

Benner Township Supervisors

September 4, 2014

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 7:00 p.m. by the Chairman, David Wise with members Randy Moyer and Mark Capriani present. Also in attendance were Sgt. Douglas Clark, Ed Galus, Gerald Rogers, Tim Miller, G. F. Clair, Dennis O'Leary, Don Franson, Lindsay Schoch and Sharon Royer.

PERSONS TO ADDRESS THE BOARD

Sgt. Douglas Clark – PA State Police: Sgt. Clark was present to give his yearly report. He reported that they have answered 325 calls in the past two months. Out of those calls there were 7 DUI arrests, and 13 Drug arrests. He noted that many of the calls are responses to SCI Rockview, SCI Benner, County Jail and the Youth Detention Center. Sgt. Clark also noted that the area has been saturated with heroin. He noted that the Rockview barracks employee census is down by two officers. He reported that most of the time there are only 3 officers and 1 lieutenant on duty. Sgt. Clark stated if there are any concerns that come to the Board's attention, to please let him know and they will do their best to address the issues.

Dr. Clair: Mr. Wise noted that he wrote a letter to SBWJA asking for additional information about what would be involved if the sewer was handled through them. A copy of the letter was provided to Dr. Clair and Mr. Rogers.

MINUTES

The minutes of August 4, 2014, were presented to the Board for their review and comments. Mr. Moyer moved to approve the minutes as presented. Mr. Capriani seconded the motion.

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

BILLS

The bills of September 4, 2014, were presented to the Board for their review and approval. Mr. Wise moved to approve to approve the bills as presented. Mr. Moyer seconded the motion.

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

ENGINEER'S REPORT

Mr. Franson reported on the following:

- *He reviewed the metes and bounds on the deeds that were provided for the streets to be dedicated in the Amberleigh Development.
- *Is working on a draft of a sidewalk ordinance dealing with maintenance. Currently, snow removal isn't included but could easily be added. He noted that he was trying to make the ordinance as simple to read as possible and make it clear on outlining who is responsible for what.

ROAD SUPERINTENDENT'S REPORT

Mr. O'Leary reported on the following:

- *The new truck has been delivered.
- *Opequon Hills – most of the drainage issues seem to have been addressed.
- *Additional ROW near West Water Street has been requested to be given back to the property owners. It was noted that this area was given to the Township from Penn Dot back when the road was relocated and the bridge was removed. This item will be followed up with the Township Attorney to see what is needed to complete this request, as this area is not needed by the township. The Board noted that if any fees are involved (ie. Changing deeds, etc.) that the property owners be asked to cover them.
- *Along with the sidewalk ordinance, the no parking ordinance needs to be updated and ready to be advertised should the Amberleigh Roads be dedicated this year.
- *Shiloh Road/Dirt and Gravel Roads Project: It was noted that the Dirt and Gravel Road Program has agreed to do a drainage project on Shiloh Road. It will involve installing additional drainage pipes and turnouts. The

project should be completed before the end of the month. They are seeking a donation of man hours, use of some equipment and perhaps some stone.

Shiloh Road Sewage: Mr. Miller noted that he received the letter that Mr. Wise sent regarding the additional information that was requested on the Shiloh Road Sewage extension and that he will work with staff to try to obtain the best information possible to answer his questions.

ZONING OFFICER’S REPORT

Mrs. Schoch reported on the following:

*The Planning Commission has met two times this past month. She noted that the Board was appreciative of Mr. Moyer attending the August 14th meeting and following up with an additional meeting with Mrs. Robine concerning the zoning ordinance amendments. Mrs. Schoch reported that the Board’s next step is to meet with Mr. Rayman to go over sections to get legal feedback. The Planning Commission has agreed to cut back on some conditional uses and focus more on permitted uses. Mrs. Schoch noted that she plans to compare the current and past ordinance with those in the Potter Township ordinance. They are going to try to cover 1 zone per meeting. It was noted that there are sections of the ordinance that can be amended now such as the sign ordinance, riparian buffer, and the conservation overlay. Other sections will require more time and thought. Mr. Capriani stressed that he feels the township needs its own Subdivision and Land Development Ordinance.

*Pool Support. Mrs. Schoch noted that the Township has received a couple letters from residents supporting the pool improvement project.

*Grove Park Lot 21 – It was noted that a change needed to be made the Subdivision plan that indicates that Lot 21 will be deeded over to the Grove Park Home Owners Association.

*The Zoning Hearing Board will be meeting in October for two requests from Tom Songer dealing with two different properties along Spring Creek.

*It was noted that the Village Of Nittany Glen will be treated as a curative amendment. To date, they still haven’t submitted anything.

OLD BUSINESS

Amberleigh Streets: It noted that the deeds of dedication have been sent for review and were found to be ok with the exception of dates and addresses. Mr. Glass noted that he hopes to have the maintenance bond is a week or two. It was noted that an email was sent once again outlining all outstanding items needing to be addressed.

Nittany Valley Recreation Authority – Kepler Pool: Discussion was held concerning the proposed Kepler pool project. Mr. Wise noted that he feels that a pro-rated contribution based on the usage of the townships, should be the method used to determine each township share of the debt and not by a per head tax. He noted that a large portion of this debt can be covered with existing line items in the budget. Mr. Capriani noted that he cannot support new taxes for a community pool. Mr. Wise noted that he feels that a joint meeting with the four municipalities should be held to discuss this and see where the other municipalities stand on this subject.

NEW BUSINESS

Municipal Pension Plan:

Administration/Actuarial Services: Discussion was held on the two proposals that were received. The Board noted that they would prefer someone who is local. Mr. Moyer moved to appoint Trident Retirement Services, of State College to handle the township’s Administration and Actuarial Services. Mr. Capriani seconded the motion.

Vote: Mr. Capriani – yes

Mr. Moyer – yes

Mr. Wise – yes

2015 MMO: The 2015 Minimum Municipal Obligation calculation has been prepared, which amounts to \$44,279.39. It was noted that this amount needs to be approved by the Board at a meeting no later than September 30th. Mr. Capriani moved to approve the 2015 MMO. Mr. Moyer seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

Principal Global Multi-Strategy Separate Account: It was noted that we are in receipt of a request from Perry DeYounge, the township’s Principal Financial Advisors requesting the Board to approve adding the Principal Global Multi-Strategy Separate Account to the township’s portfolio. Mr. Wise moved to add this investment option to the portfolio. Mr. Moyer seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

Corl Brothers Farm – Ag Security District: Staff reported that the Planning Commission has reviewed the request of the Corl’s and has no objections to their farm being added to the Township’s Ag Security District. Due to the complexity of setting up a board, advertising, etc., if no further action is taken, the property will become automatically added after 180 days.

Chante Hill Farm Subdivision: It was noted that the Chante Hill Farm is being subdivided into two parcels. Two houses are on the original lot and each will be made to be on separate lots, one containing 302.65 acres and one on 15.74 acres. Mr. Moyer moved to approve the plan without comments. Mr. Capriani seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – abstained

Polar Bear Plunge: The Township is in receipt of a letter from the YMCA of Centre County seeking sponsorship of its annual Polar Bear Plunge fundraiser. Mr. Capriani moved to sponsor this event in the same amount that was contributed last year. Mr. Moyer seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

Life and Disability Insurance Restatement: It was noted that the employees life and disability insurance is handled through PSATS and that they intend to change companies that will handle this insurance therefore a restatement of insurance needs to be issued. Mr. Wise moved to approve the restatement. Mr. Moyer seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

Grove Park Surety/ Lot 21: The Board is in receipt of the new surety agreement from Phase III of Grove Park. Mr. Wise moved to approve the surety renewal for Grove Park Phase III and to approve the Plan for Lot 21 which assigns ownership to the Grove Park Home Owner’s Association. Mr. Capriani seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

The Glenn at Paradise Hills West: The Board is in receipt of a surety reduction and renewal from the Glenn at Paradise Hills West. The old amount was \$220,746.90 and has been reduced to \$91,472.00. The new estimate has been reviewed and approved by Mr. Franson. Mr. Moyer moved to approve the new surety agreement. Mr. Wise seconded the motion.
Vote: Mr. Capriani – yes Mr. Moyer – yes Mr. Wise – yes

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. SBWJA Minutes – July 28, 2014 and August 11, 2014
2. PSATS News Bulletin
3. County Planning Letters
 - a. Mammoth Construction – Plan Null and VOID
 - b. Yeagle’s Mini Storage Comments
 - c. Grove Park Subdivision Phase I plan change

4. Conservation District Letters:
 - a. Mammoth Construction
 - b. G.M. McCrossin
5. Water Level Survey Results from State College Borough Water Authority
6. Centre County Local NBIS Bridge Inspection report
7. Notice Letter from Rockview RE: Renewal of Title V Permit
8. Franson Letter RE: Yeagle Mini Storage Comments
9. Benner Township Water Authority Minutes June 17, 2014

EXECUTIVE SESSION

An executive session was called from 8:45 p.m. to 8:55 p.m. to discuss possible litigation. All three board members were present.

ADJOURNMENT

The regular meeting was adjourned the time being 8:55 p.m.

Sharon Royer, Secretary