



**Scott Township Workshop Meeting**  
**301 Lindsay Road, Scott Township PA 15106**  
**October 28, 2025, 7:30 p.m.**

**7:00 Executive Session**

**1. Call to Order, Moment of Prayer, and Pledge of Allegiance**

**Roll Call:** Eileen Meyers - Present  
Jane Sorcan - Present  
Stacey Altman - Absent  
Samuel Dalfonso, Esq. – Present  
Thomas Castello, Esq. - Present

Michelle Sedlak – Present via Zoom  
Nick Seibel - Present  
Kathleen Gazda - Present  
Angela Wateska - Present

**Also Present:**

Karla McGill, Finance Director  
Marie Hartman, Engineer  
John Vogel, Solicitor  
Michael Rudolph, Interim Administrative Assistant

**Approval of the Agenda**

Ms. Altman requested a motion to approve the agenda as submitted. Mr. Vogel requested 5.B be adjusted so that after the word agreement it would state "substantially the same form" and 'subject to solicitor review' after the end. Ms. Meyers motioned first, and Mr. Seibel seconded the motion.

All in favor.

Motion carried (9-0)

**Public Comments on all Agenda Items Listed Below**

No public comments were received.

**Planning, Zoning, and Code Enforcement**

Mr. Vogel requested a motion to approve Resolution 1109-25, establishing a fee schedule for professional consultants for the review of plan applications and the inspection of improvements. Motion by Mr. Castello, seconded by Ms. Sorcan.

All in Favor

Motion carried (9-0)

**Solicitor's Report**

Mr. Vogel requested a motion to approve payment of \$3,500 to Valbridge Property Advisors, for supplemental appraisal reports addressing contiguous parcels listed in prior appraisals associated with storm sewer retention pond project. Motion by Mr. Dalfonso, seconded by Mr. Seibel.

All in favor

Motion carried (9-0)

Mr. Vogel requested a motion to approve an Amended Developer's Agreement between Flash Point Partners LLC and the Township, extending the original Agreement until December 31, 2027. Motion by Mr. Castello, seconded by Ms. Gazda.

All in favor

Motion carried (9-0)

**6. Motion to approve**

Ms. Altman requested a motion to approve the bill list for September in the amount of \$1,381,725.94. Motion by Mr. Castello, seconded by Ms. Sorcan.

All in favor

Motion carried (9-0)

**Motion to approve**

Ms. Altman requested a motion to approve the meeting minutes from September 23, 2025 and October 14, 2025. Motion by Ms. Sorcan, seconded by Mr. Castello.

All in favor

Motion carried (9-0)

**Engineer's Report**

**Vote to Approve**

Ms. Hartman requested a motion to approve Partial Payment No. 1 submitted by LM&R Excavating, LLC in the amount of \$225,206.95 for work completed between 08/26/2025 and 09/29/2025, including stored materials, for the 2024 Stormwater Improvements Project. Motion by Ms. Meyer, seconded by Mr. Seibel.

All in Favor

Motion carried (9-0)

**Vote to Approve**

Ms. Hartman requested a motion to approve Partial Payment No. 1 submitted by El Grande Industries, Inc. in the amount of \$581,618.79 for work completed between 07/01/2025 and 09/06/2025 for the 2025 Roadway Improvement Program. Motioned by Ms. Gazda, seconded by Mr. Castello.

All in favor

Motion carried (9-0)

**Vote to Approve**

Ms. Hartman requested the motion to approve Partial Payment No. 1 submitted by Graham Construction in the amount of \$147,199.68 for work completed between 01/28/2025 and 08/31/2025, including payment for stored materials, for the Public Works Garage Roof Replacement Project. Mr. Seibel, having discussed with Mr. Vogel and Ms. Hartman beforehand, raised concerns about the condition of the roof underlayment, needing correction before rain to prevent leaks. Mr. Seibel recommended to the public works department that they hire an emergency roofer.

Ms. Hartman stated that since Graham Construction was running a construction site that they were ultimately responsible for damage to the property.

Mr. Vogel suggested that an executive session be held to discuss this matter. All agreed and an executive session was held.

After deliberation, Mr. Castello motioned to approve part of partial payment #1 submitted by Graham to pay one half of \$147,199.68 for work completed between 012825, 083125, including payment for stored materials for the public works garage roof replacement project, with the other half being paid subject to the township receiving a structural engineering report regarding the adequacy of the sip panels and approval by our engineer and identification and providing of a certificate for the installers.

Ms. Hartman added that the structural engineering report as required by LSSE on September 26, 2025.

Mr. Dalfonso seconded the motion.

All in favor

Motion carried (9-0)

**Vote to Approve**

Ms. Hartman requested a motion to ratify the Concurring Resolution and Slums and Blight Resolution for the Year 2025 Act 152 Blight Removal funding application for the following properties: Priority #1 Properties - 1205 Front Street and 505 Finley Avenue; Priority #2 Properties - 1230 Hope Hollow Road and 1134-1136 Hope Hollow Road. Mr. Castello motioned, and Ms. Meyers seconded it. It was approved with nobody opposing it.

**Vote to Approve**

Ms. Hartman requested the motion to approve Bond Reduction No. 4 submitted by Flash Point Partners (Developer) for the Cherry Meadows Development increasing the remaining bond amount by 10% in accordance with the Development Agreement and MPC; bond amount to increase from \$1,432,697.94 to \$1,575,967.73. Motioned by Ms. Sorcan, seconded by Ms. Meyers.

All in favor

Motion carried (9-0)

**Vote to Approve**

Ms. Hartman requested the motion to approve the acceptance of the sanitary sewer line between Existing MH-3 and MH-1A offered for public dedication by Flash Point Partners (Developer) for the Cherry Meadows Development pending approval of the Development Agreement and Bonding by the Solicitor. Motioned by Mr. Seibel and seconded by Mr. Castello.

All in favor

Motion carried (9-0)

**Vote to Approve**

Ms. Hartman requested the motion to approve Bond Reduction No. 5 submitted by Flash Point Partners (Developer) for the Cherry Meadows Development decreasing the bonding amount from \$1,575,967.73 to \$1,466,574.16 to incorporate release of bonding associated with public facilities accepted for dedication by Scott Township; contingent upon acceptance of the sanitary sewer line by Scott Township. Motioned by Mr. Dalfonso motioned, seconded by Mr. Seibel.

All in favor

Motion carried (9-0)

**Standing Committee Report – Finance**

**Vote to Approve**

Mr. Castello motioned to approve the proposal from Hosack, Specht, Muetzel & Wood, LLP for the audit of financial statements for the Township for the years ending December 31, 2026, December 31, 2027, December 31, 2028, in the amount of \$21,725, \$22,375, and \$23,050, respectively. Ms. Wateska seconded the motion.

All in favor

Motion carried (9-0)

**Standing Committee Report – Public Safety**

No Updates

**Standing Committee Report – Public Works**

No Updates

**Environmental Committee (Sewer Committee and MS4 Updates)**

No updates

**Parks and Recreation**

Ms. Meyers stated that Trunk or Treat went well.

**Public Relations Report**

Trick or Treat will be on October 31st from 6:00 to 8:00 pm

**Library Liaison Report**

Ms. Sedlak stated that the library is doing fantastic. She stated that the library is accepting donations and recently had their book drive.

**SHACOG**

No updates.

**Standing Committee Report – Administration**

**Vote to Approve**

Mr. Altman requested a motion to ratify accepting the resignation of James Stoker as IT Director effective October 13, 2025. Mr. Seibel motioned, seconded by Mr. Dalfonso.

All in favor

Motion carried (9-0)

**Conferences and Workshops**

No updates.

**Public Comments on Items Not Listed on the Agenda**

No questions were asked as nobody was present.

**Commissioner’s Request**

Mr. Castello thanked Mr. Tom Kelley for his assistance in the executive session. Ms. Sedlak stated that on Greentree Road there is some overgrowth, and she asked if it were possible for public works to address it and be reimbursed by the state considering that the overgrowth obstructing the signs is on the state-owned part Ms. Altman suggested emailing Tom Kelley about this matter.

Mr. Dalfonso stated that traffic is building up on Bower Hill Road due to the blocked lane. Mr. Dalfonso stated that the lane does not need to be blocked since nobody is there. It was suggested that Mr. Kelley be emailed about this matter since it is likely that the police are unable to remove them.

**1. Adjournment**

Ms. Meyers motioned to adjourned the meeting, Mr. Dalfonso seconded.

All in favor

Motion carried (9-0) and the meeting concluded

Attest: 

