

1. **CALL TO ORDER**

Chair Danelle Del Corso called the meeting to order at 7:00 p.m. Other Supervisors present were Patti Hartle, Bob Strouse and Barb Spencer. Staff present were Susan Steele, Township Manager; Amy Smith, Township Clerk and Jeff Stover, Township Solicitor. Residents & others in attendance: Pam Adams, Centre Region Refuse & Recycling; Rich Carson, Fred Carson Sanitation Service and John Elder, Fred Carson Sanitation Service; Mark Hartle; John Ruiz; Bob & Rachel Neff; John Maitland; Cpl. Grazier, PA State Police; Jeff Houtz; Linda Laird; Dianna Prisk and Joe Viglione, Centre Region COG Finance Director.

2. **CITIZEN COMMENTS**

There were no citizen comments.

3. **PRESENTATION BY CORPORAL GRAZIER OF THE PENNSYLVANIA STATE POLICE**

Corporal Grazier reminded the Board and citizens that the Philipsburg State Police Barracks merged with the Rock view State Police Barracks. Corporal Grazier stated there were 274 incidents in the Township thus far in 2018. Corporal Grazier commented that this number is similar in what they are finding within Townships that use State Police services in the area. Corporal Grazier stated they are taking drug related tips. Mr. Strouse questioned whether the State Police were making a conscious effort to control speeding on SR 550. Corporal Grazier commented they are present. Mr. Strouse expressed his concern with speed on Loveville Road and Marengo Road. The Board thanked Corporal Grazier for his attendance.

4. **MINUTES**

- ***MOTION: Mr. Strouse moved to approve the minutes of October 11th & October 25, 2018 as revised; Ms. Hartle seconded; Vote 4-0-0; Motion Carried.***

5. **BILLS LIST**

- ***MOTION: Ms. Hartle moved to approve the Bills List dated November 8th, 2018; Ms. Spencer seconded; Vote 4-0-0; Motion Carried.***

6. **TREASURER'S REPORT**

- ***MOTION: Ms. Spencer moved to approve the Treasurer's Report dated November 8th, 2018 for end of month for September, 2018; Mr. Strouse seconded; Vote 4-0-0; Motion Carried.***

7. **PRESENTATION OF HALFMOON TOWNSHIP REFUSE SURVEY – Pam Adams, Centre Region Refuse Administrator**

Ms. Adams reviewed the survey results which were provided to the attending public. Ms. Adams stated there was a 48% response rate which is very high. Ms. Del Corso commented that residents are very compassionate in their right of choice. Ms. Adams stated the citizens of Halfmoon are big recyclers and most are currently composting themselves. The survey results reflected that most residents have refuse collection and showed only two residents that do not have refuse collection. Ms. Adams stated that 55% of the responders were not interested in participating in the COG refuse and recycling program. The Board thanked Ms. Adams for a wonderful job and collecting the data. The Board agreed they would not like to consider entering into this program. Mr. Strouse stated he would like to consider this again when the next contract is up.

Mr. Carson questioned why Ms. Adams is considering adding organics when there is no where to put it? Ms. Adams stated they will be rebidding the contract in 2020 to include cart collection and organics cart collection. Ms. Adams commented that the State College Borough owns the compost facility near the GOH, Inc. site and it is not open to other haulers so if they can't bid it out to include organics collection through the hauler, they will have to work with the Centre County Recycling Center. Ms. Carson questioned why it is getting thrown into the mix when they do not have a facility lined up? Mr. Carson stated his company would be involved with organics if there was somewhere to put it.

Secretary

Mr. Strouse stated he would love to have services at a lower cost right now and that is why this needs to be brought back every 5 years. Mr. Carson commented that outside this program they do have the lowest costs.

Mr. Carson questioned whether the contract term has changed. Ms. Adams stated the MOU is now every 10 years and the contract is still every 5 years.

8. POSSIBLE MOTION TO APPROVE FY 2019 CENTRE REGION COUNCIL OF GOVERNMENTS BUDGET

Mr. Viglione stated there would be a .66% increase to Halfmoon Township.

- ***MOTION: Ms. Hartle moved to approve the FY 2019 COG budget with no comments; Mr. Strouse seconded; Vote 4-0-0; Motion Carried.***

9. POSSIBLE MOTION TO APPROVE NEW COMMUNITY CENTER'S REGULATIONS AND RESERVATION POLICY

The Board agreed they would like to hours extended from 8:00 a.m. to 10:00 p.m., need clarification on which is meeting room A & B and be more specific about keeping the doors open policy. Ms. Del Corso offered to send a chart to incorporate breaking down the fees that may be less confusing.

- ***MOTION: Mr. Strouse moved to approve the Community Center reservation and regulations policy as drafted by the Manager with the suggested updates; Ms. Spencer seconded; Vote 4-0-0; Motion Carried.***

10. POSSIBLE MOTION TO APPROVE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN HALFMOON TOWNSHIP ("THE TOWNSHIP") AND ROBERT BALLENGER

Ms. Smith explained that the Centre Region Code Agency is considering the auto garage a commercial business and therefore is requiring bathroom facilities within the structure. Mr. Piper, Township SEO, has approved a holding tank for the bathroom facilities that would set off an alarm when it needed to be pumped. This agreement requires pumping at the time the alarm sounds and a pumping receipt be turned over to the Township Office within two weeks of pumping or the Township can shut the business down until it is pumped. Mr. Ballenger has agreed to this and signed the agreement.

- ***MOTION: Mr. Strouse moved to approve the MOU between the Township and Robert Ballenger and directs the Board Chair to execute the MOU; Ms. Hartle seconded; Vote 4-0-0; Motion Carried.***

11. REQUEST BY SUPERVISOR HARTLE TO DISCUSS HANDLING OF NON-CONFORMING LOTS CREATED AFTER THE SUBDIVISION AND LAND USE ORDINANCE (SALDO) 215-16-STREETS(i)(1)(a)

Ms. Steele stated on June 10, 1999, the Township passed a SALDO Ordinance which stated no more than 16 zoning, building or sewer permits could be issued on a dead-end street. This Ordinance also stated the developer/subdivider could ask the Supervisors for a waiver of this limitation at the time of submission of their preliminary plan. This made some of the lots already created on dead end streets non-conforming and as a result the Supervisors passed Ordinance 2018-1 on 10/11/18 which allowed them to request a waiver of the 16-lot exemption or street length; they would have to show what type of fire suppression being sprinklers, cistern or hydrants and show a detailed plan of the property and private or public street involved. The present issue is lots that were created after the 1999 Ordinance located on single access streets and how to issue zoning, building and sewer permits.

Mr. Stover stated that under the MPC it does provide for waivers at the Board of Supervisors discretion. There may be situations that arise where lots are established that could request a waiver and the Board needs to decide how to address this. Mr. Stover commented that the policy should be that the landowners did not create the situation but the fire safety issue still needs to be addressed.

The Board requested Mr. Stover bring back language to address this issue.

12. MANAGER REPORT

Ms. Steele reminded the Board the 11/15/18 BOS meeting is cancelled.

Secretary

Ms. Steele stated the CRPA's Local Planner for HMT resigned and the CRPA is in the process of advertising for new candidates—in the interim Agency Director Jim May will be handling Township planning affairs.

Ms. Steele commented the PC Meetings for rest of the year have been cancelled—no business or new land development plans.

Ms. Steele stated the Open Space will be meeting on 11/14/18 to begin review of the Supervisor's priorities for the program and the Five-Year Committee's Recommendations—the hope to present their first recommendations to the Board of Supervisors in March, 2019.

The Township Solicitor, Manager, CRPA Agency Director, Zoning Administrator and Zoning Officer met to discuss the process of reviewing and revising the Township's Zoning and SALDO Codes. The Process will be Manager will be the originator. She will review and draft all zoning and SALDO Codes except for the present Village Zoning District (VZD). The VZD will be reviewed by the CRPA with good planning practices and changes recommended. Manager's drafts will then go to the Township Solicitor and Zoning Officer for review with final review by the CRPA. The hope is around April or May, 2019 to bring suggested revisions to the PC and BOS.

Manager met with PSU Sustainability who will be conducting the following:

- a. Rain garden designs at Community Center
- b. Rain garden workshop at Way's on December 1st from 3-5 open to all the public
- c. Manure management plan development for Hall Cattle Farm adjacent to Way Fruit Farm

Staff met to plan implementation and scheduling of FY 2019 budget priorities and purchases

13. NEW BUSINESS NOT ON THE AGENDA

There was no new business.

14. SUPERVISORS' REPORT

Public Services and Environmental Committee – Ms. Spencer stated there was a presentation on Penn State Greenhouse Gas Emissions Inventories. Ms. Spencer commented there may be a potential comprehensive update to the Act 537 plan to see how to massage it and make it better.

Spring Creek Watershed Committee – Ms. Spencer stated she was reminded with the small area plan that the Township must be on the forefront of different sensitive areas in that location. Ms. Steele commented that was reviewed when the Steering Committee was looking at the small area plan.

Transportation & Land Use – Ms. Spencer commented that Penn State offers e-bikes and will soon be offering e-scooters.

Ms. Spencer stated there was discussion whether development and building fees could be waived or lowered to help make more affordable housing more affordable. Ms. Spencer commented they received a “no” answer. Ms. Spencer questioned whether there could be tax write off for more of an incentive.

CCATO – Ms. Del Corso stated Mr. Zilla did a presentation on road projects in the County and they would like him to come to each municipality and provide a presentation.

COG Facilities Committee – Ms. Hartle stated she attended the COG Facilities Committee meeting and they approved the definitions and will draft a manual and look at what COG has as a whole and categorize and prioritize them.

15. ADJOURNMENT

There being no further business before the board, the meeting was adjourned at 8:10 p.m.

- ***MOTION: Ms. Spencer moved to adjourn the meeting at 8:10 p.m.; Mr. Strouse seconded; Vote 4-0-0; Motion Carried.***

Secretary