

HALFMOON TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES

FEBRUARY 19TH, 2026
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1. **CALL TO ORDER**

Chair Patti Hartle called the meeting to order at 7:00 p.m. (present at the Community Center). Supervisors present were Tammy Perkins (present at the Community Center); Bruce Helms (present at the Community Center); Ron Servello (by Zoom) and Lorin Nauman (by Zoom). Staff present were Amy Smith, Township Secretary (present at the Community Center); Brett Laird, Treasurer (present at the Community Center) and Chuck Beck, Roadmaster (present at Community Center).

Residents & others in attendance: Michelle Schellberg; Tom Levine; Erin McCaulley, McNees Wallace & Nurick LLC; Mark Maloney, Half Moon Acres; Cliff Neal; PMEMS; Rose Ann Hoover; Luci Palaccos; Olivia Warren.

Zoom attendance: Karen Miller & Jose Lawson.

2. **PUBLIC COMMENTS**

Cliff Neal from Port Matilda EMS reminded the community that the agency depends on membership support to remain operational. About 20% of residents in the coverage area currently return memberships, which is above the statewide average of 13–14%, but increased participation is still needed to ensure financial stability and adequate staffing.

Membership provides important benefits, including coverage of ambulance costs beyond insurance and access to free training classes such as First Aid and CPR. The EMS recently received a \$15,000 Fire Commissioner's Grant, but grant funding is not guaranteed each year and cannot be used to pay staff salaries. Staffing remains the greatest challenge, as many EMS services across Pennsylvania have closed due to volunteer shortages and payroll limitations.

Insurance reimbursement practices can also create financial strain when payments are sent to patients instead of directly to EMS. Meanwhile, the non-emergency transport van service has shown improvement, with increased runs and the potential for a new contract, contributing positively to the agency's long-term sustainability.

3. **REPORTS**

Open Space Preservation Board

Ms. Hartle stated Mr. Laird reviewed the forecasting spreadsheet, explained how the input data was determined, and presented five-, ten-, and fifteen-year forecast models, along with a scenario showing projections if no permanent preservation efforts were pursued. After discussion, the board agreed that the ten-year forecast model is the most practical baseline to use as we evaluate potential properties for preservation.

The meeting primarily focused on reviewing these projections. There was also brief discussion about overall strategy, with plans to refine that further next month and into the coming year. The board concluded by reviewing the current status of properties in the pipeline and channel.

Executive Committee

Ms. Hartle stated members approved adding a Black History Month proclamation and the purchase of a V-plow for the Alpha Fire Company to the February General Forum agenda.

They also approved sending the Meek's Lane Pump Station special study and its recommended Alternative D to the March General Forum following the 30-day public comment period. If approved there, it will move to the municipalities for final approval.

Finance Committee

Ms. Perkins stated she was unable to attend the Finance Committee meeting but spoke with the committee beforehand. They are finalizing the fund balance policies to send to the General Forum.

Upper Bald Eagle Halfmoon COG (UBEH COG)

Ms. Perkins stated the Upper Bald Eagle Halfmoon COG met briefly two weeks ago, mainly to discuss early-year budget matters. Ms. Perkins reported that the Port Matilda EMS was noted as being short-staffed but continuing to do its best, which is appreciated. Ms. Perkins added that she also learned that EMS and the Fire Company worked together to save a life over New Year's, and they deserve recognition for that effort. The Fire Company banquet will be held April 18, where top volunteers from each municipality are expected to be recognized. There was no further discussion on the funding formula, as the townships are still holding their meetings and votes. The borough and Houston have met and approved the funding formula, so it is expected to return to UBEH COG in the next couple of months.

Public Safety Committee

Mr. Helms reported that three Board of Appeals members were nominated for reelection and forwarded to the COG General Forum. The \$7,575 V-plow purchase from Valley Truck was noted.

The committee also discussed Penn State's Winter Weekend, including the 54,000-person outdoor hockey game against Michigan State. Lessons from crowd management, parking, and shuttles will help guide future non-football event planning at the stadium.

CCMPO Technical Committee

Mr. Helms stated the highlights included a consent agenda with reports and minutes from the previous meeting. Kevin James, SCAC Project Manager, updated the committee on the \$250 million Connector Project, including a 30-day public comment period through April and May, and a \$36 million transit component.

Mr. Helms added that Mr. Saylor presented the annual committee work plan status, updating ongoing projects from the 2023 strategic plan. Marcella Hoffman shared updates on roughly \$11 million in projects, with \$1.6 million awarded in grants and \$9.1 million pending for safety, resilience, and technology initiatives.

The committee unanimously approved a \$360,000 engineering study for a truck pull-off on the downhill side of the Port Mountain Top Route 322. There was also a lengthy discussion about restructuring the technical committee to reduce voting members from eighteen.

Two upcoming events were announced: an MPO 101 session for new members and regional partners on Monday, March 16, and the first-ever transportation grant workshop on Monday, March 30, which will cover competitive applications, project alignment, and realistic budgeting.

Land Use and Community Infrastructure Committee (LUCI)

Mr. Nauman reported that HRG Engineering presented the Meeks Lane Pump Station upgrade, focusing on a single pump station with gravity flow to limit backup infrastructure.

Penn State proposed a 60-acre ARL expansion at Innovation Park, requesting a growth boundary extension and sewer service from UAJA. The committee postponed a recommendation, pending more information and will review it in March.

The meeting also covered regional sustainability trends and a review of lands within the growth boundary, noting 1,598 acres of vacant land for potential development of 7,300 units.

Mr. Servello questioned whether the Meeks Lane pump station upgrades include capacity increases for Halfmoon Township. Mr. Nauman confirmed that the current plan does not include any growth for Halfmoon Township.

Spring Creek Watershed Commission

Mr. Nauman reported the meeting was a reorganizational session with a presentation for three new board members.

Last year's cleanup was highly effective, removing thousands of pounds of trash.

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The 2026 project at Tudek Park will focus on a regenerative stormwater initiative, with grants from Fish and Boat and other contributors. The project aims to restore a deteriorated stream, install water diversion and calming structures, and reduce stormwater impacts.

Key upcoming events include the third annual watershed event on April 2 and a watershed cleanup on April 18 from 8 a.m. to 12 p.m. The next board meeting is scheduled for March 18.

4. **CONSENT AGENDA**

Mr. Servello requested that CA-3 be pulled from the agenda and voted on separately.

CA-1 Approval of Minutes

Board of Supervisors Organizational Meeting January 15, 2026 (enclosed)

Approval of this item accepts & files the listed minutes of the previous meeting.

CA-2 January 2026 Bills List

January 2026 Bills List (enclosed)

Approval of this item accepts & files the enclosed bills list.

CA-3-Appointment of Daniel E. Truax as a Seasonal Public Works Laborer

Appointment of Daniel E. Truax at \$20.00/hour for a maximum of 256 hours in 2026.

- ***MOTION: Mr. Helms moved to approve the items CA-1 and CA-2 as listed on February 19, 2026, Consent Agenda; Ms. Perkins seconded; Vote 5-0-0; Motion Carried.***

Mr. Servello stated he had concern whether Mr. Truax would be reliably available. Mr. Beck noted that Mr. Truax works for Warriors Mark Township but is willing to help with traffic control and small projects. Mr. Beck added that he does not depend on Mr. Truax for core work.

- ***MOTION: Ms. Perkins moved to approve the items CA-3 as listed on January 15, 2026, Consent Agenda; Mr. Helms seconded; Vote 5-0-0; Motion Carried.***

5. **2025-05 HOUTZ STORAGE LAND DEVELOPMENT PLAN**

This land development plan proposes the expansion of Houtz Self Storage to include six additional storage buildings. The plan also shows an attached unit intended for office use, including a public restroom and space for the site manager and support staff as needed for the operation and maintenance of the facility. Previous septic testing was completed in 2020. The proposed building coverage will encompass approximately 1.38 acres of the 12.97-acre lot. Landscaping, erosion and sedimentation control, riparian buffer, and lighting plans have been designed and are included as part of the submission.

A waiver has been requested from the Subdivision and Land Development Ordinance, Section 215-8, to permit consolidation of the preliminary and final plan submission and review processes into a single final plan submission and review.

The Planning Commission approved the waiver request and conditionally approved the plan contingent upon approval of the Erosion & Soil Plan and NPDES permit by the Centre County Conservation District and the resolution of all outstanding staff comments.

Ms. Hartle opened public comments. There were no public comments.

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- **MOTION:** *Ms. Perkins moved to approve the waiver request to permit consolidation of the preliminary and final plan submission and review processes into a single final plan submission and review; Mr. Helms seconded.*

Ms. Perkins questioned whether there was a lighting plan.

Mr. Levine stated additional lighting will be included with the new buildings, but the plan includes shields to control light direction and reduce pollution. The lighting will generally be motion-activated, and no new lights will be left on full-time beyond one or two existing ones.

Action: *Vote 5-0-0; Motion Carried.*

- **MOTION:** *Mr. Servello moved to approve the Houtz Self Storage Land Development Plan with the following conditions: approval of the Erosion & Soil Plan and NPDES permit by the Centre County Conservation District and the resolution of all outstanding staff comments; Ms. Perkins seconded.*

Ms. Hartle opened public comments. There were no public comments.

Action: *Vote 5-0-0; Motion Carried.*

6. **RESOLUTION 2026-12 HALF MOON ACRES COMPONENT 3 SEWAGE PLANNING MODULE**

A Component 3 Sewage Facilities Planning Module, prepared in accordance with the Pennsylvania Sewage Facilities Act (Act 537) and applicable PA Department of Environmental Protection (DEP) regulations, is required for a proposed subdivision that will be served by new sewage collection, conveyance, or treatment facilities. Half Moon Acres proposes to be served by an on-lot membrane bioreactor (MBR) sewage treatment facility. Approval of the Component 3 Sewage Facilities Planning Module by the Township must be granted by Resolution and submitted to PA DEP for review and action. Final approval of the Sewage Facilities Planning Module is issued by PA DEP. Approval of the Sewage Facilities Planning Module does not constitute approval of the proposed subdivision plan under the Pennsylvania Municipalities Planning Code, which remains subject to separate review and approval.

- **MOTION:** *Ms. Perkins moved to approve Resolution 2026-12; to forward the Component 3 Sewage Planning Module for submission to the Department of Environmental Protection (DEP) for review; Mr. Helms seconded.*

Ms. Hartle opened public comments. There were no public comments.

Action: *Vote 5-0-0; Motion Carried.*

7. **APPOINT REPRESENTATIVE TO CENTRE AREA CABLE CONSORTIUM (CACC)**

The Centre Area Cable Consortium (CACC) is a consortium of participating municipalities in Centre County formed for the purpose of negotiating and administering cable television franchise agreements with cable operators, including Comcast (Xfinity). These franchise agreements establish the franchise fees payable to the municipalities and set forth customer service standards, service quality requirements, and provisions to protect public rights-of-way and other public assets.

The franchise agreements also provide for the availability and operation of Public, Educational, and Government (PEG) access channels, locally known as C-NET. Franchise fee revenues received by the municipalities are used, in part, to fund C-NET membership dues. In addition, PEG fees collected under the franchise agreements are passed through to C-NET and are used exclusively for eligible capital expenditures in support of PEG access facilities and equipment.

Mr. Servello volunteered to serve on this committee.

- **MOTION: Ms. Perkins moved to appoint Ron Servello to serve as the Centre Area Cable Consortium Representative; Ms. Hartle seconded; Vote 5-0-0; Motion Carried.**

8. OPEN SPACE PRESERVATION PROGRAM FUNDING REQUEST FOR SOLICITOR SERVICES

Ms. Hartle stated the Open Space Board is seeking permission to use Open Space Fund money for legal advice and documentation to ensure that advanced lease payments from partner agencies are properly recouped when the properties close at settlement. Ms. Hartle stated this documentation is not currently in place.

- **MOTION: Ms. Perkins moved to approve the request to spend Open Space Preservation Program Funds and direct the Solicitor prepare a legally binding repayment agreement; Mr. Nauman seconded.**

Ms. Hartle opened public comments. There were no public comments.

Mr. Servello asked if a process was already in place. Ms. Hartle explained that this work is new, as earlier properties like Joanne Fisher's didn't involve advance payments. The current properties— Gray's and the Digman's—did receive advance payments, so legal agreements and possibly a lien are needed to ensure funds are recouped at settlement.

Action: Vote 5-0-0; Motion Carried.

9. STRATEGIC PLAN PROPOSAL APPROVAL

The Board of Supervisors approved and directed staff to seek a proposal from Mr. David Pribulka to facilitate a 2026 strategic planning work session. Mr. Pribulka submitted a proposal offering an à la carte approach, which includes development of a comprehensive project work plan and timeline, as well as preparation of agendas, materials, and meeting summaries. The proposal also includes conducting structured interviews with members of the Board of Supervisors and staff to identify strategic priorities and achievable goals, objectives, and initiatives. Mr. Pribulka will develop and ensure the strategic plan reflects policy direction, organizational capacity, and long-term sustainability, and will develop an implementation roadmap identifying responsible parties, phasing, timelines, and key milestones.

Ms. Hartle stated that it's been going on five years since strategic planning was completed. We have a proposal submitted by Mr. Pribulka, who has done two previous sessions for us. A request was sent out for a proposal, and he sent us a detailed proposal back.

Ms. Hartle opened public comments. There were no public comments.

The township's strategic planning process was discussed. The \$10,000 cost was confirmed to come from encumbered funds and is sufficient.

While the proposal excludes public participation, meetings will be open to residents, and draft plans will be presented for feedback. Supervisors emphasized discussing points collectively, not just individually. An all-day session will allow group review and prioritization, and the final plan will guide agenda items over the next one to five years, with multiple opportunities for public input.

- **MOTION: Ms. Perkins moved to approve the proposal provided by Mr. David Pribulka not to exceed \$10,000.00; Mr. Nauman seconded.**

Action: Vote 5-0-0; Motion Carried.

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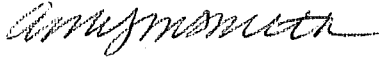
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10. ADJOURNMENT

There being no further business before the board, the organization meeting was adjourned at 7:46 p.m.

- **MOTION: Ms. Perkins moved to adjourn the meeting at 7:46 p.m.; Mr. Helms seconded; Vote 5-0-0; Motion Carried.**

Respectfully Submitted,



Amy M. Smith, Township Secretary

