

1. **CALL TO ORDER**

Chair Mark Stevenson called the meeting to order at 7:10 p.m. Other Supervisors present were Andy Merritt, Todd Kirsten and Barbara Spencer. Staff present were Susan Steele, Township Manager; Amy Smith; Township Clerk; D.J. Liggett, CRPA; Jim May, CRPA and Eric Vorwald, CRPA. Residents & others in attendance: Barb Donnini, Toni Dutchi, Ellen Aschenbrenner, Don Houtz, Toni Houtz, Bob Eberhart and Mark Maloney.

2. **ANNOUNCE EXECUTIVE SESSION**

Mr. Stevenson announced the Board held an executive session to discuss personnel reviews beginning at 6:30 p.m.

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

4. **CITIZEN COMMENTS**

Mr. Stevenson stated to set the record straight the Board of Supervisors does not have anything to do with Zoning Hearing Board issues. Mr. Stevenson commented the Board cannot address and any requests anyone wants to make and the Board needs to let the process play out. If after this process is complete then the Board of Supervisors can make changes if the board feels changes need to be made. Ms. Donnini questioned whether they could comment on agenda item 14. Ms. Steele stated this agenda item is only on the agenda to see if the Board of Supervisors would like the Planning Commission to look at this for next year. Mr. Stevenson suggested tabling this agenda item until ZHB issue is completed.

5. **TREASURER'S REPORT**

- ***MOTION: Ms. Spencer moved to approve the Treasurer's Report dated September 13<sup>th</sup>, 2012; Mr. Merritt seconded; Vote 4-0-0; Motion Carried.***

6. **BILLS LIST**

- ***MOTION: Mr. Merritt moved to approve the Bills List dated September 13<sup>th</sup>, 2012; Mr. Kirsten seconded; Vote 4-0-0; Motion Carried.***

7. **MINUTES**

- ***MOTION: Mr. Merritt moved to approve the regular meeting minutes of August 23rd, 2012; Ms. Spencer seconded; Vote 4-0-0; Motion Carried.***

8. **SEWAGE PLANNING MODULE FOR ESTATE LOT RE-PLOT PLAN FOR PARCELS 17-2-4r AND 17-2-4R AND 17-2-4AR**

- ***MOTION: Mr. Kirsten moved to approve the sewage planning module for estate lot re-plot plan for parcels 17-2-4r. 17-2-4R and 17-2-4AR; Mr. Merritt seconded; Vote 4-0-0; Motion Carried.***

9. **RELOT PLAN FOR PARCELS 17-2-4r AND 17-2-4R AND 17-2-4AR**

Ms. Liggett explained these parcels are located within the five lot subdivision completed by Mr. Maloney earlier in the year. Ms. Liggett stated this is just a re-plot of the lot lines for these parcels. Ms. Liggett commented that CRPA, Planning Commission and Zoning Officer have all recommended approval. Ms. Liggett stated the septic systems for these properties will be a drip system and will be reviewed by DEP.

- ***MOTION: Ms. Spencer moved to approve re-plot plan for parcels 17-2-4r. 17-2-4R and 17-2-4AR; Mr. Merritt seconded; Vote 4-0-0; Motion Carried.***

10. **CODICIL LANGUAGE TO ROBERT EBERHART'S PRESENT LEASE**

Ms. Steele explained that Mr. Eberhart is trying to sell his property and the new owners would like clarification in the lease language regarding future mortgages. Ms. Steele stated they would like to add a codicil to the lease

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agreement that states the Township would be in first position but would still allow a mortgage. Ms. Yurchak has reviewed this codicil and has provided approval. Mr. Eberhart thanked Ms. Steele and Ms. Yurhcak for their help.

- **MOTION:** *Mr. Kirsten moved to approve codicil language to Robert Eberhart's present lease clarifying future mortgages are allowed on property as long as present conservation lease remains in first priority position; Mr. Merritt seconded; Vote 4-0-0; Motion Carried.*

**11. RESOLUTION 2012-22 – ACCEPTANCE OF ESTOPPEL CERTIFICATE FOR REBERT J. & JEANETTE W. EBERHART**

- **MOTION:** *Mr. Merritt moved to approve Resolution 2012-22; A Resolution of the Township of Halfmoon, Centre County, Pennsylvania, relating to the acceptance of an estoppel certificate for an open space lease agreement between Halfmoon Township and Robert J. Eberhart and Jeanette W. Eberhart, Property Code #17-004-047A; Mr. Kirsten seconded; Vote 4-0-0; Motion Carried.*

**12. AMERIGAS CONTRACT APPROVAL**

Ms. Steele commented that in June the Board requested she look into contracts available through Ameri-gas. Ms. Steele stated they used to have a three year contract but now has a one year contract. Ms. Steele stated Ameri-gas now requires a contract. Ms. Steele stated the fill rate would stay the same, which is twice a year with a floating rate. The Board questioned whether Ms. Steele could obtain prices from other companies. Ms. Steele explained that Ameri-gas owns the tank and it is an underground tank. If Ameri-gas owns the tank they fill the tank. There was discussion on floating rates.

- **MOTION:** *Ms. Spencer moved to enter into Amerigas contract wherein the Township will pay \$.60 over floating market rate for propane at the Township Maintenance Building; Mr. Kirsten seconded; Vote 4-0-0; Motion Carried.*

**13. COG DRI PROCESS**

Ms. Steele stated the Public Services & Environmental Committee requested each municipality review the DRI Implementation agreement and provide any comments. Ms. Liggett stated the purpose is to provide comments on a general level. Ms. Spencer defined DRI as the Development of Regional Impact. Ms. Liggett commented there are three different instances where the DRI process comes up. If there is a request to expand the regional growth boundary from the original line, if there is a request for re-zoning that would increase the EDU's by fifty or if any re-zoning outside the regional growth boundary that increases the EDU's by one or more.

Ms. Spencer stated she would like to see an exchange program. Ms. Steele commented that Halfmoon Township is completely out of the regional growth boundary. Ms. Spencer stated approval has to be unanimous. Mr. Merritt stated the system is flawed with the unanimous vote and this should be re-visited and stated it should be done by super majority vote. Mr. Vorwald explained that because it is a joint plan it requires unanimous approval. Ms. Spencer questioned whether that could be changed. Mr. Vorwald explained that in order to change the implementation agreement because of Act 537 but it would require a unanimous vote and Act 537 would have to be changed by the state. Mr. Stevenson questioned whether a municipality could vacate the program. Mr. Vorwald explained the State requires municipalities to have a plan. Mr. May stated he has heard some of the same comments from other municipalities regarding concern on the unanimous vote.

Mr. Stevenson stated the process needs to have objective measures of impact on the sewage service area in the regional growth boundary so that there are thresholds of impact that may or may not require unanimous approval. Mr. Stevenson commented that there needs to be municipal control within its boundaries. Mr. Stevenson suggested that there could be a budget of allowable EDU's within a particular township that they can shift around within the municipality or a swap program between municipalities that include Halfmoon Township. Halfmoon Township could trade those EDU's for something else with other municipalities like possibly open space. Mr. Stevenson stated this could be done on a regional basis. Mr. Stevenson stated if the process is opened up advanced waste water treatment plants need to be examined. Mr. Stevenson commented that cooperative regional planning, not overwhelming the sewage treatments plant and preventing sprawl help get the municipalities to the top of the mountain.

Mr. Kirsten stated the process seems like a lot of red tape to get approval from all municipalities when one township could have veto power. Mr. May explained it is the applicants discretion on whether they want to follow through to the General Forum.

**14. DISCUSSION AND POSSIBLE MOTION FOR TOWNSHIP PLANNING COMMISSION TO REVIEW A POSSIBLE NEED TO REVIEW PRESENT HOME OCCUPATION DEFINITION AND IF THERE IS A NEED TO REQUIRE A HOME OCCUPATION APPLICATION**

This agenda item was tabled.

**15. ESTABLISH DEFINED BENEFIT PLAN FOR NEW HIRES**

Ms. Steele stated the township has a defined benefit plan in place now. Ms. Steele stated the plan is in a 2 on the distress level which is up one from last year. The plan is 54% funded. Ms. Steele explained there are two employees that are eligible for the plan. One has already retired and one is 100% vested. Ms. Steele commented that a board member questioned what the difference was between a defined plan and a defined contribution plan. Ms. Steele discussed voluntary remedies that the Board could revise the plan to add a new plan for new hires.

Mr. Stevenson explained that the plan was started in 2006 and last year it was in severe distress because one employee retired and her years worked were credited. Mr. Stevenson stated if there were no retirees so soon the plan would not be in distress. Mr. Stevenson explained the state largely funds the plan with minimal funds from the township. Mr. Stevenson stated the plan is young but there is plenty of time to get caught the plan up before anyone else retires. Ms. Steele explained the employee needs to have 10 years of service and be 65 years of age to retire and receive benefits from the plan. Mr. Stevenson recommends leaving the plan as is with no changes for new hires.

**16. CONTINUED DISCUSSION REGARDING INTENT OF OPEN SPACE POLICIES (LEASE VS. PURCHASE)**

Ms. Steele stated the Open Space Preservation Board Chairman has requested clarification on what the Board of Supervisors would like the OSPB to review. Ms. Steele requested the Board make a motion and see what the consensus is among the Board on lease versus permanent purchase. Ms. Steele questioned whether the Board would like the OSPB to come up with language for both. Ms. Spencer stated she would like the OSPB to weigh the pros and cons of both by the end of the year. Mr. Kirsten stated he would like to see what the landowner interest is in a purchase. Mr. Stevenson stated he would like to see a focused effort on whether to lease or buy, identify the most attractive land, look at the land rating system and possibly add whether the land could be used to recharge the aquifer, check the develop ability and look to see whether it is already somehow protected. Ms. Steele stated in 2011 the Township spent approximately \$66,000 for leases. Mr. Eberhart stated for a 14 ½ acre property at \$4,500 an acre the Township could have permanently purchased that property.

**17. CONTINUED FUTURE LAND USE DISCUSSION**

Ms. Liggett provided several maps regarding future land use, current land use and possible land use. Ms. Liggett discussed the mixed use area located at the township lines of Halfmoon Township and Patton Township. Ms. Liggett stated the Planning Commission recommended changing the mixed use zoning behind Grays Cemetery to single family and forest. Mr. Vorwald explained both Halfmoon Township and Patton Township Planning Commissions reviewed this map. Ms. Spencer reminded everyone that the Regional Growth Boundary ends at the Patton Township and Halfmoon Township border. Mr. Kirsten stated it makes sense to have mixed use area at the border. Ms. Liggett questioned whether the Board would be interested in a joint meeting with the Patton Township Board of Supervisors. Ms. Liggett stated Patton Township has a steep slope and colluvial soils Ordinance and Halfmoon Township may want to think about putting that in place.

Mr. Stevenson questioned whether a property that has changed zones from Ag. to residential could still qualify for the Open Space Preservation Program. Ms. Steele stated zoning has nothing to do with qualification. Ms. Liggett stated zoning should not allow more intensive uses than what is there.

Ms. Liggett discussed the RVD Ordinance. Mr. Kirsten stated he has concerns with transitioning the Ag. zone to residential on the western end of the township. There was discussion of the consequences of eliminating some of the Ag. zone. Ms. Liggett stated keeping the Ag. designation creates an opportunity for horse farms, etc. Mr. Stevenson commented that farmland is disappearing around the world and growing food or raising cattle or dairy farms is concerning.

Mr. Stevenson suggested from Houtz Lane east being residential and likes the idea of where the mixed use is located at the Patton/Halfmoon border. Mr. Vorwald stated when the Board is looking at future land use it is something they have to be comfortable with. Mr. Stevenson also suggested that from Smith Road west it should be zoned Ag. The Board agreed that they would like to hear Planning Commission comments on those suggestions.

Mr. Eberhart questioned why the Board of Supervisors would want a mixed use. This would cause greater density in that area. Mr. Eberhart commented that higher density would raise the tax base but would create more services for area so if the Board wants to keep the tax increases down higher density is not the way to go. Mr. Stevenson stated he sees this differently and commented that Halfmoon Township does not have a diverse tax base. There was discussion on the tax base being affected by student population on some Centre Region municipalities. Ms. Spencer stated she does not want to give up any farmland to get a higher tax base. Ms. Liggett stated the map will go to the Planning Commission this Tuesday. Mr. Maloney suggested both Patton Township and Halfmoon Township should get developer input.

**18. MANAGER'S REPORT**

Ms. Steele stated she notified all the Board/Commission members of term expirations and inquired whether they had any interest in continuing to serve next year. Mr. Kirsten would like to continue on the Park & Recreation Board and Mr. Tylka wishes to no longer serve on the Planning Commission. A request will be sent out to see if any members of the community would like to serve on any boards or commissions.

Ms. Steele stated she checked with the Halfmoon Grange to see if they would host the end of year ABC party. She has not heard back yet from them.

**19. SUPERVISORS' REPORT**

Mr. Kirsten stated he thought the speed radar sign should be moved just past Municipal Lane so the readings are near the cross walks.

Mr. Merritt wanted to remind residents that they must have a photo ID with an expiration date to vote this year.

Mr. Stevenson questioned the timeline for finishing the speed study. Ms. Steele stated she would need to apply for permits for the signs for the piano keys.

Ms. Spencer stated she attended the Upper Bald Eagle COG meeting and the Port Matilda Fire Company is requesting an increase from .85 mils to .90 mils. Ms. Spencer stated the Fire Company is all paid up and they will be joining with Blair County for a grant. Ms. Spencer stated Port Matilda Fire Company will be in attendance of the Patton Township Safety Fair. Ms. Spencer stated if anyone was interested in joining the Bald Eagle Watershed Commission she has membership forms available.

**20. ADJOURNMENT**

There being no further business before the board, the meeting was adjourned at 9:10 p.m.

- ***MOTION: Mr. Merritt moved to adjourn the meeting at 9:10 p.m.; Mr. Kirsten seconded; Vote 4-0-0; Motion Carried.***