

**1. CALL TO ORDER**

Chair David Piper called the meeting to order at 7:00 p.m. (present at Community Center). Other Supervisors present were Rose Ann Hoover (present at Community Center); Patti Hartle (present at Community Center); Chuck Beck (present at Community Center) and Ron Servello (present at Community Center). Staff present were Amy Smith, Township Secretary (present at Community Center); Brett Laird, Township Treasurer (present at Community Center) and Chuck Beck, Public Works Lead (present at Community Center).

Residents & others in attendance (In-person): Ryan Hamilton, Clearwater Conservancy, Donna & Dan Hughes, Rick Spicer, Eric Norenberg, Centre Region Council of Government Executive Director.

Residents & others in attendance (Zoom): Michelle Schellberg.

**2. OPENING ANNOUNCEMENTS**

**More information is available on the website:** [www.halfmoontwp.us](http://www.halfmoontwp.us).

- This evening's meeting is being LIVE recorded on C-NET's YouTube channel.

**3. PUBLIC COMMENTS**

Ms. Hughes questioned when the kiosk would be repaired. Mr. Laird stated staff is looking into replacement costs.

**4. APPROVAL OF MINUTES**

- **MOTION: Mr. Servello moved to approve the regular meeting minutes of June 22, 2023; Ms. Hartle seconded; Vote 5-0-0; Motion Carried.**

**5. CONSENT AGENDA**

The following items listed on the Consent Agenda portion of the agenda may be approved with a single motion by a member or if a member of the public requests that an item be removed from the Consent Agenda for a question or further discussion.

a. Ratification of the Bills List for the period of 06/17/2023 to 07/07/2023 from the following funds:

- i. General Fund in the amount of \$32,971.71
- ii. Open Space Preservation Fund in the amount of \$340.00
- iii. State Highway Liquid Fuels Fund in the amount of \$231.00

b. Trick-or-Treat Night – October 31<sup>st</sup> from 6-8 p.m. with an inclement weather date of Wednesday, November 1, 2023.

- **MOTION: Mr. Servello moved to approve the consent agenda; Ms. Hoover seconded; Vote 5-0-0; Motion Carried.**

**6. SANDRA PODGURSKI OPEN SPACE PRESERVATION LEASE (PUBLIC HEARING)**

Mr. Piper opened the public hearing at 7:03 p.m. There were no citizen comments. Mr. Piper closed the public hearing at 7:04 p.m.

Mr. Servello stated he does not have concerns with purchasing permanent easements but does have a concern with adding more properties to the program. Mr. Servello commented that every time you add property to the program it moves current lease properties further away from permanent easement purchases. Mr. Servello stated that there are alternatives to protecting open space.

Ms. Hartle stated this property is a high priority property and has rated high on the land rating scale. Ms. Hartle commented there are funds to add this property and provide the advance payment request. Ms. Hartle stated it is not realistic to think everyone is interested in permanently preserving their property.

Mr. Piper stated he was impressed with Mr. Moyers presentation at the Open Space Preservation Board meeting, and it showed the program was in good financial shape.

## 7. SANDRA PODGURSKI OPEN SPACE PRESERVATION LEASE RESOLUTIONS

- **MOTION:** *Ms. Hartle moved to approve Resolution 2023-18; A Resolution of the Township of Halfmoon, Centre County, Pennsylvania pursuant to the Open Space Preservation – Conservation Lease Agreement between Halfmoon Township and Sandra P. Peters now known as Sandra Podgurski, held on property 17-4-31B; Mr. Beck seconded; Vote 4-1-0; Mr. Piper, yea; Mr. Beck, yea; Ms. Hartle, yea; Ms. Hoover, yea; Mr. Servello, nay; No abstentions; Motion Carried.*
- **MOTION:** *Ms. Hartle moved to approve Resolution 2023-19; A Resolution of the Township of Halfmoon, Centre County, Pennsylvania pursuant to the Open Space Preservation – Memorandum of Lease between Halfmoon Township and Sandra P. Peters now known as Sandra Podgurski, held on property 17-4-31B; Mr. Beck seconded; Vote 5-0-0; Motion Carried.*
- **MOTION:** *Ms. Hartle moved to approve Resolution 2023-20; A Resolution of the Township of Halfmoon, Centre County, Pennsylvania pursuant to the Open Space Preservation – Amendment of Conservation Agreement between Halfmoon Township and Sandra P. Peters now known as Sandra Podgurski, held on property 17-4-31B; Mr. Beck seconded; Ms. Hoover stated she did not agree with providing advanced payments and if property owners were interested in preserving their properties they should do so without receiving incentives; Mr. Servello requested an explanation on how the advance payment is applied to the lease; Ms. Smith explained that the advance payment comes off the back end of the lease so the property owner would not get any payments for the last ten years of the lease; Mr. Laird explained that the landowner would receive the advance payment and continue to receive annual payments until the last ten years of the lease; Vote 3-2-0; Mr. Piper, yea; Mr. Beck, yea; Ms. Hartle, yea; Mr. Servello, nay; Ms. Hoover, nay; No abstentions; Motion Carried.*

## 8. CLEARWATER CONSERVATION FUNDING REQUEST

Mr. Hamilton stated Clearwater Conservancy is requesting that the board commit \$26,500 toward the permanent easement purchase of 53 acres of woodland on the Joanne Fisher property. Mr. Hamilton commented that they would use this commitment to seek other funding for this project.

- **MOTION:** *Mr. Servello moved to commit \$26,500 to Clearwater Conservancy for the permanent easement purchase of 53 wooded acres; Ms. Hoover seconded; Vote 5-0-0; Motion Carried.*

## 9. CENTRE REGION COG PROGRAM PLAN

Ms. Hartle stated she was not in consensus of the comments. Ms. Hartle stated the board can't expect an agency not to pay their employees fair market value and have them work on items they are not qualified to do. Ms. Hartle added that employees won't stay long term and there will be turnover. Ms. Hartle stated she is not sure the board looked at the justifications or thought about this long term. Ms. Hartle commented that there were a few things that could be scaled back but overall, she was fine with what was being proposed.

Ms. Hoover stated she sat on the Human Resources Committee and has been working with this for nearly a year. Ms. Hoover stated she expressed concerns when the compensation package was finalized and released. Ms. Hoover commented that there was not adequate time to review the 113-page compensation package prior to the Human Resource Committee meeting but she did review it. Ms. Hoover commented that in some cases some employees were getting \$15,000 raises from what they are currently making, and this would be implemented in November and then they would receive a raise in January. Ms. Hoover stated she shared some other ideas at the Human Resources Committee, but the motion was made to accept the report with comments. Ms. Hoover commented that if what she says on behalf of Halfmoon Township means nothing, then she is wasting her time.

Mr. Servello stated he read through the program plan, classification and compensation study and capital improvement plan. Mr. Servello commented that he serves on the Finance Committee & Executive Committee, and this has been discussed over and over so he understands what it says and made comments based on what he saw. Mr. Servello stated the classification and compensation study is very similar to the Penn State University. Mr. Servello stated he was concerned with the market that was used and that there was no input from the elected officials when this was being developed. Mr. Servello added that the employees knew what was in this study prior

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to the elected officials. Mr. Servello stated there are 14 new positions being proposed and this study applies to every position. Mr. Servello commented that there is a significant increase to the size, scope and costs of the Centre Region COG and they have lost sight of the purpose of the COG in terms of meeting needs. Mr. Servello added he saw no justification for the new positions.

- **MOTION:** *Mr. Servello moved to approve the comments as proposed in the municipal comment guide; Ms. Hoover seconded; Vote 4-1-0; Mr. Servello, yea; Mr. Piper, yea; Mr. Beck, yea; Ms. Hoover, yea; Ms. Hartle, nay; No abstentions; Motion Carried.*

**10. DIVERSITY, EQUITY & INCLUSION**

There was no report.

**11. ADJOURNMENT**

There being no further business before the board, the regular meeting was adjourned at 7:36 p.m.

- **MOTION:** *Mr. Servello moved to adjourn the meeting at 7:36 p.m.; Mr. Beck seconded; Vote 5-0-0; Motion Carried.*

Respectfully submitted,



Amy M. Smith,  
Township Secretary

