

**SCOTT TOWNSHIP
BOARD OF SUPERVISORS
MINUTES—OCTOBER 23, 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 5:00 p.m. and opened with the Pledge of Allegiance to the Flag. 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.

P3 TOWERS

Regarding the possible placement of a communication tower on Township property, Larry Romanowski, President of P3 Towers, LLC, provided a presentation. He explained that he is a wireless infrastructure developer, with the majority of his towers constructed on municipal properties. He then markets the sites to wireless carriers. AT&T contacted him with an urgent deployment need for a tower in this area. The Township would receive 40% of the revenue that P3 Towers would receive from the carriers. Mr. Romanowski will provide references. He stated the tower would not be built until there is an anchor tenant and he explained what his company's responsibilities would be. Wireless carriers typically pay between \$2200 and \$2500 per month lease rate. In this case, AT&T's payment would likely be \$2500 per month, and the Township's share at 40% would be \$1000 per month, with 2% to 3% annual increase. Mr. Romanowski explained the lease would contain a decommissioning provision. Discussion ensued regarding whether this is permitted within the zoning district and whether there is a carve-out provision for municipal uses or emergency services in the Ordinance.

SUBDIVISION & LAND DEVELOPMENT

Regarding the Emerson Equities, LLC, Preliminary/Final Minor Subdivision Plan, Ted Oman, PLS, of Ted L. Oman & Associates, Inc., was present to represent the Applicant. He explained that the Plan consists of two pieces of land, located at 61 Fowlersville Road, which would then be divided into three sections. Township Engineer Todd Pysher reviewed the Plan in a letter dated September 26, 2018, and had four review comments, which have all been addressed. The County Planning Commission reviewed the Plan. The Township Planning Commission reviewed the Plan and recommended the Board approve the Plan, with the condition that the Driveway Access Acknowledgment on the Plan be revised to wording approved by the Township Solicitor and Engineer. Mr. Oman explained that the wording has been revised to specify that the Township has no liability or responsibility with regards to obtaining legal access to the lots. Ms. Lynn made a motion to approve the Preliminary/Final Minor Subdivision Plan as presented by Mr. Oman. Mr. Sheehan seconded the motion, which carried 5-0.

APPROVAL OF MINUTES

Minutes of the September 19, 2018 meeting and the October 17, 2018 meeting were presented for approval. Mr. Sheehan made a motion to approve the minutes as presented. Mr. Wildt seconded and the motion carried 4-1, with Mr. Hafner dissenting.

APPROVAL OF MONTHLY REPORTS

The September Budget, Police, Roads, Treasurer's, Zoning, and Tri-County COG IBC Inspection Service Reports were presented for approval. Mr. Hafner made a motion to approve the reports as presented. Mr. Sheehan 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 15314—15354 for \$47,489.47. In addition, a Liquid Fuels Fund bill to be paid was presented as check number 1708 for \$439.65. Mr. Wildt made a motion to approve the bills to be paid, totaling \$47,929.12. 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 15337.

SUBDIVISION & LAND DEVELOPMENT (continued)

Regarding the Janet L. Kocher Subdivision Plan, Matthew Laidacker, PLS, Orangeville Surveying Consultants, prepared the Plan. The nine-acre parcel to be subdivided is located on Ridge Road. Ms. Stasik explained that the Plan has already been submitted twice. The Applicant withdrew the second set of Plans in a letter dated October 23, 2018. The Planning Commission recommended that the Board deny the original Plan submittal. The majority of the Commission recommended that the Board apply the fees that were paid for the first application to any subsequent application. Mr. Sheehan made a motion to deny the Subdivision Plan and to require payment of the fees if there is any future application. Mr. Hafner seconded and the motion carried 5-0.

OLD BUSINESS

Regarding the 911 readdressing agenda item, Mr. Eyerly stated he and Ms. Lynn attended a meeting with the County 911 Center with the goal of determining which residents will be affected by the readdressing. The areas that would need readdressing proved to be much more extensive than originally indicated. Mr. Eyerly stated he contacted emergency personnel to identify any particular areas for their department that they think would be a problem in responding to an emergency call. This matter was tabled.

Regarding the GameTime park grant, Mr. McDonald stated he reviewed the paperwork. Ms. Stasik updated the Board on the County meeting that she and Ms. Lynn attended regarding CDBG funding. She recommended tabling this for this year, with the possibility of revisiting this next year.

Regarding the cover-all ordinance, Mr. McDonald drew the Board's attention to the draft that was in their packets. The Board chose to require approval of projects covered under this as conditional uses, rather than special exception uses. The conditional use procedure must be outlined in the Ordinance. Discussion ensued regarding scheduling the hearings for the carve-out provision for municipal uses or emergency services, the cover-all ordinance, and the procedure for the conditional uses. The November hearings and the monthly meeting, originally scheduled for the 21st, will be scheduled to November 28 at 6:30 p.m.

Regarding the Kinney Run drainage item, Mr. Eyerly stated there is a meeting scheduled for October 24. with Larry Brannaka, a hydrologist with the U.S. Fish & Wildlife Service, William Seigel, Executive Director of SEDA-COG, and representatives from the County, the Town of Bloomsburg, the Township. A study to resolve some issues with Kinney Run and to research

the possibility of re-directing the water would cost approximately \$50,000. SEDA-COG will pledge \$25,000 toward the study on the condition that together the Township and the Town of Bloomsburg match that amount. Mr. Eyerly made a motion that the Township approve the matching funds of \$12,500 toward this study on the condition that the funds are matched by SEDA-COG. Ms. Lynn seconded and the motion carried 5-0.

As discussed in Executive Session at the September meeting, Mr. Eyerly announced the Board approved a 12% raise for the Secretary/Treasurer, effective October 1, 2018.

Regarding adjusting the regulations to permit backyard chickens, this was tabled.

Regarding the 2019 Preliminary Budget, the total expenses listed on the latest draft are \$1,732,551. This would leave a deficit of \$170,401. Discussion began with trimming expenses. However, an additional \$12,500 must be added for the Kinney Run study. The Board removed the \$10,000 MS-4 line item expense and reduced the legal fees by \$2,000. By eliminating the cost of replacing a furnace, the Building & Grounds repair line item was reduced to \$6,500. The amounts budgeted for weed spraying and mosquito control were removed. The Police Department salaries line item was reduced by \$7,000. The \$30,000 Special Projects line item would qualify to be funded with Liquid Fuels monies. The line item for Road Improvements was reduced to \$25,000, which would increase the amount of Liquid Fuels funds used to cover the typical \$100,000.00 projected for annual paving. Ms. Stasik drew the Board's attention to a resolution that would increase the fees for road occupancy permits and zoning permits next year. The Budget contains the projected increases. After some additional reductions, the Budget had a deficit of \$87,901. Discussion ensued regarding increasing the Real Estate Tax rate. Raising the millage from 3.75 to 3.95 would result in an increase of \$25,865. The Board directed Ms. Stasik to add \$62,036 to the Surplus Forward line item and to increase the Real Estate Tax line item by \$25,865. With these changes, the Budget is balanced. Mr. Hafner made a motion to approve the 2019 Preliminary Budget with the changes as discussed and with a 0.2 (.02 cents per \$100 of assessed value) Real Estate Tax millage increase. Mr. Wildt seconded and the motion carried 5-0. Ms. Stasik will send the necessary advertisement to the newspaper.

NEW BUSINESS

The Board had no new business to discuss.

The Board adjourned into an Executive Session at 8:15 p.m., to discuss real estate matters. The Board reconvened at 8:20 p.m. Mr. Eyerly announced that there was a discussion in Executive Session regarding the purchase of real estate. The Board has authorized the Township Secretary to make an offer on a parcel, the terms of which will be ratified at a later Board meeting. The decision for the offer was agreed to on a 4-1 vote. This decision will be announced at a later Board meeting.

Ms. Lynn made a motion to adjourn the meeting. Mr. Wildt seconded and the motion carried 5-0. The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Brittany M. Stasik
Secretary/Treasurer