

**SCOTT TOWNSHIP
BOARD OF SUPERVISORS
MINUTES—JUNE 19, 2019**

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, and Paul R. Eyerly IV. Solicitor Anthony J. McDonald from Marinos, McDonald & Knecht LLP, Police Sergeant M. Joseph Grassley, 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 May 15, 2019 meeting were presented for approval. Ms. Lynn made a motion to approve the minutes as presented. Mr. Eyerly seconded and the motion carried 3-0.

APPROVAL OF MONTHLY REPORTS

The May Budget, Police, Roads, Treasurer's, Zoning, and Tri-County COG IBC Inspection Service Reports were presented for approval. Mr. Eyerly made a motion to approve the reports as presented. Ms. Lynn seconded and the motion carried 3-0.

APPROVAL OF BILLS TO BE PAID

The current General Fund bills to be paid were presented as one transfer of electronic funds and check numbers 15675—15740 for \$83,248.95. In addition, Liquid Fuels Fund bills to be paid were presented as check numbers 1733, 1737—1739 for \$9,038.40. Mr. Eyerly made a motion to approve the bills to be paid, with the exception of check number 15728 for \$432.00 to the Press Enterprise. Ms. Lynn seconded and the motion carried 3-0. Because Mr. Eyerly would abstain from approving the Press Enterprise check due to a conflict of interest, and with only three of the five Supervisors in attendance, that check could not be approved for payment by the majority of the Board. Therefore, check number 15728 will be submitted for approval at the July meeting.

SUBDIVISION & LAND DEVELOPMENT

Regarding the Columbia County Business Park Lots 1 and 2, Joshua Hoagland, P.E., of The Crossroads Group, LLC, submitted a waiver request in a letter dated May 15, 2019. The Land Development Plan for Lots 1, 2, and 7 was previously approved as a Preliminary Plan. Mr. Hoagland was in attendance and explained this waiver would allow construction of the public improvements for Lots 1 and 2 while the application for Final Plan approval is being considered by the Township. The public improvements would include such items as the parking lot, curbs, storm sewer, and the basins. Ms. Stasik stated Township Engineer Todd Pyscher recommended approving the waiver request. Ms. Lynn made a motion to grant a waiver from Subdivision and Land Development Ordinance Section 123-10.B.(6)(c), regarding Lots 1 and 2. Mr. Eyerly seconded and the motion carried 3-0.

Regarding the Dollar Store Final Land Development Plan, Ms. Stasik stated she received a letter, dated June 18, 2019, from Allison Sheehe, Project Planner for LIVIC Civil, requesting a time extension until August 21, 2019. Mr. McDonald stated that both he and Mr. Pyscher recommend that the Plan be denied due to numerous deficiencies. At the May 22 meeting, the Planning Commission unanimously agreed and recommended that the Board deny the Plan.

Ms. Stasik noted that the Minor Subdivision Plan associated with this project received approval with seven conditions at the April 17 Supervisors' meeting. That approval also included a stipulation that all conditions must be met within ninety days or the approval is withdrawn. The Township still has not received revised Subdivision Plans that address the conditions for approval. Jason Lang, Northeast Engineering & Project Manager for Capital Growth Buchalter, Inc., which is the developer, requested that the Township accept the extension request and assured the Board that his company will address the issues and work to move the project forward. Mr. Eyerly noted that he is normally in favor of an applicant's request to extend additional time, but that is offset by the strong recommendation to deny the Plan by the Engineer and the Solicitor, who are the Township's appointed advisors, and by the Planning Commission. Ms. Lynn made a motion to deny the Land Development Plan. Mr. Eyerly seconded and the motion carried 3-0.

Regarding the Nautilus Development Preliminary/Final Land Development Plan, Ted Oman, PLS, of Ted L. Oman & Associates, Inc., was present to represent the developer, John O. Coates of Nautilus Development Holdings, LLC. Ms. Stasik explained that the Board approved this as a Subdivision and Land Development Plan with conditions at their April 17 meeting. Since that approval, Mr. Coates was informed that the Covenants and Restrictions for the Business Park do not permit subdividing lots. Therefore, the Subdivision Plan was withdrawn and the Land Development Plan was revised to remove the subdivision line and the right-of-way. Only two conditions remain, the financial security and the Developer's Agreement. Mr. Eyerly made a motion to approve the Land Development Plan with the following conditions:

1. Provide financial security in an amount acceptable to the Township Engineer and in a form acceptable to the Township Solicitor.
2. Provide a properly executed Developer's Agreement.

Ms. Lynn seconded and the motion carried 3-0.

OLD BUSINESS

Regarding the personnel policy, Ms. Stasik stated this was on the agenda as a reminder for the Board to complete the signature page.

Regarding the right-of-way for 18 Seiple Drive, Mr. McDonald updated the Board on the progress of completing the agreements with the attorneys for the other two parties.

Mr. McDonald advised the Board of the importance of having the Statement of Financial Interest, which is required by the State Ethics Commission, on file with the Township.

Regarding the solar panel/wind turbine ordinance, Mr. McDonald stated he would like to form a working group to adjust the language of the draft to tailor it for the Township. After discussion, Mr. Hafner, Ms. Lynn, Mr. McDonald, and Ms. Stasik will make up the group.

NEW BUSINESS

Regarding the Paul and Joan Shymansky property at 2673 Old Berwick Road, Ms. Stasik stated the owners have died and this property has had maintenance issues for a number of years. It has not been inhabited for years and the Tri-County COG Inspection Service condemned the house. Recently, the house was on fire and the structure is now a hazard. An inspector for the Tri-County COG must provide a letter stating the structure is beyond repair. Mr. Koons stated the Maintenance Department would not be able to perform the demolition. Mr. Eyerly made a motion to give Ms. Stasik the authority to contact the Tri-County COG inspector to obtain a determination that the house is uninhabitable and needs to be demolished, and then to obtain three phone quotes and to allow her the discretion to hire the contractor with the lowest quote who can do the project the soonest. Ms. Lynn seconded and the motion carried 3-0.

Regarding the general insurance, Ms. Stasik stated the renewal notice from Kilmer Group included an increase of approximately \$4,000.00. Mr. Eyerly noted that during the last Administration Committee meeting, they had discussed that the valuation listed for the municipal building may be too high. The Board directed Ms. Stasik to contact the insurance agent for a reappraisal.

Regarding the municipal building space formerly used as the police station, Ms. Stasik stated the Authority has expressed interest in renting additional rooms. Jon Benfield, Manager of the Scott Township Authority, explained what space they are requesting and why. Discussion ensued regarding an increase in the rent from the current \$350.00 per month and 20% of the utilities. In 2006, the Authority added a substantial addition, 735 square feet, to the municipal building at their expense. The current lease agreement rent is for the front office, which is approximately 265 square feet, that was not part of the building addition. That computes to \$1.32 per square foot. The Board proposed offering the increased space, which is 286 square feet, at a total rent of \$700 per month with 40% of the utilities. Mr. Benfield will inform the Authority Board of the Township's proposal.

Ms. Stasik stated the Township tax collector may be interested in renting an office. Discussion ensued regarding the \$1.32 per square foot calculation. Ms. Stasik recommended charging \$150.00 to \$200.00 per month. Ms. Lynn made a motion to authorize Ms. Stasik to offer the Chief's former office to the tax collector for \$150.00 per month with utilities included, contingent on the Solicitor's determination that it is legal to do so. Mr. Eyerly seconded and the motion carried 3-0.

Sgt. Grassley stated the Chief is requesting permission to hire former full-time employee, Officer Robert Anderson, as a part-time officer. The Board had previously authorized the Chief to hire part-time officers as needed. Discussion ensued regarding the cost of employing numerous part-time officers as compared to one full-time officer. The Chief and Sergeant will research the cost comparison.

Ms. Lynn made a motion to adjourn the meeting. Mr. Eyerly seconded and the motion carried 3-0. The meeting adjourned at 7:51 p.m.

Respectfully submitted,
Brittany M. Stasik
Secretary/Treasurer