that she somehow took his name to the Township Manager and then that's how it went. She called Mr. Goudsouzian directly. Ms. deLeon said she did call him directly and...Mr. Carocci said let him clarify that and clarify the point that there is no limit to the number of times a Council member can speak in any code. Ms. deLeon said she's not hearing him, he's mumbling again. Mr. Carocci said

okay. Mr. Banonis said Tom, he heard him. Mr. Carocci said he knows, he knows. He didn't hear her, she's mumbling.

Mr. Banonis said may he speak again since she amended her motion. Mr. Carocci said yes. Ms. deLeon said sure. Mr. Carocci said she amended the motion. Mr. Banonis said so, the question that hasn't been asked as Mr. Goudsouzian already explained that he was contacted by Priscilla and that's how he submitted his resume but Priscilla hasn't told them how she got Mr. Goudsouzian's name. He's assuming she didn't just look in the yellow pages and he guesses that question will be left to history.

Ms. deLeon said she...can she answer. Mr. Banonis said if she feels free. Ms. deLeon said she thought and thought and thought of all the solicitors that she knew and she made contacts with them. She asked them if they could provide recommendations for a solicitor for the Township because the Township's had resigned. Mr. Banonis said who was the solicitor that identified Mr. Goudsouzian, among all these multiple...Ms. deLeon said are you interrupting her, can she finish. Mr. Banonis said he thought she was done. He had the floor and she interrupted him; she interrupted him. Go ahead. Ms. deLeon said so, she made some phone calls and she had met Mr. Goudsouzian at the induction, is it the induction of Brian Panella's induction, at the Courthouse and they had met and she went, oh, he's a solicitor. And he was on her list to call, and he was very receptive to her phone call and she took his information and she passed it along to Mark. Then they spoke and they put it on the agenda. They needed a special meeting because they didn't, she felt as Council President, did not want to be without a solicitor and they did not have a meeting between now and February, she never remembers is it the 6th or the 7th. The 7th and in order to have somebody in place they needed to have this special meeting. So that's why she took the action that she did and she's finished now.

Mr. Banonis said okay, so what he's just established he thinks with that question, is her first answer that she gave to him was that she contacted all these solicitors that she knew and somebody who she won't tell him, or won't tell the public, recommended Mr. Goudsouzian and then that story evolved...don't interrupt him please. That story evolved into she is at Judge Brian Panella's swearing in ceremony and she saw Mr. Goudsouzian in there and she recognized him as being somebody that does Second-Class Township solicitor work. Ms. deLeon said that's not what she said. Mr. Banonis said well the story...Ms. deLeon said too bad they don't have a tape to be played back. Mr. Banonis said they do have a recording, but she doesn't have to interrupt him because he's not done. So, here's what he would point out. The Administrative Code for LST, Section 5-12 Officers and Employees A. Township Solicitor. "The solicitor shall be a person or firm learned in the law in an active legal practice in the Commonwealth of PA". He will agree that Mr. Goudsouzian is an active, legal practice in the Commonwealth of PA. He will disagree though that he is learned in the Second-Class Township Code. That's no disrespect to Mr. Goudsouzian, sir. He may be a fine solicitor to Boroughs and to police departments and authorities, but what they have here is different than what that is. The other part that he would point out is Sub Part 5. "The solicitor shall furnish legal advice and opinions to the Council, the Manager, the Chairman of any committee of the Council, and to all officers, departments, boards, and commissions on any matter in connection with their official powers or performance of their official duties" and there in is where he has the problem, because of the conflicts he talked about. Conflicts with Hellertown Borough because of his representation, personal conflicts because of his wife's position that she has taken with regard to the library, conflict because he is a resident of LST, and may deal with matters that are of relevance to him and those that he knows. So, that's all he has.

Mr. Carocci said may he be recognized again, Priscilla? Priscilla, she still didn't name the actual solicitors that she contacted to get Mr. Goudsouzian's name. He'd like to know...Ms. deLeon said she just went on the record previously and she said she was at a public function. She was introduced to him and she went, oh, he's a solicitor and she called him. No one told her to call him. She did that on her own. Mr. Carocci said she said he was, you talked to other solicitors. Ms. deLeon said she did and nobody had a recommendation. Mr. Carocci said oh, nobody had a recommendation. Ms. deLeon said not that they got back to her in a timely manner, no. Mr. Carocci said who did she contact? Mr. Banonis said Brian Panella used to work for you, right Mr. Goudsouzian? Mr. Goudsouzian said Brian Panella, yes, worked for his office. Brian Panella ran for Judge. Brian Panella then successfully ran for Judge

and won. Brian Panella then had a function where he was sworn in, it's a ceremonial function where he was sworn in as Judge. At that ceremonial function, either at or following that function, he saw Ms. deLeon and spoke with her. That he believes was the first extended conversation he ever had with her and when he says extended conversation, it may have been five minutes, may have been ten but that's when it was. So in response to Mr. Carocci's question of how, when did he meet her and for how long, that was the first time he had talked to her for more than ten or fifteen seconds ever as far as he can recall. Mr. Banonis said Brian Panella is still on Mr. Goudsouzian's firm website, is he? Mr. Goudsouzian said probably because they haven't taken the steps to take him off the website, but he is now a sitting Judge. Mr. Banonis said he knows that, he understands.

Mr. Carocci said who did Priscilla contact to get recommendations and she won't provide any solicitor names. Ms. deLeon said no she won't and she's comfortable with where they are at tonight. This isn't a trial.

Mr. Banonis said were there other lawyers, obviously, at Judge Panella's swearing in ceremony or his celebration? There were probably a lot of lawyers there, right? Mr. Goudsouzian said he's sorry, is he asking if there were other lawyers at a Judge's swearing in ceremony? Mr. Banonis said yes. Mr. Goudsouzian said he doesn't know if Mr. Banonis was there. Mr. Banonis said he wasn't there but he just wants the public to understand. There's lots of lawyers that were there, he wasn't the only lawyer that she could have spoken to about this. There's plenty of lawyers and she could have approached and said hey, she needs a solicitor. Mr. Goudsouzian said if his question is were there other lawyers at Judge Panella's swearing in? Of course, there were other lawyers at Judge Panella's swearing in. Mr. Banonis said he knows it's an obvious question, but...Ms. deLeon said she did not know about the resignation of their solicitor that day. Mr. Banonis said why did she ask for solicitor services? Ms. deLeon said she's not commenting anymore. It is what it is. He changes words and she's not going to be subject to that, she's sorry. It is what it is. She already said it. He can go back and listen to the tape. So, with that, she's going to ask for a roll call.

Mr. Carocci said they didn't have public comment yet. Ms. deLeon said they've already had public comment how many times during this agenda item? Mr. Carocci said not for this agenda item. Not for that motion, they didn't. Mr. Banonis said the motion he made earlier was to adjourn. Mr. Carocci said it was a motion to adjourn. Ms. deLeon said is there anyone who would like to speak, if not, they'll proceed with the vote. Just raise your hand if you want to speak again, very good, thank you. Mr. Carocci said you're welcome. Mr. Banonis said government at work.

Andrea Wittchen said it is ludicrous that a single agenda item has now consumed almost an hour and a half. Secondly, she'd like to ask Mr. Banonis in his concern about ethics. What does it say about lawyers who deliberately lie? Doesn't that affect your ethical status? You and Mr. Carocci have both lied tonight using the word that Linc Treadwell was fired. He was not fired. His appointment expired on December 31, 2023. There is no rule in any book that says a Township is required to continue with the same solicitor from year-to-year. That appointment is available every year to every Township Council and they may make those choices on their own. He was not fired. Secondly, many residents felt that Mr. Treadwell was not non-partisan nor did he represent the interests of the community, particularly regarding the excessive and expensive legal fees that he incurred in relation to the library situation including when you and the three previous Council gave him carte blanche to do whatever he wanted to resolve the library situation, which included enlisting the firm of Eckert Seamans to subsequently sue the Commonwealth of PA because you claim that the OCL did exactly what you requested HAL to have them do. She doesn't know where that falls under the lies department but it definitely falls under the fact that your statement that Mr. Treadwell represented us for 23 years in a non-partisan manner is not exactly representative of those of us who locked horns with Mr. Treadwell over the years and in fact, many of us were delighted to see him leave. Thirdly, the first amendment that you wanted to waive around before also applies to husbands and wives. Wives are not attached to their husbands nor are they required to mimic the opinions of their husbands nor are they not required to take actions that are in compliance with what their husbands want to...Mr. Banonis said do you have a husband as she is speaking as an expert. Ms. deLeon said you are out of order. Ms. Wittchen said

excuse her, she's speaking. Ms. deLeon said he's out of order. Ms. Wittchen said fourth, Mr. Carocci's question about whether Mr. Goudsouzian has ever represented St. Luke's employees is as about a stupid and wasteful a question as she has ever heard. At the moment, St. Luke's University Health Network employs 17,000 people. Do you honestly expect Mr. Goudsouzian or his law firm to know off the top of the head if they have ever represented any of those 17,000 people nor is it germane to our discussions here. And then finally, Mr. Banonis you wanted to know why Mr. Goudsouzian's wife did not contact him with her concerns about the library and the problems that were happening with the library. Why would anyone bother to do that? Mr. Banonis said because they are on the board. Ms. Wittchen said when we know that you don't reply, that you don't reply to emails that are sent to him or when he does, they are replies of the nature of thank you for your opinion, when I want it, I will give it to you. Mr. Banonis said why don't you read the rest of the message too? Read the whole thing. Ms. Wittchen said she doesn't have the message here because she knows it in her head as it was so egregious and so snotty and so inappropriate for an elected official to respond to a constituent in that way. So she doesn't need his answer. It was a rhetorical question. Mr. Banonis said then don't ask the question. Ms. Wittchen said as a lawyer, he should understand that. He and Carocci spit them out all the time. They really don't want the answers. They just want to make points. Mr. Banonis said sort of like Saucon Shenanigans. Ms. Wittchen said she has a right to publish that and she has the right to say what she wants in it. Mr. Banonis said yes, she does, free country. Ms. Wittchen said yep. Mr. Banonis said it's a free country, he does too. Ms. Wittchen said and that's why 30,000 people have read it. Mr. Banonis said 30,000 people. Ms. Wittchen said thank you very much. She hopes they approve Mr. Goudsouzian. She would suggest that she probably represents more people in this Township than either of you two. In addition, she recommends that we approve Mr. Goudsouzian's tonight. She appreciates his willingness to jump into the fire here and she thinks that will buy them time to find additional solicitors. She will say that when the slate was elected in November, she immediately got in touch with a number of people in a number of townships with whom she has relationships and asked them if they could make recommendations for solicitors based on particularly those Boroughs and Townships that are dealing with the excessive building of warehouses and also have dealt with the difficulties of dealing with a, with a landfill or a dump, what it really is. She thinks that is simply something that an interested and concerned resident has every right to do, to find out who is available to provide services for the township in which they live and in which they are passionately invested. Thank you.

Mr. Bob Blasko said hello again. Mr. Banonis rudely walked out when the proposed new solicitor was answering the questions that Mr. Carocci asked. He has had experience with townships, he would just like him to know that, so he can go home and go to sleep this evening. Mr. Banonis said thank you, he appreciates that; he was listening. Mr. Blasko said okay, so this is a quote, he'll read it General Business and Developer Meeting November 16, 2022. He finds it interesting if not ironic that your concern over conflict of interest is only presented when you oppose what's happening. In this conversation, Ms. deLeon said "who is" and this is talking about the landfill by the way, "Ms. deLeon said who is going to pay the salary for the solicitor. Mr. Banonis said he's our solicitor so he thinks we would pay for our own lawyer. Ms. deLeon said in the past, dealing with landfills, her experience, they would have the landfill reimburse us. Mr. Banonis said personally, he would rather have us pay for our lawyer as opposed to having the party that's interested in the outcome of those discussions pay for the lawyer, not that he's imputing", it says here imputing, but "Linc's credibility or honesty but he thinks he's most loyal to the party that's paying his bill and he's always been our solicitor, so he's perfectly fine with the Township paying for it. Mr. Carocci said same here. Attorney Treadwell said the way we have typically done it in the past with the landfill type projects is he works for the Township, he submits the bill to the Township, the Township gets reimbursed from the escrow account that the landfill has established, so landfill does not pay him directly". He guesses indirectly is okay. The Township pays directly. "The Township pays him directly. The Township is reimbursed by the landfill from the escrow account it established when they filed the application. That's how it works. Mr. Banonis said that works for him". Interesting. Ms. deLeon said thank you, anyone else.

Ginger Petrie said hers is short and sweet. All she wants to say is that as they watch some of the behavior going on, all of us in the audience are reminded of when they were in school. And when they were in school and a substitute teacher used to come into the classroom, all of a sudden, all the good students

behaved, wanted to be nice to the teacher, and wanted to help the class move along so they could all learn and all the bullies used to do was cause havoc, raise hell and disrupt the class. So, she just wants to say that all of us in the audience are witnessing the same thing they went through when the bullies in high school used to act out. The only thing she wants to say at this point is the audience requests that you move on. Thank you.

Ms. deLeon said with that, the motion on the floor is to appoint Mr. Goudsouzian as our solicitor based on the Resolution she referred to. Mr. Carocci said as an interim, he thought it was interim. Ms. deLeon said interim, she did say that in her original motion, she's just paraphrasing, and there was a second. And could we have a roll call? Mr. Hudson said it's Resolution #34-2024 and Resolution #35-2024 interim solicitor, Mr. Goudsouzian.

ROLL CALL: 3-2 (Mr. Carocci and Mr. Banonis – No) - Ms. Opthof-Cordaro votes yes with the proposed amendment that was suggested that his effective date be tomorrow. Ms. deLeon said are we doing each resolution separately. Mr. Hudson said no, you did them all together. Ms. deLeon said okay, that's what she thought. Mr. Carocci said he needs clarification that as an interim for all then, EAC, and it's interim for all. Mr. Hudson said yes. Mr. Carocci said no, that's a political bias. Ms. Ray voted yes as amended. Mr. Banonis said no for the reasons he already stated – Motion passes.

Ms. deLeon said congratulations Mr. Goudsouzian, would he like to come up and take his seat. Mr. Banonis said the motion is tomorrow and not today. Mr. Carocci said yep, the motion was for tomorrow, not today. Ms. Ray said she hopes they aren't here tomorrow. Ms. deLeon said you are correct Tom, she did.

Mr. Banonis said before they move on from this agenda item, may he raise a point. Thank you. There was a special meeting that was called because this matter was so pressing and urgent to the Township. He already pointed out earlier that there was no acceptance of the resignation of Mark Freed. He would ask that the Township Manager place on the agenda for the February 7, 2024 meeting, acceptance of the resignation of Mark Freed even though it postdates the date of his self-imposed resignation. The other thing that he would ask the Township Manager place on the agenda, which is striking to him why it's not on this agenda, Mr. Goudsouzian was just appointed as the interim solicitor because there are pressing needs, allegedly pressing needs, to the Township, but yet there's no agenda item to direct the Township Manager to advertise for a permanent full-time Township Solicitor, so he would ask that also be placed on the agenda for the February 7, 2024 meeting so they can authorize that action and have the Township Manager proceed to try to identify somebody appropriate as a full-time Township Solicitor. He'll make a motion. Ms. deLeon said he can't make a motion because it's not on the agenda with the new Sunshine Law vote. Mr. Banonis said it doesn't have to be a motion. It's just a request to the Township Manager. He indicated on January 2nd that he's the one who sets the agenda so now it's been put out there for the public that hopefully he will agree and place those items on the agenda and if not, then they can discuss it at the February 7th meeting why those items have not had any action. Mr. Carocci said he'd like clarification on that because in a phone call Mr. Hudson told him that he or that Ms. deLeon had final say of the agenda items, so why can't they just have Priscilla, if that's the case, agree to it. Mr. Banonis said he brought that up Tom, at the February 2nd meeting when he wasn't here and you were...Mr. Carocci said January 2nd. Mr. Banonis said he's sorry, January 2nd, he wasn't available. That question as to who sets the agenda and you know, he pointed out that, you know, prior Council was vilified because they actually would require two Council people to put an item on the agenda because for any item to move forward needs a motion and a second, otherwise they are just wasting everybody's time. And there were complaints that were made that, that was not sufficient, that everybody should be able to put whatever they want on the agenda at any time, and in fact, with this new Council seemingly has implemented is something more restrictive than what had existed and that is, that one person, namely Priscilla, as the Council President, would have the sole authority in placing those matters on the agenda and he asked Mr. Hudson about that and how that would operate. He said that he's the one who sets the agenda, so you bring up a good point because it seemed like the Township Council President, Priscilla, would be the only person and the sole gatekeeper of all items that his Council will hear as an agenda item. Mr. Carocci said can they get some clarification on that from the

two people who are here, Ms. deLeon and Mr. Hudson. Can we get clarification on that? How does an agenda item get on the agenda? And what if Jason has an agenda item like these, how would he get them on the agenda. Mr. Hudson said send the request to him. The Manager is supposed to work with the Council President to come up with the agenda. The Manager sets the agenda and then the agenda will be placed out. Mr. Carocci said who has final say? Ms. deLeon or Mr. Hudson? Mr. Carocci said it's a simple question. Who has final say? Mr. Hudson said the Manager has the, he guesses the Manager. Mr. Carocci said what does he mean, he guesses the Manager. It's either him or Priscilla. Who has final say? Mr. Hudson said he does. Mr. Carocci said okay. He asked Priscilla if she agreed with that? Ms. deLeon said she thinks our Administrative Code says the Manager sets the agenda. Mr. Carocci said does she agree with that? Ms. deLeon said she doesn't have a problem with Mark. If he puts something on the agenda, doesn't mean it's going to pass. Mr. Carocci said he didn't say it's going to pass. He didn't say it's going to pass. He said they are talking about getting items on the agenda, not whether they are going to pass or not. No one said anything about that. Mr. Banonis said will Mr. Hudson accept his verbal request during this meeting tonight to have those items on the agenda in lieu of a written request? Mr. Hudson said yes. Mr. Banonis said thank you. Ms. deLeon said is he finished now? Mr. Banonis said for the moment. Ms. deLeon said moving on, we have Council and staff reports.

5. COUNCIL AND STAFF REPORTS

A. TOWNSHIP MANAGER – Mark Hudson

- He said the only thing he would have to say is that the Black River Road culvert project, they got it to a point where they were able to open the road. It is remaining one lane so you still have the stop sign. That is just due to the guardrail is not in place yet so they need to slow traffic down and it is a stone surface since they cannot blacktop during snow. So, Black River Road is back open. There is no weight limit. It is one lane for the time being and they will get back to it ASAP, our Public Works crew will get back on it ASAP to open that road up completely. That's all he has.

B. COUNCIL AND STAFF REPORTS

Mr. Banonis

- He received some messages from LS residents who were interested in the proposed instructions that were provided to Township Council to prepare an ordinance to rezone Easton Road from LM to R-40. This is one he received from Melissa Miranda. "Hello, please hold on pushing the change for Easton Road zoning until such time as the new solicitor has an opportunity to become acquainted with all concerns. For the record, she respectfully requests the Council to leave the new zoning as LI, LM alone and not to revert to residential and I will prepare more appropriate reasoning for a future meeting. Thank you, Melissa Miranda."
- He also received another one from Denise VanBuskirk and she says "Hello Council Members and Manager, my name is Denise VanBuskirk and I live at 2268 Easton Road. I bought my home in 1999 and I've lived through the white light dust and the MFS stink when the EPA shut them down. I would say that I would rather live through that again than what we are dealing with now!! I was at the meeting last year when it was voted to change it to LM. I was ecstatic and relieved. Unless you live here, you have no idea what it is like. I'm very interested in knowing who was complaining about it being changed back to." Mr. Banonis said he is too. "I was never asked during the campaign of her opinion. I live directly across from Eastern Industries and Pando. Eastern Industries was tolerable; however, Pando is not. The highway behind us is louder every year. There have been several fatal crashes, just a few yards behind us. The truck noise is atrocious. They retard down the mountain and it shakes the house. The truck traffic on Easton Road since the Industrial Park went in across the street, is ridiculous. It's dangerous. Many times when putting my grandkids on the bus, the truck abruptly slam on the brakes to stop in time. They have backed up on the road because they missed the entrance. Super dangerous on this road. How many times have they come down Ringhoffer and damaged the bridge trying to turn on Easton Road, not to mention the closure of the road because of it. I was on a zoom call with the City of Bethlehem maybe three, four years ago with Ms. deLeon and a few other residents. They had no answers to the traffic increase, the noise increase, and said they were going to do a decibel reading from the noise at Pando. It was never done to my

knowledge and has increased since then. Ms. deLeon has not been truthful when discussing this zoom meeting; however, she asked about a traffic study and it was done before the other building went up. It was done with the intent of Cherry Lane increased, not us. No one fought for us when they were building the Industrial Park here and now, they want us to be stuck in a no-win situation!! I've had several inquiries on my home and as soon as they hear the sounds that we deal with, our property values plummet!!!! I have audio recordings of the train at 1:00 a.m., the noise of the towers sucking their plastic beads through the metal lines and tanks. I have ringing in my ears from this. You can't open your windows and enjoy the outdoors with the noise!!! The train comes at all hours and it blows its horn right outside our house. It shakes the house worse than the trucks on 78!!!! This is unacceptable! Almost all the neighbors in this immediate area are on board with getting out. The ones complaining don't live up this way. They live past the plant and by the church and they don't get the noise like us or the traffic or the trains!! Keeping this LM does nothing to the ones that don't want to leave. They are still residential and don't have to sell if they don't want to. It does nothing to their property, taxes. It changes absolutely nothing for them but gives them more options to do things with their property!!!! However, changing it back traps us that want out into losing value and having to deal with this noise and trapping us in a no-win situation. The offers that are being made are fair and reasonable and a lot more than they would get in the market with this crap that is happening here. In conclusion, do the right thing. The common sense thing, leave it as LM!! Changing it back will only hurt those of us wanting to get out and can't without losing our shirts in value!! This is absolutely nothing to those that want to stay other than give them options. Sincerely Denise VanBuskirk." He wanted to share that because he assumes that item is still in the works and he thinks Council needs to hear from our residents. He doesn't know if they received similar messages but he thinks it's important for residents that can't attend the meeting be heard on that issue.

- He wanted to thank Officer Hantz who just stepped out for the moment. He appreciates him being here for the duration of the entire meeting. Oh, he's back there, sorry, he's back, he thought he stepped out. He wants to thank him for being here for the duration of the meeting. They appreciate what the police do. They thank them for being here to provide public safety and security. Ms. deLeon said are you finished? Mr. Banonis said he's done for now.

Ms. deLeon said she has two comments. She does recall a Zoom meeting a long time ago about the incidents regarding the issues on Easton Road and she believes the administration was supposed to work with the City and she doesn't ever know what happened to that, so she doesn't know. But also, that years ago, when the Industrial Park was first developed, or approved she should say by the City of Bethlehem, and she's talking years ago, the Township wrote letters and attended meetings and told the city that we do not want any entrances to any traffic on Easton Road. The road was not built for truck traffic and that the in and out traffic was supposed to use Route 412 and that was sent to the City of Bethlehem. She does remember that because she fought for that, now in the interim the city did not do that. So, not the City of Bethlehem.

Mr. Carocci

- He said Mark, it's his understanding there's been some RTK requests that have been submitted to the Township. He has not received anything regarding that. Was he going to send out so Council members can look. Mr. Hudson said it's been very specific and he has not been named in those requests. Mr. Carocci said have the other Council members received the request to look for documents. Mr. Hudson said yes. Mr. Carocci said okay, alright. How are we looking with those deadlines? Mr. Hudson said it's going to be tight. Mr. Carocci said okay. Well, thank you for all his hard work on that.
- As far as this rezoning on Easton Road that Jason and Priscilla commented on, it's a perfect example of Mr. Goudsouzian being on the Hellertown ZHB and working for Hellertown when the Democratic majority here is talking about rezoning Easton Road. It's a neighboring Borough and there's a conflict. He hopes it's not rezoned. He thinks we open ourselves up to a lot of litigation if it is because these people are getting offers for their property that are above market value and they are going to go away if its rezoned and you know, he guesses Priscilla says it's Bethlehem and she's right to a certain extent. It is, but she and the Council members

at that time believed them and took their word for it and we're kind of suckered there, but now these poor people's property values have declined over the previous years and this is an out for them. This is an out for them that they deserve, so he hopes Council will not take that up and leave just well enough alone and keep going with that. Again, he thinks it's another conflict for Mr. Goudsouzian to have to work through. How did you fight this? You said you fought the Bethlehem Township or the warehouses, how did you fight that? Ms. deLeon said she didn't fight the city, she didn't fight Bethlehem Township, it was the City of Bethlehem. Mr. Carocci said so how did you fight them? Ms. deLeon said the Council at that time made a motion and sent letters to the city telling them, like when they were reviewing the land development, she's talking the early 90's, forgive her. She has a really good memory, but she doesn't remember the specifics about that, but she does know that letters were sent to the City because they did not want anything going on, on Easton Road but they had the right to develop their site and put the warehouses in or whatever, but they had asked all the traffic would go the other way. So there would be no truck traffic on Easton Road. Mr. Carocci said Mark, have they received anything from Bethlehem regarding the rezoning that took place on Easton Road? On our part or Township? Mr. Hudson said no, not that he remembers. Mr. Carocci said alright, that's all he has for now.

Ms. Opthof-Cordaro

- She said thank you. In the interest of time for our residents, she will hold her Council reports to their regularly scheduled meeting on the 7th.

Ms. Ray – No report.

Ms. deLeon

- She's looking forward to working with our new solicitor, so see you next time, and with that... Mr. Carocci said interim. Ms. deLeon said she can't ask him about a solicitor's report because it's not effective until tomorrow.

Jr. Council – Absent.

C. **SOLICITOR** – Not present.

D. **ENGINEER** – Not present.

7. **PUBLIC COMMENT – NON-AGENDA ITEMS – 5 MINUTE TIME LIMIT – OPEN TO EVERYONE**

- Frank Palumbo said he finds it interesting how this minority Council seems to be so pre-occupied about this rezoning and how it's affecting their property value and yet, the night that they passed that, this place was packed with people in total opposition. So they only want to listen to the and cherry pick to their benefit the people He understands and he sympathizes for those folks too but the landfill affects a lot more people here and a lot of people come to these meetings all the time including himself because he wants to protect this Township and his own property value but the minority don't seem to give two craps about the greater amount of the population here that is impacted by the landfill and it affects not just this Township specifically because if the wastewater ends up into the Lehigh River and then subsequently down into the Lehigh, sorry, Delaware River, this affects millions of people but yet they don't seem to give two craps about the greater good of the PA population and the immediate LST residents. That's all he has to say. Ms. deLeon said thank you.

Mr. Banonis said Priscilla he forgot to mention something during his Council report, may he have the floor again just for a moment. He just wanted to notify those who are present and those who may be tuning in remotely, he had learned this week that Saucon Valley School District has begun discussions about their budget for the upcoming school year; and they are projecting to have a \$2.5 million shortfall and the effect of that is there is a statutory cap as to the amount that they can raise taxes and if they were to max it out by increasing taxes to the maximum level permitted by law, that those taxes that could be raised would be \$1.4 million, which would result in a \$1.1 million gap. He says that because obviously it sounds like your school district taxes are going up and this Council has made efforts to increase your municipal taxes even though we have \$9.5 million in the bank, so consider all of that as the upcoming meetings take place. Thank you. Ms. deLeon said she'd just like to say that the taxes will be 5.14, the same like it was for whatever, so your taxes are not going up. They are increasing the fire tax because she was never in agreement of lowering that. So, and she thinks everybody here wants to have their house protected if there's a fire. She doesn't think anybody would have a problem doing that, so okay, Cheyenne, you are next.

- Cheyenne Reiman said in regards to why that was brought up about Easton Road, there's a personal choice between Easton Road or the landfill, she thinks he was speaking because there was an email sent from one of the residents. So, to get that out of the way, she thinks that's where it came from. That being said, she does want to approach Council and she has a tall order. She asks that it be received with a totally non, no partisanship involved. That was the platform that you guys ran on. And she feels in the first meeting, that was kind of just blown out of the water initially. Everything from every appointment, everything was one-sided. It was highly, highly criticized when it was going the other way; however, when it happened at the second meeting, January 2nd, that was okay. She doesn't think it's okay either way. If they do it or if you guys do it. So she would ask that you keep that in mind. In regards to Easton Road, she will speak on that. She has had contact with several of the residents through the developer that does want to pursue the parcels. Her request for asking for this non-partisan is because she feels like there is an approach currently where it's the orange man bad syndrome so anything that was presented with previous Council is immediately shot down because it was bad and she doesn't feel like that's appropriate. So, she has a question. How many meetings were attended during the discussions with Bethlehem when they were planning the warehousing across the street? Ms. deLeon said you want her to think back to the 90's. Ms. Reiman said sure. Ms. deLeon said she's sorry. Ms. Reiman said were there meetings like physically attended where these things were discussed? Ms. deLeon said she can't...Ms. Reiman said she's just curious. Ms. deLeon said she physically attended them because she went to many of the Bethlehem meetings. Ms. Reiman said okay. Her other thing is during the campaign you said that they ran across residents who asked that it not be rezoned so right now it's currently LM so when she talks about rezoning, she's talking about taking it from the current zoning of LM back to R-40. Has there been consideration given to what that actually means for the residents as far as property values, what that does for their current quality of life. If you are not sure, she can certainly remind you. Because of the intense industrial development that's happened across the street, it's going to affect their values because an appraiser is going to look at it and say it's an economic obsolescence. So immediately, it's going to be received with some opposition. Aside from that, you have marketability. At the end of the day, people are going to show up and they are going to see warehouses across the street that are already there. It has nothing to do with what's being planned on this side, whether it was a flower shop or Mom and Pop coffee shop. There is still that across the street. In the meeting minutes from April 15, 2020, which was a Zoom meeting, there was a resident that lived on Easton Road that stated "they have their house up for sale numerous times, almost had it sold, until they saw how much truck traffic and noise was going on and backed out". That woman, Ms. Kinsey was her name, also stated "they lost two sales on this house because of the monster craziness across the street". In the meeting minutes from March 22, 2023, Michael Yelovich, who is a current resident on Easton Road for over 30 years, stated that he said "his house had already depreciated because of all that stuff across the street". Denise VanBuskirk, who is a current resident on Easton Road for 25 years, stated that "she has had people come look at her house and they said they want to live here. Who would want to live here with that going on"? Frank Swett, who is also a resident of Easton Road for quite a long time, stated "so if you're unhappy with your house, sell it. It's going to sell. The only problem is that you've given somebody or you decided that the change to an LM area that now people have found it desirable to purchase these properties". So inherently, you have somebody that is fighting to keep his house. He clearly said "he does not want to move, but has identified that changing the zoning to LM does increase property values". There's also an email from Michael Yelovich, who was not able to attend tonight, but he did email her and asked that it be read into record. With permission, may she do so? Ms. deLeon said how long is it? Ms. Reiman said it's short, it's short, and she'll keep it brief. So he sent her an email today at 5:39. "My name is Michael Yelovich and I reside on Easton Road, Bethlehem, PA 18015 and I would like to enter my comment into record that I do not want Council to change zoning back to residential. At first, I was opposed, but no longer want to reside here because of the noise, truck traffic, and warehouses across the street. You should let the residents have the choice of selling to developers or not and stop putting our lives on hold. Thank you". That was in response primarily to not knowing what's going on. So, these people have wanted to stay or made decisions to leave and are now being upheld largely because of the zoning issue that's going to change their situation. In regards to just affecting property values, it's also an impact on the quality of life because of what's currently there. Taking out any conversation of zoning, what's happening across the street is just

affecting these people. Patricia Howells that resides on Mockingbird Hill Road for the last 40 years could not be present with us this evening but asked to have her comments be read into record. She's had to install security cameras on her property. In regards to her wish for the zoning to stay LM, her quote was "they should leave it as is. They already allowed the area to look terrible. The moment that they allowed the dump and the moment they didn't fight the industrial park across the street. This area is ruined, garbage, tractor trailers, strange people walking on Easton Road". In the meeting minutes from April 15th, Ms. Kinsey, who was the former resident she referenced before on Easton Road, said "we live on Easton Road directly across the street from these monster buildings that were put up. Do you want to talk about quality of life, it's not there. We have a spotlight in our bedroom and our living room every single night and those warehouses don't care. 24-hours a day, you have trucks going by honking their horns. You want to talk about quality of life with our people, think about the residents in the area that are already here. You want to talk about trucks, she would ask you come out in the middle of the night. They are there 7 days a week, 24 hours a day. There is no quality of life". Folks, that is a direct quote from those meeting minutes from April 15, 2020. In meeting minutes of March 22, 2023, Joann Mason, who is currently a resident on Easton Road for over 30 years, said "they have been subjected to the tractor trailers. She's had 18 wheelers turning around in her driveway". Janet Reilly, who is not a resident of Easton Road, did state though that "she lives right across from I-78. She can't open her windows. She can't sit outside. Barriers are put up, no sound barriers. She'd like to invite all of you to come to her house, spend the night at her house as her windows shake and her house shakes". Tom Engleman who also lives on Easton Road said "since I-78 has gone in, that disrupted the whole community there". Gordon Fiegel, another resident on Easton Road said "highway is one thing as their house shakes so bad". In response to Gordon Fiegel he asked several questions about burning on his property, having a shooting range. Linc Treadwell said "all this does is change the zoning designation of that property that would allow you if you wanted to do that, use that is permitted in LM, to do that, but do you want to keep your house then you keep your house. That's the way it works". Highlighting that is important to know because it does not change the fact that these people can stay in their home. What it does is it increases the possibility if they do want to vacate, whether it's now or later, they can potentially get a higher value selling as a commercial use as opposed to residential given the nature of what's happening there. Another quote from Michael Yelovich again, he made a quote in there that says "his house shakes like crazy". Denise VanBuskirk also says "screeching with brakes, truck air brakes, speeding, loud exhausts, all hours, sometimes three shifts, 7-days a week you are not able to open your windows, you're not able to be outside. I-78 noise gets louder every year. Trucks that come down the hill on I-78, their brakes are unbelievable". Kathy McGovern Pichel who is also not an Easton Road resident, said "Easton Road is an overburdened community. They have too much noise, pollution, they have too much light pollution, they have too much traffic, they have too much diesel fuel, it's an overburdened community". Brad Snyder, who is an Easton Road resident for 20 years, said "it did have a country feel 20 years ago. I-78 you heard it but it was somewhat quiet. His noise has tripled since Bethlehem put their crap across the street. He'd be in favor if everyone gets bought out and they can move somewhere peaceful again but that's not in his hands". Folks, could you imagine the equity in your house being held hostage by a municipal Council who none of which are directly affected. Please consider what you are doing to these people. Carol Reilly-Rice, who is not an Easton Road resident, said "there's bright lights, there's loud noise, you can hear the music people are playing inside the warehouses in their house, in Carol's house. Not only can you hear the traffic on I-78, the racing", like someone said, "especially motorcycles and the brakes coming down the hill". Ms. deLeon said okay, do you have much more because you've already taken up way past your time. Mr. Carocci said Ms. Wittchen took up much more. Ms. Reiman said she went way beyond 5 minutes, but she will wrap it up respectfully. In opposition to water and sewer, that was one of the concerns that Ms. Ophhof-Cordaro had noted. One of the residents there did contact, he said the Bureau of Water in Bethlehem, asked if there was a possibility to bring water. They said yes. It would cost \$85.00 and the residents would basically have to pay the cost to have that run, so she doesn't see if they could run it for a resident...Ms. deLeon said can she just start about the water again. Ms. Reiman said yes, she's trying to talk fast because she's getting cut off. So Tom Engleman, who is a resident of Easton Road, and he was not at that time in favor of selling. He did say he got in touch with the Bureau of Water in Bethlehem and asked if there's a chance they could bring water out to their property as Easton Road is a state highway and he's sure you know that. Whoever he spoke with said you have to abandon your well, and he said

it would cost \$85.00. He said how can that be. They said they would come from the road and bring it into your house. So, in response to not having public water and sewer, that doesn't reference sewer, but certainly in regards to water, it sounds like it would be an option. So as far that opposition, she thinks that might be easy to overcome. In regards to the zoning change, it is still subject, any plan, she's hearing a lot static in the back and it's distracting her, from the audience. In regards to any plan that's submitted, she hopes everybody is aware and remembering that it's not carte blanche for a developer or for whoever to come in and just set up a building. There's still oversight. Section D. of Chapter 180.102 outlines the site plan review and standards of review that says "site plans may be modified and conditions put on approvals when deemed necessary to meet the following objectives. Those objectives are safe, adequate and convenient vehicular and pedestrian traffic both within and without the site. Protection and environmental quality, landscaping of open space and harmony with the existing development". So, in her opinion, which we all know what those are like, residential doesn't fit in harmony with the existing development. She'll also highlight that the geometry of the parcels does not lend itself to standard warehousing that people think. So when you are talking about taking it to LM, which warehousing is part of that, there's not a runway. The depth of the lots does not permit it to house a warehouse where people are thinking is across the street or like you think of when you think of Macungie. Warehouses do require fire lanes all the way around. They require truck courts and a bunch of other things. You can't get it on the site and you can't create land with land. Has anybody, she'd be curious to see if anybody has explored what warehouses require and what that footprint might look like because she thinks what people are picturing in their heads is not the reality of what they would be dealing with here. Mr. Banonis said he did consider that when they voted to rezone and the site configuration would not allow for the warehouses like we see in LVIP and other places with millions of square feet. Ms. Reiman said correct. Mr. Banonis said thank you for asking that. Ms. Reiman said sure. One other thing is the tax implications to the Township. So, she would be curious to see if anybody has done a study to see if the use change from residential to commercial, not the zoning, the use. So if zoning changes, and please correct her if she's wrong. If the zoning changes, somebody stays in their house, taxes shouldn't be impacted. But when they change the use to commercial, so if somebody takes that house and says I want to open up a flower shop here, that would change the taxes. What you do with commercial, is you add to the tax bases, specifically the school district, without a burden on the use. So you are basically just enriching what's already there. She would have a question for the new interim solicitor, if that corridor of Easton Road is a main, and he doesn't have to answer, but she'd be curious to know if that's a main artery to and from his house each day. The only reason why she would go there with it is she would be curious to know if that would be impactful in his decision making or advisement towards Council being a resident. She means that with the most respect. Just something to consider. She does have another proposal that if you want to secure the property value for the residents, approach them, make offers to them, buy it for open space. Best of both worlds. It's truly the best use there. Everybody says they want to maintain the cemetery and the ballfield, and she personally feels having transient use as visiting a cemetery or children playing ball and going home doesn't impact a quality of life for people that live there 24/7, but if that's going to be the argument, make them offers, buy their property, preserve it and make it open space. She has one last thing and then she'll let you guys go and she appreciates the extra time, can you please get somebody to dust the beams in here as it drives her absolutely nuts. Ms. deLeon said she didn't hear what she said. Ms. Reiman said the beams. She stares at it every week, or every other week and it drives her crazy. Ms. deLeon said when she was sitting for a P/C meeting, she noticed that too. Ms. Reiman said she's staring at it and she needs a pole but thank you for your time, she hopes everything is considered and thank you for the extra time. Mr. Carocci said Priscilla, may he be recognized to clarify something there that she said, may he be recognized. Ms. deLeon said he may. Mr. Carocci said one of the problems with open space money is you are only allowed to offer appraised value with open space money and it's his understanding a lot of these property owners are getting offers above appraised value as an incentive, so it could be tough to compete with open space money against a developer as it always is. It doesn't matter where the property is. Thank you.

- Denise VanBuskirk said she's been talked about a lot in here tonight. She has a couple audio recordings that she would like to play for you. That's a train. There you go, he's right out front. This is what it sounds like when they love to blow their horns and this is about a quarter of a mile to a half of a mile down the road, this is what she's hearing in her house. Okay. Now, if she has it here, she's pretty sure she does, this is the beads being sucked up into those towers across the street from her. Can you hear

that? This is on low volume. Would you want to live there? Ms. Opthof-Cordaro asked did you say beads, like b-e-a-d-s? Pando is a manufacturer of takeout closures. They build plastic things. Now, not only do they only have four of these towers when they first opened, they added four more when the Bethlehem approved 100 to 150,000 square foot addition. The best thing they ever did was change it to LM. It gives her the option to get the hell out of that because she deals with it every single day. That train that she just recorded for you, came through at 1:15 a.m. Her grandkids live upstairs in the apartment upstairs. They have school in the morning. How do they rest when their bedrooms are in the front of that house with that train coming through three to six times a week after 11:00 p.m. It's not right. No one is affected by this rezoning if they don't want to leave. Nobody is coming around forcing them. Nobody is saying sign it or they are going to regret it. She got what she considered a fair offer for her home. After she was turned down for \$150,000.00 less, somebody offered her \$125,000.00 for her property because of the noise. Would you do that? Any one of you is welcome to come. Chain yourself to her porch and listen to it. Let's see if you want to live there. Now, the conditions they talked about. The effects for those that don't want to sell, they don't have to sell, it doesn't affect them. The values of the property everybody has talked about. Now about your taxes, okay, if she's not mistaken, last year this Council that was in play, wanted to reduce their taxes. Mr. Banonis said yes, they did. They approved the budget that reduced taxes. Ms. VanBuskirk okay, they also said they didn't want to increase any other taxes because you had an abundance of over cash left in the till. Mr. Banonis said they had \$9.5 million in reserves, which would be more than sufficient to run the Township. Ms. VanBuskirk said and what about the fire department? Didn't they have over a million left in reserves? Mr. Banonis said that's correct. Ms. VanBuskirk said okay, so now her question is, you work for us, correct. You didn't like the way you were treated last year when that Council was there and the first day in office you did the same thing. You are no better than them. You are no worse than them. You are all the same, you work for us, not yourselves. Got it. You ran on a campaign of bipartisanship and working together. It has not happened yet and it's not just their fault, you want to be the better people, don't you? Isn't that what you said last year? Ms. deLeon said yes, Ma'am. Ms. VanBuskirk said nobody came to her and asked her what she thought. She's a registered Democrat and she didn't vote for you because she knew if you took over, this was what was going to happen. It was going to be the same crap only a different party. There is no parties anymore people. We pay for you. You work for us. So start working for us, not each other. Thank you. Ms. Ray said at this point, they have not done any changes with the zoning on Easton Road and they haven't discussed it. They aren't anywhere near being able to discuss it. Ms. VanBuskirk said they did discuss it at the first agenda. Ms. Ray said because they want to revisit that topic because, and it does not have to be an all or nothing. Ms. VanBuskirk said all or nothing because it doesn't affect anybody who doesn't want to sell. Mr. Carocci said that's right, that's right. Ms. deLeon said one at a time.

- Chris Buss said she's also talking about the rezoning because they did mention it at the first meeting. Rezoning it to anything except LM would put them back, okay. They have signed contracts already with legitimate awesome values on their houses. With that signed contract since they rezoned, she has over \$10,000.00 already put into a house. Another house. Because this was said and done. So, are you going to pay her back the money that she's dishing out into another house? Because she highly doubts they are. Mr. Carocci said she should sue. Ms. Buss said she will. And she guarantees the neighbor who lives next to her and already living in his new house and is currently paying two mortgages, will also be suing because you already rezoned. You already rezoned to LM, which put this in motion. It gave them their out. She has three children. She has three children who can only play in their backyard because their front yard is too dangerous. She has dogs that can only go out in her fenced-in backyard because she can't walk them on their street. She has to get in her car and drive minimally two miles down the road to a trail or a park or something like that just to be able to take them out on a leash because Easton Road has not sidewalks. And 10 – 15 years ago she could walk them on Easton Road; however, since then, she has lost three dogs to that road and one of them she watched them hit her dog and her son was 2" away from that car because the dog got out of his dog run. So, enough is enough, they want out. LM affects nobody that doesn't want to move. It gives them more options. They can run a business off their land, they can sell it later on if they want, it doesn't affect them. Why fix something that's not broken. It's not. It gives them the opportunity. So, her request is to just sit back and think about it. Think about it from their aspect. Come see, you know her address, come visit her. Mr. Carocci said it does affect some people as they are saying there's going to be more truck traffic, so people like our new

interim solicitor would have a little more truck traffic on their rides home but he's with her, for leaving it the same. They changed it for a reason. He voted for that change and ...Ms. Buss said well those who want to stay it won't affect them. Mr. Carocci said and get screwed by Bethlehem. Ms. Buss said yes, those that want to stay, it won't affect their property. It might affect their commute, but not their property. Mr. Carocci said all they have to worry about is commute. Ms. Buss said right. Mr. Carocci said they don't want to ruffle any feathers. Ms. Buss said but it's time in all honesty, just put all your feelings with each other aside and think about us. Don't think about it because it's what they did and you want to reverse it because that's what she's afraid of at this point.

Ms. Ophhof-Cordaro said can she be recognized? Mr. Banonis said he wants to talk about a comment that was directed at her by Ms. Ray. She said that Council hasn't done anything and that's not an accurate statement. So at the January 2, 2024 meeting the Township Business Item No. 9, Letter B., Authorize Staff to Prepare an Ordinance for Council's review amending the Zoning Map for an area of Easton Road to Change the Zoning from LM to R-40. At that meeting, on January 2nd, only three weeks ago, this Council, he didn't vote for this and he thinks you know that, but Priscilla, Victoria and Laura Ray voted to authorize Township staff to prepare an ordinance, for our review, at a subsequent meeting to amend the zoning map to change it from what is currently LM to R-40, so that was not accurate that nothing was done. They directed staff to undertake that, they started that process. He just wanted to make sure you understood that because, what Ms. Ray said was they didn't do anything yet, but they have.

Ms. Ophhof-Cordaro said may she be recognized. Ms. deLeon said they are in public comment. Ms. Ophhof-Cordaro said first she wanted to say thank you to all the residents that came out. She thinks it's imperative to hear from all of them and she appreciates them spending the time to come and she's very, very sorry about the noise and she appreciates hearing the noise that they provided tonight. So, that's the first thing she wants to say that she's listening to them and she's hearing them. The second thing she just wants to clarify is when they authorized the staff to prepare an ordinance on January 2nd, there was also, part of that was to discuss how they could put harmony with the various things that they have going on; and she thinks she specifically had indicated her concern was warehouses and she asked, and she thinks it was part of the motion that they look into how they could adjust the uses in that area to accommodate the desires of some of the residents, including you, who comes, that would like to see more variety, along with the other concerns that were noted. But she will also say that the process, that's the first process is to ask the staff to look into preparing an ordinance. That doesn't mean that the ordinance is going to look exactly the way it used to look and it doesn't mean that they are not going to have additional meetings in which they would discuss and go over the various pros and cons and she just wants the residents to know that. In no way shape or form is she interested in doing something because other people on this Council also want to do something and they want to just do an agenda for themselves. She happened to attend the meeting back in, she thinks it was March or April of 2023 and she did witness a lot of people that were concerned and some of them may have changed their minds. She thinks Ms. Reiman might have read at least two people that may have there in March or April and expressed their dissatisfaction with changing to LM, and maybe they have changed their mind, and that is good for them to hear that somebody has changed their mind. She wants them to understand that when she, over the last year, when she had been going to the people's doors, she may not have been at your door, and she's sorry that she wasn't because she would have loved to meet her and hear about her concerns. So, she's really sorry they never did get a chance to meet, but she can promise you that she was speaking to people who lived in that corridor and that they were concerned and she remembers the meeting and that was something that they wanted to bring up because they had heard from people. It wasn't her individual desire to go out and do anything. She thinks that her job, her responsibility, is to answer to all of you, and so this process, including you coming today, is part of it, and so she doesn't want it to be an adversarial thing. She doesn't want you to think that any part of this is like me versus you or you versus us or any of that. It's all a process and part of that is listening to you. So, she thanks you and she wants you to stay tuned to see what else comes forward and they can work together as a community. Thank you.

Ms. deLeon said and to follow up with what Victoria said, it wouldn't be a once and done vote, they would have series of meetings to hear from everybody so they can make educated decisions. So, thank you. Okay, next.

-
- Matt McClarin said he just finds it interesting now Mr. Banonis is interested in what citizens think about zoning decisions that have to do with their homes because when he railroaded that zoning decision through with the former solicitor, you know, it wasn't a good idea and he can guarantee you that will get thrown out in court in no time, so that's his point on that. He hopes other residents who are going through zoning changes, have a little compassion towards them too on this end of things because it's not right what they did to them, but on the other hand, as far as zoning, unless this Council feels like there was something wrong with the MPC or how the zoning change was actually done, he would say do not flip flop the zoning. It's not something that should be flip flopped that easy. There were no citizens that, he doesn't think there were any objectors to the zoning change. No one went to the ZHB with any kind of objection to it, so you know, they had their due process, and it's tough, but from what he heard here tonight, and just the overall process of it is that what happens now when the landfill zoning gets thrown out because it's going to happen, whether Mr. Banonis thinks so or not. Is the next Council going to come in here and try to flip flop it the whole time? That's not the way land use should work. That's not the way the MPC should work. That's not the way any of this should work. You know, we learn the hard lesson when they took out the conditional use, took out their voices out of the whole process and everything else, you know. Who was informed of that decision? Who made that decision? Were you involved in that decision, Priscilla? Ms. deLeon said she voted no. Mr. McClarin said and how did that even come up. Ms. deLeon said she wasn't aware of it. It was on the agenda. Mr. McClarin said did anyone grill Mr. Banonis or Mr. Carocci about that where that came from. Someone should. It's the same crap they did here tonight. Someone should have that whole time. Exactly, because honestly if everyone, this room should be empty, these meetings should last 10 minutes. That's the way it used to be. It's ridiculous.
 - Robert Blasko said to the lady that spoke of the noise concerning the transferring of plastics, he's familiar with that. He worked for a while in a plastics factory. That's 4" aluminum tubing. It's got rifling in it and that stuff does sound off and it's usually transported up and across the roof top, so yes, that is very noisy, there's no doubt about it. One thing that came out in what the one lady spoke, she said that some people, in the letters she read, some people that don't want it changed, live at the other end. Are they that isolated, one end from the other that perhaps you could leave the zoning for the people that want to sell but turn it back to residential for the other end if the areas are that isolated. He doesn't know, it's just a question. Thank you. Mr. Banonis said that's spot zoning. Mr. Carocci said they talked about spot zoning, maybe he doesn't understand. Mr. Blasko said about the Easton Road, it was okay to spot zone a couple acres for the landfill though, wasn't it.
 - Annette Keck said she's just here to say on a different subject. She sold the property across the street from Giant and she's proud to say that there is possibly the doctor's offices going in there and she's very proud of that as an elderly person knowing that there might be offices a little closer to her. She's proud of that. It's a lot better than having another bar, another pizza place in Hellertown. That's all, thank you.

Mr. Carocci said the concern there is that they often don't pay property taxes if they own, like St. Luke's does. He agrees with her, not another pizza place or a bar, but at least those places do pay property taxes. That's a concern.

- Mark Ozimek said he doesn't remember the dates, but he was here for the rezoning of Easton Road. It's on You Tube somewhere. Tom Engelman, he works with him, and he knows him and he talked to him. And at that time, the room was full because people didn't want it rezoned, maybe a few did, there were 2 or 3 people that spoke that wanted it rezoned, maybe you were one, he doesn't remember. But like he said before and he told Treadwell when he was here, if it isn't going to change your taxes, don't worry about it. It's a benefit to them for those that want to do something with their house or those that want to try and sell and get out. Really no change as far as whether they are living there and its LM or whether they are living there and it's the other one, whatever it was. So, that's that. You got to be logical. You got to think. And as far as the school district being whatever they are in debt, let them think about that problem. They should have quit the lawsuits like you guys should have quit the lawsuits. He told you when they took office, don't lie and be honest. And if residents have an issue, go out to their properties and see them and visit with them. They are the ones that put you here. Not everybody is going to agree on everything all the time, he has a lot of disagreements. Be glad you're not the walls of his house.

He's telling you. So, do another Easton Road meeting if you want. Invite all the people out and let everybody give their opinions. You'll find out who changed their mind. You'll find out who didn't change their mind, and that side of the road, correct. He knows the road. It isn't big enough for the warehouses that are across the street, but it will give some of the residents an opportunity to I want to fix cars, I want to make motorcycles, you know. Hey, maybe you can get a pot store in there. Governments are doing great on selling pot in NJ. I mean, he doesn't know what to tell you, so that's all, thank you.

8. ADJOURNMENT

MOTION BY: Ms. Opthof-Cordaro moved for adjournment. The time was 9:02 p.m.

SECOND BY: Ms. deLeon

ROLL CALL: 5-0

Submitted by:

Mark L. Hudson
Township Manager

Priscilla deLeon
Council President

LOWER SAUCON TOWNSHIP
Northampton County, Pennsylvania

RESOLUTION #34-2024

**TOWNSHIP'S INTERIM GENERAL/CIVIL SOLICITOR
FEE SCHEDULE FOR 2024**

WHEREAS, the Council of Lower Saucon Township appoints Goudsouzian and Associates with Steven N. Goudsouzian being the principal as the Township's Interim General/Civil Solicitor for the year 2024; and

WHEREAS, the fee to reimburse the services of Goudsouzian and Associates is a rate of \$180.00 per hour.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved by the Council of Lower Saucon Township, that the above-listed fee is hereby established for the year 2024.

RESOLVED AND ENACTED this 24th day of January, 2024.

Attest

Lower Saucon Township

Mark L. Hudson
Township Secretary

Priscilla deLeon
Council President