

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—JUNE 15, 2022**

This meeting was cancelled due to lack of a quorum.

Respectfully submitted,  
Brittany M. Bacon  
Secretary/Treasurer

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—JUNE 22, 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 10:30 a.m., and opened with the Pledge of Allegiance to the Flag. In attendance were Supervisors Kathleen A. Lynn, Paul R. Eyerly IV, Layne D. Kocher, and Dennis N. Wildt. Solicitor Anthony J. McDonald from Marinos, McDonald & Knecht LLP, Police Chief Raymond J. Klingler, Maintenance Supervisor William D. Doty, and Secretary/Treasurer Brittany M. Bacon were also in attendance.

**BIDS FOR PARK PROJECT PHASE I**

Joanne Conley, CPRP, of Urban Research & Development Corp., attending via video conference, stated John Claar Excavating, Inc. was the only bidder. The bid was \$195,000. That company was the previous low bidder at \$187,692.92. After the Board rejected the previous bids, Ms. Conley refined the plan, which changed the scope of the work. Ms. Conley stated the PA Department of Conservation and Natural Resources representative recommended requesting the difference between the remaining monies and the bid. A request could be submitted for an additional \$50,000, to cover the shortfall and add in additional paving. DCNR likely will provide an answer within the next few weeks. After discussion, Mr. Kocher made a motion to table this until the July 20 meeting. Mr. Eyerly seconded and the motion carried 4-0. Mr. Eyerly made a motion to authorize requesting an additional \$50,000 grant monies from DCNR. Mr. Kocher seconded and the motion carried 4-0.

**QUESTIONS FROM THE AUDIENCE**

None appearing.

**APPROVAL OF MINUTES**

Minutes of the May 18, 2022 meeting and the June 15, 2022 meeting were presented for approval. Mr. Wildt made a motion to approve the minutes as presented. Mr. Kocher seconded and the motion carried 4-0.

**APPROVAL OF MONTHLY REPORTS**

The May Budget, Police, Roads, Secretary, Treasurer, Zoning Reports and the Barry Isett & Associates Report were presented for approval. Mr. Eyerly made a motion to approve the reports as presented and Mr. Wildt seconded. The motion carried 4-0.

**APPROVAL OF BILLS TO BE PAID**

The May 19 through June 15 General Fund bills to be paid were presented as one transfer of electronic funds and check numbers 17345–17383 for \$83,859.11. In addition, Liquid Fuels Fund bills to be paid were presented as check numbers 1874–1876 for \$6,950.59. Mr. Kocher made a motion to approve the bills to be paid. Mr. Wildt seconded and the motion carried 3-0, with Mr. Eyerly abstaining due to a conflict of interest regarding the Press Enterprise payment, check number 17377.

## **SUBDIVISION & LAND DEVELOPMENT**

Regarding the Sheetz Store #213 Preliminary/Final Land Development Plan, Robert Franks, Project Manager for Sheetz, Inc., and Adam Davis, P.E., of BL Companies, attended to represent the developer. Mr. Franks explained the rebuild project, which would replace the current 4,600 square-foot store with a 6,077 square-foot store. The four charging stations would remain, and the gas pumps would be relocated to one side of the property. The number of pumps would be reduced from six to five. A drive-through lane would be included. The Board had a number of concerns regarding traffic flow. Township Engineer Todd R. Pysher of Pysher & Associates, Inc., reviewed the plan in a June 20, 2022 email, and had review comments. Regarding Comment 1, Mr. Davis stated they did reply to the Scott Township Authority's concerns in a letter dated June 2, 2022. Jon Benfield, Manager of the Authority, joined the meeting and said he did not receive the letter. Mr. Davis stated the letter was included in the FedEx package delivered to the municipal office. Ms. Bacon located the letter and provided it to Mr. Benfield, who will forward it to the Authority's engineer for review. After expressing concern that the plan design may result in traffic backups of customers entering the lot, Mr. Eyerly asked if a condition of approval could require the developer to be responsible for shouldering the expense of staging traffic. Mr. McDonald stated that could be a condition of approval based on the health, maintenance and welfare of the community. Ms. Bacon noted that the plan is designed that tractor-trailers would use Sheetz Drive for deliveries. She expressed concern regarding the impact this could have on the condition of the road. Mr. Franks stated Sheetz would be willing to upgrade the road. Mr. Doty stated there are three inspection ports, surrounded by concrete, located on Sheetz Drive and two of them are shifting. Mr. McDonald advised the Board to ask Mr. Pysher to review that section of Sheetz Drive with the understanding that it will be supporting heavy tractor-trailer usage. Mr. Pysher would determine what specifications Sheetz should bring the road up to and then see if the developer is willing to bring the road up to those specs. Mr. McDonald recommended that the Board table this until the developer addresses the review comments and Mr. Pysher determines road specifications for Sheetz Drive. Mr. Davis stated they would be willing to grant the Township an extension for rendering a decision to July 21, 2022, and will provide that in writing. Mr. Eyerly made a motion to table this until the July 20 meeting. Mr. Kocher seconded and the motion carried 4-0.

## **OLD BUSINESS**

Regarding the American Rescue Plan funds, Ms. Bacon stated the final total on the Brentwood Circle pipe repair project was \$40,740.00, which was much lower than the projected cost of \$51,000.00. She will move this item to the allotted side of the ARP Monies Budget Report. There were no other changes to report.

Regarding the Cinema Center Traffic Signal, the Board discussed various options.

Regarding the resolution for the Traffic Signal Maintenance Agreement, this is a requirement of the grant. Mr. Wildt made a motion to table approval until they have the opportunity to review the Agreement. Mr. Kocher seconded and the motion carried 4-0.

Regarding the general liability insurance, Mr. Eyerly stated he and Ms. Bacon spoke with Caleb Sheldon, Risk Advisor for the Kilmer Group, to finalize the renewal with EMC Insurance. An umbrella policy provided the higher coverage limits that the Board wanted, and the cost with the umbrella policy was less than the competing bid for the total package. EMC Insurance also provides a retrospective rating program, which McKee/PMA does not offer. Ms. Bacon added that the quote decreased by \$177.00, down to \$46,111.00.

## **NEW BUSINESS**

Regarding the two dead end sections on Cherryhill Road, Mr. Doty stated the driveways for four properties do not directly exit onto Cherryhill Road. The original development proposed a section of Gray Street that was never completely improved and opened as a public street. There is another unopened street between Cherryhill Road and Shawnee Road. The beginning section of both unopened streets have two properties with driveway access. Since the Township will repave Cherryhill Road this year, those two sections could be added to the repaving at an approximate cost of \$5,000. Mr. Kocher made a motion to add them to the paving contract at a cost not to exceed \$5,500. Mr. Eyerly seconded and the motion carried 4-0.

Regarding adopting the newest version of the International Property Maintenance Code, Mr. McDonald outlined some of the requirements that the Board may consider too restrictive. After discussing how detailed and technical the 2021 version is, the Board tabled this until they receive input from Tim Dow, BCO, of Barry Isett & Associates, Inc., regarding which sections of the code his company would need in order to effectively enforce property maintenance.

Regarding the EMA Coordinator, Ms. Bacon stated Justin Davis is willing to serve the Township in that position. Mr. Eyerly made a motion to appoint Justin Davis as the Township Emergency Management Coordinator, pending all background checks and approvals. Mr. Kocher seconded and the motion carried 4-0.

Mr. Wildt made a motion to adjourn the meeting and Mr. Eyerly seconded. The motion carried 4-0, with adjournment at 12:36 p.m.

Respectfully submitted,  
Brittany M. Bacon  
Secretary/Treasurer