

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—JANUARY 19, 2022**

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., and opened with the Pledge of Allegiance to the Flag. In attendance were Supervisors William G. Hafner, Kathleen A. Lynn, Paul R. Eyerly IV, Layne D. Kocher, and Dennis N. Wildt. Solicitor Anthony J. McDonald from Marinos, McDonald & Knecht LLP, Engineer Todd Pysher of Pysher & Associates, Inc., Police Chief Raymond J. Klingler, Maintenance Supervisor Mark J. Koons, and Secretary/Treasurer Brittany M. Bacon were also in attendance.

**CONDITIONAL USE APPLICATION HEARING FOR COTTONTAIL SOLAR 7, LLC**

The hearing began at 6:30 p.m., to consider an application submitted by Cottontail Solar 7, LLC, which is a wholly owned subsidiary of Lightsource Renewable Energy US, LLC, for a principal solar energy system located on three parcels near Fowlersville Road. (Ervin Blank Associates made a stenographic record of the hearings.) At 8:59 p.m., Mr. Wildt made a motion to suspend public comment and continue the hearing. Mr. Kocher seconded and the motion carried 5-0. The Board will continue the hearing at a February meeting.

**QUESTIONS FROM THE AUDIENCE**

None appearing.

**APPROVAL OF MINUTES**

Minutes of the December 15, 2021 meeting and the January 3, 2022 reorganization meeting were presented for approval. Mr. Eyerly made a motion to approve the minutes as presented. Mr. Wildt seconded and the motion carried 5-0.

**APPROVAL OF MONTHLY REPORTS**

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

**APPROVAL OF BILLS TO BE PAID**

The December 16 through January 19 General Fund bills to be paid were presented as check numbers 17107–17159 for \$177,559.41. In addition, Liquid Fuels Fund bills to be paid were presented as check numbers 1852–1855 for \$5,885.12. Mr. Wildt made a motion to approve the bills to be paid. Ms. Lynn seconded and the motion carried 4-0, with Mr. Eyerly abstaining due to a conflict of interest regarding the Press Enterprise payment, check number 17145.

**SUBDIVISION & LAND DEVELOPMENT**

The Marr Development Final Land Development Plan for Phase 2 of Lot 1 in the Columbia County Business Park was presented for approval. Mr. Pysher reviewed the plan in a letter dated December 15, 2021, and recommended approval with the following five conditions:

1. List the date of the preliminary plan approval on the plan,
2. Fully complete the Recording Acknowledgments on the cover sheet,
3. Provide proof of sewage planning exemption approval from PA DEP,
4. Provide a Developer's Agreement,

5. Comply with Ordinance Section 123-57.B: “No plat shall be finally approved for recording and no building permit shall be issued until the developer has completed all required improvements or has provided a performance guaranty in accordance with Section 509 of the Act.”

The County Planning Commission reviewed the plan. The Township Planning Commission reviewed the plan and recommended the Board approve it based on satisfying Mr. Pysher’s conditions. Mr. Pysher stated most of the site work is finished, but the Township is still holding financial security for the items that are not completed. Mr. Eyerly made a motion to approve the Final Land Development Plan for Lot 1, Phase 2, with the five conditions recommended by the Mr. Pysher and with the additional condition that the developer post financial security in an amount as approved by the Township Engineer. Mr. Wildt seconded and the motion carried 5-0.

Regarding the Shirley R. Shoemaker Minor Subdivision/Incorporation Plan, Ms. Bacon explained the plan proposes to subdivide a 0.18-acre parcel from the existing 0.61-acre parcel, located at 3399 Second Street. The parcel would be incorporated into the adjoining property owned by Ira and Trudy Hauck. Mr. Pysher reviewed the plan in a letter dated December 15, 2021, and recommended approval with the following three conditions:

1. Depict the PA Gas & Water Company right-of-way on the drawing,
2. Change the word “Approved” to “Approval” in the signature block for the Planning Commission,
3. Change the building setbacks for proposed Lot 1 to 25 feet along the south side, 10 feet along the east side, and 15 feet along the north side.

The County Planning Commission reviewed the plan. The Township Planning Commission reviewed the plan and recommended the Board approve it based on satisfying Mr. Pysher’s conditions. Mr. Pysher stated he did not receive a copy of the revised plans from Mr. Laidacker so he cannot confirm that his review conditions were satisfied. Mr. Eyerly made a motion to approve the plans with the three conditions as listed above. Ms. Lynn seconded and the motion carried 5-0.

### **OLD BUSINESS**

Regarding the American Rescue Plan funds and the municipal building improvements, Ms. Bacon updated the Board. After deducting estimates for potential projects already discussed, Ms. Bacon stated approximately \$40,000 is still available from the first half of the ARP monies. She requested that the Board approve some of those funds to install an AV system in the meeting room. The Board agreed and directed her to obtain quotes. Mr. Hafner recommended requesting contractor quotes for replacing the municipal building roof. Discussion ensued regarding funding options. Mr. Koons noted he has not received any ARP monies toward road repairs. He outlined projects at Brentwood Circle and White Birch Lane. Chief Klingler requested ARP funds to purchase two additional portable radios. Ms. Bacon will compile a list of items that the Board may decide to cover with the second half of the ARP funds.

Regarding the Cinema Center traffic signal replacement Green Light-Go grant, Mr. Pysher stated one requirement is to appoint a traffic signal engineer. Gregory Creasy, P.E., of Grove Miller Engineering, Inc., helped Mr. Pysher prepare the grant application. Mr. Pysher requested that Mr. Creasy submit a proposal, which the Board received. The deadline to use the funds is June 30, 2023. This is a reimbursement grant so the applicant must spend the money, then prove the money was spent and request reimbursement. Discussion ensued regarding the original Traffic Signal Installation, Maintenance and Indemnification Agreement, which obligates the owner of the Cinema Center parcel to be responsible for all costs associated with the signal. Ms. Bacon

did not receive any response from the letter she wrote to the current owner. Mr. McDonald will send another letter. Mr. Eyerly made a motion to accept the proposal from Grove Miller Engineering, Inc., to represent the Township for the Cinema Center traffic signal project. Mr. Kocher seconded and the motion carried 5-0.

Regarding the park grant agenda item, Ms. Bacon stated she applied for more funds from the State because of the ARP monies the County Commissioners provided for the parks. The State approved an additional \$15,000 in grant funds.

### **NEW BUSINESS**

Regarding Resolution No. 1-19-22A, this establishes the taxes for 2022 as determined by the Board to balance the 2022 Budget. Real estate taxes increased to 4.5 mills. There were no increases in the millage for the Fire Company Fund or Fire Hydrant Fund. Mr. Eyerly made a motion to adopt Resolution No. 1-19-22A and Mr. Wildt seconded. The motion carried 5-0.

Mr. Eyerly made a motion to adopt Resolution No. 1-19-22B, establishing the fee schedule. Ms. Lynn seconded the motion, which carried 5-0.

Ms. Lynn made a motion to adjourn the meeting. Mr. Eyerly seconded and the motion carried 5-0. The meeting adjourned at 9:51 p.m.

Respectfully submitted,  
Brittany M. Bacon  
Secretary/Treasurer