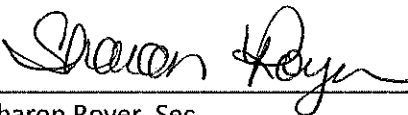


Benner Township Supervisors
Public Hearing on Proposed Revisions on the Burning Ordinance
Ordinance 138
November 7, 2022

The public hearing on proposed Ordinance 138 was called to order at 7:00 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Gene Stocker, John Elnitski, Dave Palmer, Eric Norenberg, Allen Strouse, Treva Strouse, Carly Davis, Elliot Hair, Matt Virgin, Olivia, Brian Dunn, Thomas Eby, Chris Haak, Mr. Musser, Ken Schindler, Sue Rockey, John Kostas, Shelly Mato, Sharon Royer and Rod Beard.

Mr. Beard noted that Ordinance 138 amends the existing Ordinance 57, the current Ordinance dealing with burning in the Township. It was noted that due to the Township applying for funds from DEP to purchase a new one person leaf machine it is necessary that our ordinance be amended to prohibit the burning of leaves since the machine will be used for that purpose. It was noted that if this grant is awarded it will allow leaf collection times to be extended since this is the only thing this machine will be used for. No comments were received.

The hearing was closed at 7:05 p.m.


Sharon Royer, Sec.

Benner Township Supervisors
November 7, 2022

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:06 p.m. by the Chairman, Randy Moyer with members Larry Lingle and Tom Moyer present. Also in attendance were Gene Stocker, John Elnitski, Dave Palmer, Eric Norenberg, Allen Strouse, Treva Strouse, Carly Davis, Elliot Hair, Matt Virgin, Olivia, Brian Dunn, Thomas Eby, Chris Haak, Mr. Musser, Ken Schindler, Sue Rockey, John Kostas, Shelly Mato, Sharon Royer and Rod Beard.

PERSONS TO ADDRESS THE BOARD

Kenneth Schindler: Mr. Schindler noted that he would address the Board at a future meeting.

Shelly Mato: Ms. Mato and Mr. Norenberg, Executive Director of COG, were present to review the current and future contract of the Centre Region's Garbage which Benner Township has been participating in. It was noted that for the first time since 1991 the rates will be above the \$20.50 per month 1991 rate that residents were paying for trash collection. It was noted that with CNG fuel prices increasing, recycling rates increasing \$2.55 per month as well as the tipping fees at the Centre County Solid Waste Authority increasing, rates are tentatively raising from \$16.58 to \$19.38 for low usage and \$20.19 to \$23.38 for the 8 bag limit per week. Ms. Mato noted that the current contract expires March 2025. It was noted that she will begin on putting together bid documents in 2023 for an April 2024 award date. Ms. Mato mentioned that a resident survey will be conducted January – April and that they are encouraging customers to complete it. Several alternatives are being discussed for the upcoming bid. One of the considerations would be carts that can be picked up by the truck without the driver having to leave his truck. The carts could be different sizes and the cost could be based on the size of cart the customer desires to have. Bulk pick up is another topic that is being looked at. Ms. Mato noted that bulk pick up is very expensive. A large amount of extra staff is needed to conduct this event. One option being looked at is having more frequent bulk pick-ups throughout the year so that it isn't such a burden the two weeks a year when it is held or to pay for the bulk pick up service as needed instead of it being included in the monthly bill. Door service may also be looked at perhaps only for those with safety concerns and not just for convenience. Mr. Elnitski noted that he was a Supervisor when it was decided to

join the contract and the bulk pickup was a major item in making that decision. It was noted that organics is another item that may be looked at. Ms. Mato thanked the Board for allowing the time for the update and noted that she will be reaching out with the survey and methods to complete it soon.

Chris Haak/Mike Musser/Sue Rockey: Nittany Valley Joint Recreation Authority: Mr. Haak presented the Board the 2021 Financial Audit of the Authority. Mr. Haak explained that Spring Township has asked that an updated fair share agreement be made. Changes made in the new updated agreement include: 1) Fair share reflects both Authority costs and Kepler pool costs (Authority was created after the original agreement went into effect.) 2) It mentions that it is the Authority's mission to operate Kepler pool and to try to make it be self-sustaining in the future 3)Funding methods can be revisited as long as all 4 member municipalities are in agreement 4)The agreement states that it is for 2 years and will be reconsidered every two years.

It was also discussed that invoices for the fair share agreement would be moved to the 1st quarter of each year instead of the 4th quarter.

Mr. Haak noted that currently 2.17 million of the 3.5 million budget has been secured. They are currently waiting for an acknowledgement on one last grant that was applied for and that should be later this month. After finding out the status of the last grant, the non-profit that was established will start on fund raising efforts to make up any differences needed. Mr. Haak noted that within the next couple of months the Authority plans on holding an open house for the public to share the plans for the pool and the upgrades. He noted that they plan on going out for bids early 2023 with the hopes that they will have the pool open for at least part of the 2023 season. Other parts of the renovation will happen after the pool closes for the season.

SunCapp Re: Bellefonte Warehouse Land Development: Brian Dunn of SunCapp Property Group introduced the team that has been working on the Bellefonte Warehouse project. Mr. Dunn noted that three lots in the Benner Commerce Park will be combined for a total of 103 acres for the warehouse project. He noted that they will not acquire the 10 acre lot in the center of the parcel that they plan to consolidate as it is for stormwater containment for the park. Mr. Dunn noted what is being proposed is a one million square foot warehouse and distribution facility. The facility will have 929 vehicle parking spaces and 394 truck parking spaces. The facility will start out having two shifts with approximately 340 people working per shift not including the truck drivers who will be delivering the products to the warehouse. Mr. Dunn noted that the plan has received unanimous approval from the Centre County Planning Commission, the Benner Township Planning Commission, the Benner Commerce Park Association and are in the final stages of approval from PennDot and Benner Township's Traffic Engineers on the traffic improvements. Mr. Dunn noted that they have an aggressive schedule and hope to have shovels in the ground the first quarter of 2023. Mr. Dunn noted that everything has been going smoothly. It was noted that this warehouse will be used for e-commerce. Mr. Randy Moyer moved to approve this project conditionally based upon all necessary approvals being acquired. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

Harvest Meadows Phase 1 Surety: Mr. Dave Palmer from Berks Homes was present with the surety package for Phase 1 of Harvest Meadows. Mrs. Royer noted that the agreements and bond has been reviewed by Mr. Beard, the County and Don Franson. The surety bond for Phase 1 of Harvest Meadow is in the amount of \$3,624,413.32. Mr. R. Moyer moved to approve the surety agreement for Phase 1 of Harvest Meadows. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

Harvest Meadows Phase 1 Plan: With surety being posted, Mr. R. Moyer moved to approve the Phase 1 Harvest Meadows Plan. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes

Mr. Lingle – yes

Mr. R. Moyer – yes

MINUTES

The minutes of October 2, 2022, were presented to the Board for their review and comments. Mr. R. Moyer moved to approve the minutes as presented. Mr. T. Moyer seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – abstain Mr. R. Moyer – yes

BILLS

The bills of November 7, 2022, were presented to the Board for their review and approval. Mr. R. Moyer moved to approve the bills in the amount of \$118,679.04. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

NEW BUSINESS

ReZoning Request of TD2, LLC: Mrs. Royer noted that a rezoning request has been received from TD2, LLC seeking that his parcel at 116 Paradise Road containing 1.72 acres be rezoned from Ag to Commercial. It was noted that this property is right across the street from where the new Giant Food Store is located. Mr. R. Moyer moved to accept this application and start the hearing/review process. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Burning Ordinance 138: Ordinance 138, the revision to the current Ordinance 57 Regulating burning in the Township was presented to the Board for consideration. Mr. R. Moyer moved to adopt Ordinance 138. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Steven Bair Retirement: The Board is in receipt of a letter from Ted Gabriel seeking a letter or Certificate to honor the long time Fire Director at the Centre Region. The Board asked Mrs. Royer to prepare something.

Dubin/Witmer Subdivision Replot: The Board was in receipt of the Dubin/Witmer Subdivision/Replot Plan. It was noted that this plan was shown to the Board previously. The Board noted that they did not have any comments on the plan.

Benner Township Water Authority Letter of Support: It was noted that the Benner Township Water Authority is applying for two different grants and are asking the Board for letters of support to include with their submissions. Mr. R. Moyer moved to provide letters of support to the Water Authority. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

C-NET Proposal for Service: The Board is in receipt of a proposal for C-NET services for their public meetings. The Board indicated that they are not interested in this service.

Breon's Lane Road Bonding: It was noted that BJ Thomas is planning on having Renno Brothers Lumber do some timbering on her property and therefore needs to post a bond for Breon's Lane for excess road usage for the logging trucks. Mr. R. Moyer moved to approve Road Bond 22-01 in the amount of \$5,875.00. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

Tentative 2023 Budget: Mr. R. Moyer moved to tentatively adopt the Township's 2023 and advertise it for public comment and adoption at the Board's December meeting. Mr. Lingle seconded the motion.

Vote: Mr. T. Moyer – yes Mr. Lingle – yes Mr. R. Moyer – yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

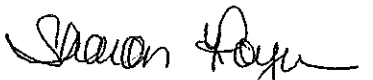
1. SBWJA Minutes - September 26, 2022 & October 10, 2022
2. Benner Township Water Authority Minutes of September 20, 2022
3. Benner Township Water Authority Key Points
4. Centre County Planning Commission Letters
 - a) Cascade Time review waiver
 - b) Time Extension Benner Pike Hotel
 - c) Commencement with construction Village of Nittany Glen Phase VI
 - d) Commencement with construction Harvest Meadows Phase I
 - e) Comments RE: Witmer/Dubin plan
5. Engineering Review Comments
 - a) Franson – Benner Pike Hotel
 - b) McCormick Taylor – Benner Pike Hotel
 - c) Franson – Greater Buffalo Run Valley UMC
 - d) Franson - Harvest Meadows Phase I
6. Centre County Conservation District
 - a) NPDES Approval Benner Pike Hotel
7. DEP Letters
 - a) Water Obstruction & encroachment inspection report Berks @ Nittany Glen
8. PennDot Review Letters
 - a) Bellefonte Warehouse TIS
 - b) Harvest Meadows HOP
9. Shiloh Road Sewer Extension Act 14, 67, 68, 127 Notifications
10. NVJRA 2021 audit report
11. Boggs Township zoning changes
12. SBWJA Act 537 Review
13. Letter from Centre County Recycling & Refuse Authority Re: price increases
14. DEP PFAS Update and Frequently Asked Questions

John Kostas: Mr. Kostas questioned if the group here tonight wasn't proposing that project before. It was noted that they were and then a change in management happened so the project was put on hold to reevaluate all future projects before they proceeded.

John Elnitski: Mr. Elnitski asked the Board to keep up on the garbage contract to make sure that the bulk pick ups don't go away.

ADJOURNMENT

The meeting was adjourned the time being 7:55 p.m.


Sharon Royer, Secretary