

**Benner Township Supervisors  
September 3, 2015**

The regularly scheduled meeting of the Benner Township Supervisors was called to order at 7:00 p.m. by the Chairman, David Wise with member Randy Moyer present. Mr. Capriani was absent. Also in attendance were Don Franson, Dennis O’Leary, Chris Anderson, Edward Galus, Shirley Gryczuk, Stan Serafin, Michael MacNomara, Tom Moyer and Sharon Royer.

**PERSONS TO ADDRESS THE BOARD**

Michael MacNomara/Stan Serafin Re: Restek Fitness Center: Mr. MacNomara was present to present the Board with the Restek Fitness Center Plans. He noted that he has addressed the comments of both the Zoning Officer and the Township Engineer. He also noted that he has made several pre-submission submissions with the County and feels that all of the County’s comments that they have received to date have also been addressed. They noted that the plan shows that they would like to install a concrete walkway through their property on to the Township Right of Way as a number of their employees frequently walk to Sheetz. Mr. Franson noted that he would like to see a 2 panel detection warning strip installed at the end. Mr. MacNomara asked that Mr. Franson write a letter to the County stating that with the addition of the warning strip, that the Township’s comments have been addressed. Mr. Serafin noted that it is their hope to receive the County’s commencement with construction letter a day or two after the County’s meeting so that they can begin construction.

**MINUTES**

The minutes of August 3, 2015, were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Wise seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

**BILLS**

The bills of September 3, 2015, were presented to the Board for their review and approval. Mr. Wise moved to approve the bills as presented. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

**ZONING OFFICER’S REPORT**

Mr. Anderson reported on the following:

    \*The Zoning Hearing Board met on a Variance request for the Hartman Agency, which was granted.

    \*The draft Zoning Ordinance draft has now been formatted. He noted that the Planning Commission subcommittee will now begin on working their way through the language.

    \*The Powell’s are asking for a time extension until November 2<sup>nd</sup> to work on addressing the additional conditions that are outlined in Ordinance 125 concerning stormwater and their driveway.

**ENGINEER’S REPORT**

Mr. Franson reported on the following:

    \*Copies of the Phase I study completed by Rue Environmental LLC on the Spring Canyon Trail project have been received. Mr. Franson noted that due to the study results one area of the proposed project will need to be shifted slightly and in this area the trail won’t be able to be ADA accessible. He noted that he will follow up with DCNR regarding this issue.

**ROAD SUPERINTENDENT’S REPORT**

Mr. O’Leary reported on the following:

\*The tar and chipped area has been increased with left over budget funds. It was noted that more work will be done on Barn's Lane.

\*It was noted that the cost estimate for the guiderails to be replaced and/or added on various roads is \$16,900 and that this work will be done yet this year.

\*The Dirt and Gravel Road projects will be advertised but won't be awarded until the various approvals and permits are received back. Mr. Moyer moved to place the dirt and gravel road projects out for bid. Mr. Wise seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

\*Mr. O'Leary noted that two remaining smaller tools that are needed for the road crew are a wire wheel edger at the cost of approximately \$1,100 and a new Wacker Plate Compactor for approximately \$2,400. These items fall within the 2015 budget.

\*Mahindra Tractor update - It was found that the cylinders in the tractor were bad. They were found to be scored. A new engine is being placed in the tractor by the manufacturer at the cost of approximately \$13,000.

### **COMMITTEE REPORTS**

Mr. Wise gave a brief report of the workshop that was held at before the Spring Benner Walker Joint Authority meeting regarding the Bellefonte Treatment Plant proposed upgrades.

### **NEW BUSINESS**

Surety Reduction/Renewal for the Glenn at Paradise Hills WEST: The Board is in receipt of a request of the developers of the Glenn at Paradise Hills WEST to reduce their surety from Reliance Bank from \$220,746.90 to \$50,041.00. This amount has been reviewed by the Township's Engineer and was found to be acceptable. Mr. Moyer moved to approve this new surety reduction/extension for an additional year. Mr. Wise seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

Resolution 15-3: The Board had Resolution 15-3 presented to them for the approval/request for the release of funds from the approved/awarded County Aid for 2015 in the amount of \$18,070.00. Mr. Wise moved to approve Resolution 15-3. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

CATA Agreement 2015/2016: The CATA Local Match for state operating financial assistance agreement was presented for the Board's review and approval. It was noted that CATA is requesting \$4,253.00 to match state funds in the Fiscal Year 2015-2016. Mr. Moyer moved to approve Resolution 15-4 agreeing to contribute \$4,253.00 to CATA for the 2015/2016 fiscal year. Mr. Wise seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

Deed of Dedication Teasel Way: Resolution 15-5 was presented to the Board seeking approval for the acceptance of Teasel Way as a township road. It was noted that the Engineer and Road Superintendent has inspected the road and has found it acceptable. The 18 month maintenance bond has also been received. Mr. Wise moved to approve and accept Resolution 15-5 for the acceptance of Teasel Way. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

Village of Nittany Glen Rezoning Request: The Board was in receipt of an application from the Village of Nittany Glen seeking to have the front section of their development rezoned from Mobile Home Park to

R-2. The Board asked that this request be forwarded on to the Nittany Valley Regional Planning Commission and the Township's Planning Commission for their review and comments.

Grove Park Phase III Surety Extension: The Board was in receipt of a surety renewal request from the developer of Grove Park Phase III in the amount of \$89,150.66. It was noted that the Township Engineer has review this and found this amount to be acceptable. Mr. Moyer moved to accept the surety renewal agreement in the amount of \$89,150.66 from Kish Bank. Mr. Wise seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

CATA Strategic Plan: Mrs. Royer noted that she was contacted by CATA and was to see if the Board of Supervisors wished to have a presentation by CATA on their proposed Strategic Plan. The Board indicated that they did not.

Freebird Partners MOU: Mr. Wise moved to approve the County's standard Memorandum of Understanding for Freebird Partners for their land development plan. Mr. Moyer seconded the motion.

Vote: Mr. Capriani – absent                      Mr. Moyer – yes                      Mr. Wise – yes

Cleaning of Municipal Building: Mrs. Royer noted that she received a phone call from Tami Jabco indicating that she no longer has the time to clean the township building, but noted that her mother, MaryAnn Hockenberry is interested in taking over for her. Mrs. Royer noted that the office has also been approached by Korena DeFurio of her interest in cleaning the township offices. Mr. Moyer suggested allowing Mrs. Hockenberry a chance since she just lives next door and is recently unemployed.

#### **CORRESPONDENCE**

The Board acknowledged the following correspondence:

1. Nittany Valley Joint Recreation Authority Minutes – 2<sup>nd</sup> Quarter 2015
2. SBWJA Minutes – July 27, 2015 & August 10, 2015
3. Centre County Planning Commission
  - a. Time Extension – Village of Nittany Glen Phase III B.1
  - b. Time Extension – Yeagle's Moving & Storage
4. Benner Township Water Authority Minutes – May, 19, 2015
5. Copy of letter from Bellefonte Borough to SBWJA – Dated 8/5/15
6. Franson Engineering Comment Letters
  - a. Restek Fitness Center Land Development Plan
  - b. Centre County Airport Authority Cross Winds Parking Lot
  - c. Powell Conditional Use
7. Copy of letter SBWJA sent to Bellefonte Borough RE: Plant upgrade

#### **ADJOURNMENT**

The meeting was adjourned the time being 7:46 p.m.

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Sharon Royer, Secretary