

**SCOTT TOWNSHIP
BOARD OF SUPERVISORS
MINUTES—DECEMBER 19, 2018**

The Scott Township Board of Supervisors met on the above date in the Municipal Building, 350 Tenny Street (Espy), Bloomsburg, PA. The meeting was called to order at 6:30 p.m. In attendance were Supervisors Paul R. Eyerly IV, William G. Hafner, Kathleen A. Lynn, Lanny R. Sheehan and Dennis N. Wildt. Solicitor Anthony J. McDonald from Marinos, McDonald & Knecht LLP, Police Chief Raymond J. Klingler, Maintenance Supervisor Mark J. Koons, and Secretary/Treasurer Brittany M. Stasik were also in attendance.

QUESTIONS FROM THE AUDIENCE

None appearing.

APPROVAL OF MINUTES

Minutes of the November 28, 2018 meeting were presented for approval. Mr. Eyerly noted the meeting date was incorrectly listed as November 21. Mr. Hafner made a motion to approve the minutes with the date amended. Mr. Sheehan seconded and the motion carried 5-0.

APPROVAL OF MONTHLY REPORTS

The November Budget, Police, Roads, Treasurer's, Zoning, and Tri-County COG IBC Inspection Service Reports were presented for approval. Ms. Lynn made a motion to approve the reports as presented. Mr. Wildt seconded and the motion carried 5-0.

APPROVAL OF BILLS TO BE PAID

The General Fund bills to be paid were presented as one transfer of electronic funds and check numbers 15400—15453 for \$92,775.00. In addition, a Liquid Fuels Fund bill to be paid was presented as check number 1710 for \$3,000.05. Mr. Wildt made a motion to approve the bills to be paid, totaling \$95,775.05. Mr. Sheehan seconded and the motion carried 4-0, with Mr. Eyerly abstaining due to a conflict of interest regarding the Press Enterprise payment, check number 15531.

SUBDIVISION & LAND DEVELOPMENT

Regarding the Columbia Ancillary Addition Land Development Plan, Andrew Barton, P.E., of LIVIC Civil, attended to represent the developer. The County Planning Commission reviewed the Plan. Township Engineer Todd R. Pysher of Pysher & Associates, Inc., reviewed the Plan in a letter dated December 14, 2018. Mr. Pysher recommended conditional approval based on satisfying his review comments. The Township Planning Commission reviewed the Plan and recommended approval with the condition that all items listed by the Township Engineer are addressed. Ms. Lynn made a motion to approve the Land Development Plan, provided the conditions listed in Mr. Pysher's review letter are addressed. Two of those conditions require the developer to provide financial security in a form acceptable to the Township Solicitor and to execute a Developer's Agreement with the Township. Mr. Sheehan seconded and the motion carried 5-0.

Regarding the Bradford W. Gensemer Major Subdivision Plan, Ms. Stasik stated that Mr. Gensemer submitted a letter, dated December 14, 2018, granting the Township an extension until April 2019. The Township Planning Commission recommended that the Board agree to that extension. Mr. Sheehan made a motion to accept the extension up to April 1, 2019 for Mr. Gensemer's Plan. Mr. Wildt seconded and the motion carried 5-0.

RESULT OF ORDINANCE AMENDMENT CHANGE HEARING

Mr. Eyerly stated the Board of Supervisors held a hearing at 6:00 p.m. to consider amendments to the Zoning Ordinance. There were no objections from the public. (Ervin Blank Associates made a stenographic record.) This Ordinance contains the following four amendments or supplements:

- A. Conditional use regulations,
- B. Catch-all regulations,
- C. Includes municipal buildings and police or fire stations as Principal Permitted Uses and Structures in the General Commercial Zoning District,
- D. Extends the General Commercial Zoning District on Tenny Street, and
- E. Permits communication towers to a maximum height of 150 feet between Central Road and Tenny Street.

Ms. Lynn made a motion to adopt Ordinance No. 12-19-18A. Mr. Wildt seconded and the motion carried 5-0.

OLD BUSINESS

Regarding increasing the 2019 real estate tax millage from 3.75 to 3.95, Mr. Sheehan made a motion to adopt Ordinance No. 12-19-18B. Mr. Wildt seconded and the motion carried 5-0. The Fire Company Fund Tax and the Fire Hydrant Fund Tax rates were not changed.

The 2019 Final Budget was presented for approval. Ms. Stasik stated the Final Budget numbers were the same as in the approved Preliminary Budget. The requirements for advertising have been met. Regarding Mr. Koon's 2019 pay rate, Mr. Wildt and Mr. Sheehan recommended a 5% pay increase. Regarding a terms of employment agreement, dated October 18, 2017, with Chief Klingler, the Board vote 4-1, with Mr. Eyerly dissenting, to ratify the contract. The agreement period is from January 1, 2018 through 2022. As per the agreement for 2019, Mr. Sheehan made a motion to increase the Chief's salary by \$3,000, and to approve a 4% increase. Mr. Hafner seconded and the motion carried 4-1, with Mr. Eyerly dissenting. Mr. Sheehan made a motion to give Mr. Koons a 5% pay increase. Mr. Wildt seconded and the motion carried 3-2, with Mr. Eyerly and Ms. Lynn dissenting. Regarding the other employees, Mr. Hafner made a motion to authorize a 4% pay increase. Ms. Lynn seconded and the motion carried 5-0. Mr. Sheehan made a motion to adopt the 2019 Final Budget. Mr. Wildt seconded and the motion carried 5-0.

Regarding the placement of a communication tower on Township property, Mr. McDonald stated he felt the agreement to be in as final a form as the Township could get it. Discussion ensued regarding the reference in the agreement to Exhibit A, the site plan. The drawing that was submitted earlier is labeled Option A, but there was no drawing labeled as Exhibit A.

Mr. Hafner made a motion to approve the P3 Towers, LLC, lease agreement on the condition that the site location for Exhibit A would be reviewed and approved by Township Engineer Todd Pysker, Supervisor Lanny Sheehan, and Maintenance Supervisor Mark Koons. Mr. Sheehan seconded and the motion carried 4-0, with Mr. Eyerly abstaining due to a conflict of interest.

Regarding the purchase of the building located at 18 Seiple Drive to house the Police Department, Mr. McDonald stated he felt the Township has a complete sales agreement. Based on the parameters that the Board has discussed, from a legal point of view, Mr. McDonald felt the agreement offers as much protection as it can to the Township as far as rights-of-way, zoning, etc. Two of the conditions of sale listed are that a right-of-way acceptable to the Township must be available, and that the property would pass all inspections. In addition to the current access through the Mahindra property, there are two other potential ingress and egress

locations. Ms. Stasik informed the Board of recent paperwork she received from the U.S. Department of Agriculture for grants and loans to help with rural development for first responders. Although the Township would not qualify for a grant, it would qualify for a low interest fixed-rate loan. Discussion ensued regarding the total cost for purchase and annual cost of operation. The Board discussed revenue concerns. Ms. Stasik outlined the cost of two other commercial properties for sale in the Township. Mr. Sheehan made a motion to sign the sales agreement with the conditions as listed and Mr. Hafner seconded. Mr. Hafner recommended hiring an appraiser to determine the cost of obtaining access to the property through the adjoining property at 2701 Columbia Blvd. The motion carried 3-2, with Ms. Lynn and Mr. Eyerly dissenting.

Chief Klingler drew the Board's attention to the resignation letter from Officer Robert Anderson.

NEW BUSINESS

Regarding the resolution to adjust the fee schedule, Ms. Stasik outlined the changes. Ms. Lynn made a motion to adopt Resolution 12-19-18. Mr. Hafner seconded and the motion carried 5-0.

Mr. Wildt made a motion to adjourn the meeting. Mr. Sheehan seconded and the motion carried 5-0. The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Brittany M. Stasik
Secretary/Treasurer