

# Township meeting 9/04/2020

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Meeting called to order at 12:00 pm. Meeting done through Zoom on internet. Those in attendance were: Lanny Sheehan, Dennis Wildt, Kathy Lynn and William Hafner. Went into executive session 12.03 to discuss police contract negotiations. Lost Lanny Sheehan connection on internet. Tried to call him but did not answer. Reconvened into regular meeting at 12:10. Dennis Wildt made a motion to accept Campbell Durrant P.C. law firm as our attorneys for police contract negotiations. Kathy Lynn seconded the motion. Motion carried three to zero. Mr. John McLaughlin is assigned for township representation. His fee is \$292.50 an hour. With nothing else to discuss. Motion made by Kathy Lynn, seconded by Dennis Wildt to adjourn the meeting. Motion carried three to zero. Adjourned at 12:15.

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—SEPTEMBER 14, 2020**

The Scott Township Board of Supervisors met on the above date by means of Zoom, a videoconferencing app. The meeting date, time, and app connection requirements were advertised in the local newspaper. The meeting was called to order at 12:00 p.m. In attendance were Supervisors William G. Hafner, Kathleen A. Lynn, Paul R. Eyerly IV, Lanny R. Sheehan and Dennis N. Wildt. Secretary/Treasurer Brittany M. Stasik was also in attendance.

Ms. Stasik signed out of the meeting.

The Board immediately went into Executive Session at 12:01 p.m., to discuss ongoing contract negotiations with the Police Department. The Board reconvened at 1:15 p.m.

Mr. Hafner adjourned the meeting at 1:15 p.m.

Respectfully submitted,  
Brittany M. Stasik  
Secretary/Treasurer

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—SEPTEMBER 16, 2020**

The Scott Township Board of Supervisors met on the above date by means of Zoom, a videoconferencing app. The meeting date, time, and app connection requirements were advertised in the local newspaper. The meeting was called to order at 12:00 p.m. In attendance were Supervisors William G. Hafner, Paul R. Eyerly IV, Lanny R. Sheehan, 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. Stasik were also in attendance.

**QUESTIONS FROM THE AUDIENCE**

No questions appearing.

**APPROVAL OF MINUTES**

Minutes of the August 19, 2020 regular meeting and the August 31, September 4, and September 14 specials meetings were presented for approval. Mr. Wildt made a motion to approve the minutes as presented. Mr. Eyerly seconded and the motion carried 4-0.

**APPROVAL OF MONTHLY REPORTS**

The August Budget, Police, Roads, Treasurer's, Tri-County COG IBC Inspection Service Reports, and Zoning Reports were presented for approval. Mr. Eyerly made a motion to approve the reports as presented. Mr. Sheehan seconded and the motion carried 4-0.

**APPROVAL OF BILLS TO BE PAID**

The August 20 through September 16 General Fund bills to be paid were presented as check numbers 16398–16440 for \$120,171.12. In addition, the Liquid Fuels Fund bills to be paid were presented as check numbers 1783–1788 for \$7,580.55. Mr. Wildt made a motion to approve the bills to be paid. Mr. Sheehan seconded and the motion carried 3-0, with Mr. Eyerly abstaining due to a conflict of interest regarding the Press Enterprise payment, check number 16427.

**SUBDIVISION & LAND DEVELOPMENT**

Regarding the FirstLight Unmanned Fiber Facility Preliminary/Final Land Development Plan, Chris Barton, Client Representative Contact of NTP Wireless, attended to represent the applicant. This project will be located at 1130 Ridge Road, which is owned by Mark and Maureen Conner. Mr. Pysher reviewed the plan in a letter dated August 12, 2020, and had a number of review comments. He stated the review comments have been satisfied except for the Developer's Agreement and the PennDOT Highway Occupancy Permit. The County Planning Commission has reviewed the plan. The Township Planning Commission has reviewed the plan and recommended approval with the conditions that the developer satisfy both the County's review comments and Mr. Pysher's. Mr. Barton asked if a HOP is required if the line is installed aerially instead of underground. Mr. Pysher stated it would not be required. Mr. Barton noted that PennDOT's approval process can take quite some time. Due to time constraints, FirstLight may prefer to change to an aerial install. He asked if the Board and Mr. Pysher would support that. Mr. Pysher did not see why the Township would have any issue with it. However, if the Board approves the plan with that HOP condition, but the developer chooses to go aerially instead of underground, the Township must be notified because the condition would go away since it would no longer apply. Mr. Barton stated he would then provide updated drawings. Mr. Eyerly made a motion to approve the Land Development Plan, with the condition that the Developer provides a copy of a PennDOT approved Highway Occupancy Permit for

the work that will be conducted within the State Route 487 right-of-way, or if that changes, the Developer must notify the Township and this condition will be negated. Mr. Wildt seconded and the motion carried 4-0.

Regarding the Lion's Gate Preliminary/Final Land Development Plan, Mr. Pyscher explained the intent of this plan is to lay out what the developer wants to get approved as a final plan, and then what is left to get approved as a preliminary. He detailed which parts of the plan are preliminary, which allows five years from the date of plan approval for the developer either to provide a revised preliminary plan, to ask for an extension, or to abandon that part. The part of the plan submitted as final contains two buildings in the northwest corner, Buildings 200 and 300. It also includes the reconstruction of the existing stormwater detention basins, both at the northwest corner, and more importantly, in the southwest section of the site. The intent of this plan is to increase the size of all the basins, but primarily the southwest side ones, and to install an underdrain system to ensure that the stormwater will drain completely in order to have adequate storage capacity for the next storm event. The design includes a stormwater conveyance pipe. Mr. Pyscher explained the changes in the Township's stormwater requirements since the originally approved land development plan. He stated the Conservation District still needs to review this, although it was involved in the design, primarily of the underdrains and the sizing of the basins. Based on Mr. Pyscher's review, the stormwater conveyance pipe size was increased from 24 inches to 30 inches. Mr. Pyscher reviewed the plan in a letter dated September 15, 2020, and recommended approval with five conditions. The Township Planning Commission reviewed the plan and recommended approval with those five conditions, and an additional sixth condition that the developer agrees to perform the work in a sequence that would prioritize the basins at the southwest corner. Phase 1A would be repair/reconstruction of the southwest basins, Phase 1B would be repair of the basins at the northwest corner, and the developer would be able simultaneously to begin construction on Building 300. Mr. John Riccetti, representing Mr. Paul Gardner, expressed concern that there is no provision in the approval process for repair of the damage to Mr. Gardner's property that was caused by the prior runoff when the detention basins were not functioning properly. Mr. Pyscher stated the Township's Ordinance does not have any provision for the Township to require a developer to remedy the issue on Mr. Gardner's property. Mr. McDonald added that, as the Township's legal representative, he would not typically recommend that any municipal client get involved in a dispute between neighbors. Rather, it would be an issue between Lion's Gate and Mr. Gardner. Jill Nagy, Esquire, legal counsel for Lion's Gate, stated the developer's priority is to get the situation remedied as soon as possible to avoid any further damage. Mr. Riccetti stated Lion's Gate representatives have been aware of the damage for over two years but nothing has been done to date. Ms. Nagy stated she will contact Kinsley Construction. Mr. Sheehan made a motion to approve the Lion's Gate Preliminary/Final 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, for the installation of all non-building improvements that are part of the Final Land Development Phase 1 Limit of Work.
2. Submit a waiver request in writing for the freeboard requirement in Section 118, Appendix A.III.B.4.
3. Correct the signature blocks to provide for five signatures.
4. Provide proof of an approved NPDES permit from the County Conservation District.
5. Provide a Developer's Agreement.
6. Agree to and perform the work in a sequence that would prioritize the basins at the southwest corner. Phase 1A would be repair/reconstruction of the southwest basins, Phase 1B would be repair of the basins at the northwest corner, and the developer would be able simultaneously to begin construction on Building 300.

Mr. Eyerly seconded and the motion carried 4-0.

Supervisor Kathleen A. Lynn joined the meeting at 12:39 p.m.

### **OLD BUSINESS**

Regarding the 2021 Compost Site Agreement with the Town of Bloomsburg, Charles Fritz, Recycling Coordinator, explained two items were removed, the auto renewal clause and the annual percentage of increase. Mr. Fritz stated Mr. Koons' main concern is the last paragraph regarding the cost of new purchases. He stated there are only two weeks left in the third quarter to act on that. Mr. Fritz has prepared his 2021 budget to present to Town Council and it does not include any new purchase items. Ms. Stasik noted that if equipment requires repairs next year, this agreement obligates the Township to pay for half the cost. Mr. Hafner asked for confirmation that although Mr. Fritz is not anticipating any new equipment purchase, if a need would arise the Township must share the cost equally with the Town. Mr. Fritz answered that he would mostly be doing repairs. He budgets for grant purchase for new equipment, planning two years in advance, or he would rent before he would purchase new. For example, because no grants were available for pickup trucks until this year, Mr. Fritz is still using a 1999 pickup truck. Mr. Eyerly asked who would have the title to the equipment. Mr. Fritz stated the Town would be the owners, per a conversation he had with DEP regarding joint ownership. Considerable discussion ensued regarding what entities use the compost site, including Bloomsburg University and commercial contractors, and what the other entities are charged. Mr. Eyerly expressed concern that there have not been any controls in place to determine whether the compost items are coming from the respective residents or from outside the areas. He noted that a trial year would enable both municipalities to understand where the yard waste items are coming from, and then the Town and Township could complete an agreement that makes sense to both municipalities. Mr. Fritz stated that he and Mr. Koons have had numerous discussions on various control options. Mr. Eyerly suggested striking the paragraph requiring shared cost of new equipment since Mr. Fritz earlier stated that no new equipment is anticipated. He recommended agreeing to the Township sharing a portion of the repair costs, but having a cap on the amount. Mr. Fritz stated he would take the Township's request for changes back to his Council for their consideration. In response to a question from Ms. Lynn, Mr. Fritz stated he would gladly give the Supervisors a walk-through of the site so they could see the condition of the processing equipment at any time. The Town Public Works Committee's next meeting is scheduled for October 6 at 9:00 a.m., via Zoom. Mr. Fritz will email the link information and the Township will determine who will join in. He requested that the Township provide the desired changes in writing.

Regarding certification of the 1991 bucket truck, Mr. Koons stated the quote from Lift, Inc., estimated the cost for parts and labor would be \$38,799.00. The Board discussed various options, including whether the Maintenance Department could reduce the cost by performing some of the repairs. Ms. Stasik requested that Mr. Koons prepare some type of equipment replacement plan, so the Board could be aware of upcoming large expenditures. Mr. Koons stated he has a ten-year itemized plan for his equipment, with some purchases paid with Liquid Fuels funds and some with General Fund monies. He will provide a copy of that. Some discussion ensued regarding prioritizing equipment needs and what Mr. Koons plans to purchase in coming years. Mr. Sheehan made a motion to authorize Mr. Koons to purchase a 2015 bucket truck for \$34,000.00, using Liquid Fuel monies. Mr. Wildt seconded and the motion carried 3-2, with Ms. Lynn and Mr. Eyerly dissenting.

### **NEW BUSINESS**

Regarding the Solar Panel Ordinance, Ms. Stasik stated the Zoning Hearing Board has requested that the Board consider amending it to allow solar panels on residential properties as accessory structures, rather than requiring a variance. Ms. Stasik added there have been a number of solar panel variance hearings, with no opposition from area residents. The consensus of the Board was to revisit the requirements. Mr. Hafner directed Ms. Stasik to send copies to the Board and Mr. McDonald.

Regarding the 2021 Budget, Ms. Stasik requested that the Board schedule a work session for the beginning of October. The Board members will check their schedules.

Chief Klingler explained that the County is requiring updating the radio equipment for emergency responders. This will replace the County's analog communication system with a new digital version that will provide better communication between police, fire, and emergency medical services and the 911 Center. The Township's cost is approximately \$67,000.00, but the County is contributing over \$34,000.00. The Chief stated the Township would have a one-time payment of approximately \$33,000.00, which would be due by the end of September of 2022. He stated more grants may become available to cover some of the cost. The Township would own the equipment.

Regarding the 2021 Budget, Ms. Stasik requested that the department committees prepare their sections of the budget in order to have a preliminary budget ready for discussion at the October meeting.

Ms. Stasik presented the completed Minimum Municipal Obligation Worksheets for the 2021 Uniformed and Non-Uniformed Pension Plans. The Board accepted the MMOs as presented.

Mr. Sheehan made a motion to allow Trick-or-Treating on October 31 from 6:00 to 9:00 p.m. Mr. Eyerly seconded. The motion carried 5-0.

Mr. Hafner announced the Board would adjourn into an Executive Session to discuss contract matters. Ms. Lynn made a motion to adjourn the meeting. Mr. Sheehan seconded and the motion carried 5-0. The meeting adjourned at 1:42 p.m.

Respectfully submitted,  
Brittany M. Stasik  
Secretary/Treasurer

**SCOTT TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES—SEPTEMBER 24, 2020**

The Scott Township Board of Supervisors met on the above date by means of Zoom, a videoconferencing app. The meeting date, time, and app connection requirements were advertised in the local newspaper. The meeting was called to order at 5:00 p.m. In attendance were Supervisors William G. Hafner, Kathleen A. Lynn, Paul R. Eyerly IV, Lanny R. Sheehan and Dennis N. Wildt.

The Board immediately went into Executive Session at 5:01 p.m., to discuss ongoing contract negotiations with the Police Department. The Board reconvened at 5:11 p.m.

Mr. Hafner adjourned the meeting at 5:11 p.m.

Respectfully submitted,  
Brittany M. Stasik  
Secretary/Treasurer