

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:00 p.m. Other Supervisors present were Andy Merritt, Todd Kirsten, Barbara Spencer and Ben Pisoni. Staff present was Susan Steele, Township Manager; Amy Smith, Township Clerk; Kathleen Yurchak, Township Solicitor; David Piper, Zoning Officer. Audience in attendance: Fred Henry, Mease Associates, Inc. and Jim Steff, Centre Region Council of Governments Executive Director.

2. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

3. **CITIZEN COMMENTS**

There were no citizen comments.

4. **MINUTES**

- ***MOTION: Mr. Kirsten moved to approve the minutes of August 8th, 2013; Ms. Spencer seconded; Vote 5-0-0; Motion Carried.***

5. **BARR POSSIBLE SUBDIVISION**

Ms. Steele reviewed the possible proposed subdivision for the Barr property. Ms. Steele stated Mr. Barr will be keeping 61.2 acres. Both parcels will remain in the Open Space Program. Mr. Stevenson questioned what will happen to the lease. Ms. Yurchak explained that there be prepared assignments of leases. Ms. Spencer questioned if someone is interested in purchasing the 152.6 acres. Ms. Yurchak stated Mr. Barr has not shared the agreement on the lease. Ms. Spencer questioned whether they could further subdivide the 152.6 acre parcel. Mr. Piper explained there can only be a 10% exemption that could be set aside to build a home as part of the lease but no more than 21 acres could be subdivided. Mr. Piper stated that 40% of the 152.6 acres is farmland and all of the 61.2 acres is farmland. Mr. Kirsten questioned how the portion in Worth Township fits into this. Ms. Smith stated there is a Resolution with Worth Township and the portion in Worth Township does not receive any lease payment monies. Mr. Pisoni stated he knows there is a deadline and questioned whether the Board had to waive anything to keep this going before the deadline. Ms. Yurchak questioned whether Mr. Henry had a tentative timeline. Mr. Henry stated they would like to hopefully have it ready for a Planning Commission meeting next month. There was no action needed for this agenda item.

6. **APPROVAL OF DRAFT ORDINANCE TO CHANGE OPEN SPACE PROGRAM CODE AS IT RELATES TO LIENS/SUBORDINATIONS AND ADVERTISE FOR PUBLIC HEARING**

Ms. Steele reviewed a power point outlining the changes to the draft Ordinance regarding liens and subordinations as they pertain to the Open Space Code. Mr. Pisoni questioned whether this had to be advertised now or if it could wait until the permanent easement language was ready. Mr. Stevenson commented that it keeps the Township exposed as long as it is not fixed. Ms. Spencer stated it should be in place for the next round of applications and advance payment requests. There was discussion on re-opening applications prior to the end of the year. Ms. Steele stated there were no funds budgeted for new applications in FY 2013 but would discuss the possibility of taking new applications in FY 2014 with the supervisors during the FY 2014 budget sessions. Mr. Kirsten offered some proof reading corrections to the Ordinance and questioned when the effective date would be for this Ordinance. Ms. Yurchak stated it would be standard.

- ***MOTION: Ms. Spencer moved to approve the draft ordinance to change open space program code as it relates to liens/subordinations and advertise for public hearing on 9/12/2013 with changes provided by Mr. Kirsten; Mr. Merritt seconded; Vote 5-0-0; Motion Carried.***

**7. COMMENTS TO CENTRE REGION COG DIRECTOR AS IT RELATES TO CIP IMPROVEMENT PLAN 2014-2018**

Ms. Steele provided a power point recapping and reviewing staff recommendations. Mr. Steff provided answers for any comments or questions. Ms. Steele stated she would like to see a vertical chart (similar to page 6 of the present CIP draft) as to the impact by year and fund of capital improvements. Mr. Stevenson added he agreed and stated it should show what Halfmoon Township contributes in dollar amounts.

- ***MOTION: Ms. Spencer moved to direct township staff to forward township comments to Centre Region COG Director; Mr. Kirsten seconded; Vote 5-0-0; Motion Carried***

**8. COMMENTS TO CENTRE REGION COG DIRECTOR AS IT RELATES TO FY 2014 PROGRAM PLAN**

Ms. Steele provided a power point reviewing staff comments. Ms. Steele stated she is confused why the CCMPO is always in the COG budget where the CCMPO is a countywide organization. Ms. Steele provided further comments. Mr. Kirsten questioned what COG's role is with the house at Millbrook Marsh. Mr. Steff stated the house is leased and in need of repairs. Mr. Steff commented it is being recommended to have it demolished by the citizen advisory group. Ms. Spencer questioned if the COG municipalities would have the same costs to demolish this house. Mr. Stevenson commented that Halfmoon Township is not a participant in Millbrook Marsh. Mr. Steff discussed that state aid has been reduced and there are increasing costs to the library so that is why there is an anticipated 5% increase in operating costs. Mr. Steff also discussed the library security system costs. There was discussion whether the library had security personnel. Mr. Kirsten discussed his concern with the Code building permit fee multiplier stating that it may fluctuate costs from year to year. Mr. Stevenson stated he had suggested that Mr. Steff work with other municipalities within a 50-60 mile area instead of hiring and laying off employees. Mr. Steff stated he had contacted Union Township and is getting a proposal for staffing time. Mr. Kirsten discussed the costs for emergency exercises in 2013 and the 2014 budget.

- ***MOTION: Mr. Merritt moved to direct township staff to forward township comments to Centre Region COG Director; Mr. Merritt seconded; Vote 5-0-0; Motion Carried.***

**9. APPROVAL TO SUBMIT SAWMILL ROAD AND SR 550 INTERSECTION LEFT TURN LANE TO CCMPO FOR THEIR PROJECT REQUEST**

Ms. Steele provided a power point regarding the Sawmill Road left turning lane project indicated as a need in the Traffic Analysis Study done as part of the Halfmoon/Patton Study. Ms. Steele stated that only roads that are on the federal route maps are eligible for CCMPO projects. This would mean that the only two roads in the Township which would qualify would be State Route 550 and Beckwith Road. Ms. Steele stated that the Halfmoon/Patton traffic study suggested a turning lane for Sawmill Road due to sight distance and other issues. Ms. Steele reviewed approximate costs.

- ***MOTION: Ms. Spencer moved to direct township staff to forward Sawmill Road and SR 550 intersection left turn land to CCMPO as the township's project request; Mr. Merritt seconded; Vote 5-0-0; Motion Carried.***

**10. MANAGER'S REPORT**

Ms. Steele discussed the State College Borough withdrawal from Centre Region issue and reviewed the possible avenues that can be taken as outlined by the COG Executive Director. This will be discussed at the September General Forum meeting.

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Secretary

Ms. Steele stated she had been told by Mr. Schneider that the Code office is giving applications a priority if they pay over and above the permit fees. Ms. Steele stated a premium can be paid per Mr. Schneider "to get them out of the pipeline or if it entails overtime hours." Ms. Steele stated other builders in the region are upset as they believe this could be viewed as a kick back. Mr. Steff commented that there are 900 town homes coming to completion at the same time and in 2007-2008 the COG laid off Code Inspectors so the current Code Inspectors are going above and beyond now working on weekends and the monies the builders are paying are being used for overtime. Ms. Steele asked for clarification and questioned whether Mr. Schneider is taking others out of the natural pipeline if someone is willing to pay above and beyond as he stated to her he was. Mr. Steff did not answer this question directly but did state the code inspectors are working on the weekends to complete these inspections. Ms. Yurchak questioned whether this was offered to everyone. Mr. Steff stated it was offered to everyone. Ms. Steele stated she does not feel the Code fees should be included in the Township Fee Schedule for 2014.

Ms. Steele discussed the purchase of the new radios for the Centre County 911 system, new router and modem purchase, the retreat and ABC candidates. Ms. Steele discussed the CCBIC invitation. Ms. Steele commented she sent a letter of sympathies on behalf of the Supervisors to Ross Township. Ms. Steele stated the vending machines have been removed.

#### **11. SUPERVISORS' REPORT**

Mr. Stevenson discussed the manager review and pension plan.

#### **12. ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 8:40 p.m.

- ***MOTION: Mr. Kirsten moved to adjourn the meeting at 8:40 p.m.; Ms. Spencer seconded; Vote 5-0-0; Motion Carried.***