



PATTON TOWNSHIP
100 PATTON PLAZA
STATE COLLEGE, PENNSYLVANIA 16803

BOARD OF SUPERVISORS
BOARD MEETING ROOM
PATTON TOWNSHIP MUNICIPAL BUILDING

July 10, 2024
5:30 PM

AGENDA

PLEASE NOTE: This meeting will be a hybrid meeting.

The Public is welcome to attend via Zoom, but may also provide comments prior to the meeting by email patton@twp.patton.pa.us or phone 814-234-0271 (ask for the Manager). Submit comments by 3:00 pm of the day of the meeting.

The meeting will be broadcast live on C-NET (Comcast Ch 7) and live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

Join Zoom Meeting Information:
<https://us02web.zoom.us/j/82736209574>

Meeting ID: 827 3620 9574 or by phone: 929-205-6099

If you are not a Board member or a Patton Township staff member we request that you turn off your video. If you are an applicant or presenter, please wait to be recognized by the Chair or Manager to turn on your video and speak.

Note: To access attachments to agendas posted on the website, you will need to download or save files to your device, then open with an Adobe application, and click on the attachments

icon or link. [Adobe Reader](#) is available for free.

Please see attachment “Item 1, Meeting Conduct Policy”, for guidance on meeting decorum.

1. CALL TO ORDER

The Chair will call the meeting to order. We welcome all, especially new Patton Township residents, to the Patton Township community, “A Place For All.”

a. **Pledge of Allegiance** – as you are able, please rise and join the Board in the Pledge

b. **Announcements**

c. **Additions to the Posted Agenda** – the Chair will ask for additional items to be considered for this agenda. The Township’s policy regarding [“Adding Items to Published Agendas in Accordance with Act 65 of 2021”](#) is available on the Townships website in the Archive Center. The Board should note that in November 2023, the Commonwealth Court held that only items that fall under the following exceptions can be added to an agenda: emergency business, de minimis business arising in the last 24 hours and de minimis business raised by a resident/taxpayer during a meeting.

2. PUBLIC COMMENTS

Residents/taxpayers may address the Board on issues of interest to the Township. Comments related to specific agenda items should be deferred until that point in the meeting.

If you are attending on Zoom please use the “raise hand” feature of the Zoom application and wait for the Chair to indicate that it is your opportunity to speak.

If you are attending in-person please approach the podium and wait for the Chair to indicate that it is your opportunity to speak.

Public comments are limited to five minutes per person.

3. PRESENTATIONS / PUBLIC HEARINGS:

a. **Proclamation Celebrating the Alpha Fire Company’s 125th Anniversary:**

The Alpha Fire Company will celebrate its 125th anniversary with a community event on July 20, 2024 in State College.

The Board should approve a proclamation congratulating the Alpha Fire Company on its 125th anniversary.

b. Toftrees West Stormwater Management Agreement:

During the development of the health care facility at Toftrees West, the Township noted significant issues with the stormwater basin for the development. The basin had developed several sinkholes and fissures from rainstorms in the spring and summer.

The Township met with the Centre County Conservation District, the developer and the developer's geotechnical engineer to discuss repairing the basin and to agree on a path forward. It was decided at that meeting that the best course of action was to formalize the discussions in an agreement between the Township, the developer and Mount Nittany Medical Center (as the adjacent land owner and the sole occupant in Toftrees West). The agreement addresses short term repair of the basin, as well as long term maintenance and repair responsibilities. The agreement was drafted by the Solicitor and reviewed by the legal counsels for the developer and Mount Nittany Medical Center. A copy of the agreement is included in the agenda packet.

Due to a looming deadline for the Mount Nittany facility, the Solicitor authorized the Township Manager to sign the agreement and to have the Board ratify the agreement at the July meeting.

If the Board is comfortable with the agreement, a motion can be made to approve the Toftrees West Stormwater Management Agreement.

c. Village at Penn State Phase 9, 10 and 16 Corrective Action Plans:

When the plans for Phases 9, 10, and 16 at the Village at Penn State were approved by the Township beginning in 2019 (last plan recorded in 2022), pursuant to the Township's Planned Community Regulations (PC Regulations), the plans set the setbacks for each residential lot as follows:

Front - 20 feet for the dwelling and 25 feet for the garage
Side - 5 feet
Rear - 15 feet

Under the PC Regulations, developers can propose setbacks for all buildings in the development. There's no requirement that the setbacks be the same for each building as the regulations allow flexibility, subject to approval by the Township, to account for unique lot arrangements, corner lots and/or topography issues. For the Village at Penn State Phase 9, 10 and 16 plans, the Developer desired to have a 20-foot front yard setback for all buildings in each phase. However, to assure sufficient parking depth for vehicles on the driveways (to avoid overhanging the public sidewalk and/or flowing into the street), the Township set the setbacks (noted above) for all garages at 25 feet.

It came to the attention of the Township last fall that the front setbacks on several of the lots within the development were set at 20 feet for both the home and the garage by the Developer's agent prior to construction of the home. The impacted lots are lot 235 (Phase 9), lots 213, 215, 216, 217, 218, 222, 223, 225 and 226 (Phase 10), and lots 26 and 27 (Phase 16).

The Township worked cooperatively with the Developer to develop a corrective action plan that would address the issue and would also ensure that current and future residents will not be adversely impacted by this issue.

It was agreed by both parties that the Township would agree to adjust the front setbacks for the garages for each of the impacted lots to the actual footage from the public street to the garage. The specific setbacks for each affected lot are shown on the amended plans. This will make all of the lots conforming under our regulations.

There will be no change to the side or rear setbacks nor any changes to already conforming homes and/or any future homes built in the respective phase of the development. Further, the plan notes indicate that if the home is ever rebuilt entirely, the setbacks of the new home will conform to the requirements of the original plan and no additions to the homes hereafter will be permitted to encroach into the original plan setbacks. A copy of the corrective action plans are included in the digital version of the agenda packet.

In addition to the plan, the Township and the developer are also finalizing an agreement that will formalize processes to avoid future issues with new lots in the development. That agreement should be ready for Board review and action at the August meeting.

Each impacted property owner has been notified of the issue and was invited to a meeting at the Township office with Staff and the developer to discuss the corrective action plan. Each property owner was also asked to sign off on the corrective plan. To date, we are waiting on the last two property owners to sign off on the plan. We anticipate receiving those signatures in the next week.

The plan, once approved by the Board and recorded, will be indexed against the deed for each impacted lot to ensure that this action will be found during title searches should any of these properties be sold in the future.

If the Board is comfortable with the proposed corrective action plans, a motion can be made to approve the Village at Penn State Phase 9, 10 and 16 Corrective Action Plans.

d. Resolution 2024-05: Amending the Schlow Centre Region Library Articles of Agreement:

General Forum members approved a Schlow Library Board of Trustees and Executive Committee recommendation to approve an amendment to the Schlow Centre Region

Library Articles of Agreement. On March 12, 2015, the townships of College, Ferguson, Halfmoon, Harris, and Patton, and the borough of State College entered into with the Schlow Centre Region Library, a Joint Articles of Agreement governing appointments to the Library Board, assigning duties and responsibilities for the board dealing with library finances, governing facilities and equipment, and specifying Board members for member municipalities, and outlining the relationship between Schlow Centre Region Library and the Centre Region Council of Governments.

Halfmoon Township determined that it is in its best interest to withdraw from the Library at the end of 2024, having issued its prior written notice as required by Section 7.2 of the Joint Articles of Agreement. As a result, the Schlow Library Board of Trustees, Executive Committee, and General Forum recommended amending two sections of the Joint Articles of Agreement of March 12, 2015, as follows:

- Section 3.2 of the is amended to delete Halfmoon Township.
- Section 3.3 of the Joint Articles of Agreement is deleted and replaced by the following:

The ninth seat on the Board shall be shared on an alternating basis by College Township and Harris Township as follows:

- College Township shall appoint a member for one three-year term effective on January 1, 2025. (If possible, College Township may appoint its member to serve the remainder of 2024 following the effective date of these Joint Articles of Agreement.)
- Afterward, Harris Township shall appoint one member to a three-year term effective on January 1, 2028.
- College and Harris Townships shall continue to appoint a member to alternating three-year terms until another Township joins the Library program.
- Should another Township join the Library program in the future, this ninth seat shall be assigned to that Township at the end of the term of the current incumbent. At that point, that Township's member shall be eligible for three-year terms as outlined in the agreement.

The motion as approved by the General Forum:

That the General Forum, as recommended by the Executive Committee and Schlow Centre Region Library Board of Trustees, refer the revised Library Articles of Agreement dated June 1, 2024, to the participating municipalities for adoption by August 31, 2024, with a copy of the approved ordinance provided to the COG Executive Director.

After last month's meeting, the Solicitor advised that due to a change in law this amendment could be adopted by resolution rather than by ordinance. A resolution adopting the change is included in the packet.

If the Board is comfortable with the amendment, move to approve Resolution 2024-05, Amending the Schlow Centre Region Library Articles of Agreement.

4. PUBLIC SAFETY:

a. Monthly Report:

Sergeant Shupenko will review the monthly report and respond to any questions. The report is included with the agenda packet.

This is for information only. No Board action is required.

5. PUBLIC WORKS OPERATIONS:

a. Street Closure Requests:

Staff received the following street closure request:

(1) Norwood Lane between North Oak Lane and Asper Lane for a block party on August 24th from 2:00 PM to 8:00 PM. Per the organizer, this is an annual block party. Neighbors are notified via their local Facebook group and paper invites were delivered to residents that are not part of the Facebook group.

If the Board is comfortable with the request, move to approve the closure of Norwood Lane between North Oak Lane and Asper Lane for a block party on August 24th.

6. ENGINEERING, PLANNING & ZONING (EPZ):

a. Planning Commission Report:

Planning Commission member Rich Schmidt will present the July report to the Board.

b. Haugh Family Preserve Non-Native Invasive Plant and Native Competitive Plant Control Project:

The Township recently completed a forestry management plan for the Haugh Family Preserve and the Grays Woods parcel. The plan outlines forestry activities that should be undertaken over the next 10 years to assist with the control of invasive species and the protection of the ecosystem on both of these tracts.

As the Township moves into implementing the recommendations, its forestry consultant, Mike Wolfe of Appalachian Forest Consultants, solicited quotes from three qualified applicators to perform non-native invasive plant and native competitive plant control on 197 acres in the Haugh Family Preserve. The work is being spread out over 2 years. Some of it will be paid for by the Hamer Foundation grant. The remainder will be paid for from the Township's Open Space budget.

Mr. Wolfe recommends awarding the contract for the Haugh Family Preserve Non-Native Invasive Plant and Native Competitive Plant Control Project to Harner's Forestry and Wildlife Consulting in a not to exceed amount of \$159,812 for 2024 and \$44,387 for 2025. Mr. Wolfe's recommendation and a breakdown of costs is included in the agenda packet.

If the Board is comfortable with the recommendation, move to award the Haugh Family Preserve Non-Native Invasive Plant and Native Competitive Plant Control Project to Harner's Forestry and Wildlife Consulting in a not to exceed amount of \$159,812 for 2024 and \$44,387 for 2025.

7. **ADMINISTRATION:**

a. **2025 COG Program Plan:**

The COG referred the 2025 Centre Region COG Program Plan to the municipalities for review and comment. A full version of the Program Plan can be found in the digital version of the packet (Item 7a1) or online at:

https://www.crcog.net/vertical/sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/CA-3_-_2025_COG_Program_Plan_Final_-_6-18-2025.pdf

A comment guide with comments from Supervisor Robb, Supervisor Whitman, the Manager and the Director of Finance and Administration is included in the packet.

Other Board members should provide any further comments they may have for consideration by the Board as a whole. The COG has requested that the Board only submit 'consensus' comments. Comments are due to the COG by July 19th.

The Board should discuss the Program Plan and formulate its consensus comments on the document.

b. **Update on the COG Parks and Recreation Governance Special Committee:**

The Parks & Recreation Governance Special Committee (Governance Committee) was formed by action of the COG General Forum at its October 25, 2021 meeting, commencing its work after the appointment of its membership in February 2022.

The assigned duties of the Governance Committee are to recommend:

- (a) The best mission and/or purpose for the Centre Region Parks and Recreation Authority (Authority) for the future
- (b) The best governance structure to achieve that mission/purpose
- (c) The best governing documents to achieve that mission/purpose - Bylaws, MOU's, Articles of Agreement, etc.

The Governance Committee was also tasked with:

- (a) Additional supporting tasks assigned by the Executive Committee
- (b) Determining the associated COG committee structure/relationship to support/supplement the work of the Authority so that CRPR can provide cost effective, consistent, and high-quality parks and recreation services to have a positive impact on the quality of life of those living, working and playing in the Centre Region.

The Governance Committee presented a matrix of proposed duties and responsibilities to the General Forum in November 2023. This matrix was endorsed by the General Forum. A copy of the matrix is included in the agenda packet. Since then, the Governance Committee has been discussing the best way to accomplish the task of finding a structure to support the relationship between the Authority and Centre Region Parks and Recreation (CRPR).

At their June 26, 2024 meeting, the Governance Committee proposed the evolution of the current Parks Capital Committee into a new "Parks Committee." This new "Parks Committee" would provide input into budgetary issues, recommending master site plans for review by the General Forum and providing input into staff recommendations for the Program Plan, the CIP and the detailed budget. A copy of the proposed new "Parks Committee" responsibilities is included in the agenda packet.

Patton Township had been represented on the Governance Committee by former Supervisor Dan Treviño. Supervisor Abrams became the Patton Township representative in January 2024. To date, neither Supervisor Abrams nor the Township Manager were receiving agenda packets for the Governance Committee meetings.

The Township Manager attended the June 26th meeting on behalf of Supervisor Abrams. She expressed concern about the proposal for the proposed new "Parks Committee" and its structure. Concerns included the reasoning and/or legality of creating a committee to oversee the work of a municipal authority and the potential duplication of efforts between this new "Parks Committee", the Authority and CRPR.

At the meeting, it became clear that the issues that need to be resolved revolve around communication and funding. It was suggested that the Governance Committee table action on their proposal until the July 24th meeting. CRPR Director Kristy Owens will attend the July 10th Municipal Managers breakfast to discuss the Governance Committee

proposal with them.

The Township Manager met with Susan Wheeler, Project Manager, to discuss the Governance Committee proposal. Ms. Wheeler had been meeting monthly with former Supervisor Treviño since the formation of the Governance Committee to discuss their work. Ms. Wheeler served as the Patton Township representative to the COG Steering Committee for the *Comprehensive Recreation, Parks and Open Space Plan*, (Parks Comprehensive Plan) which was accepted by the General Forum in 2020.

Ms. Wheeler noted that the Governance Committee was formed in response to recommendations from the Parks Comprehensive Plan which included governance structure, staffing, maintenance and funding. Governance structure discussions were to include defining and streamlining the relationship between the Authority and CRPR and, further defining the relationship between CRPR and the municipalities. She noted that the Parks Comprehensive Plan recommended that the need to continue the Parks Capital Committee should be evaluated because it had no current role.

The Township Manager recommends that the Governance Committee proposal be paused. This will allow Supervisor Abrams to become active in the discussion and also allow for the transition period for the new COG Executive Director to be fully involved in the discussion as it moves forward.

The Board should discuss this proposal and provide feedback to Supervisor Abrams ahead of the July 24th Governance Committee meeting.

No formal action is needed on this item.

8. CONSENT AGENDA

The items included below are routine in nature and it is not anticipated that any will generate discussion or questions. The actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and available to the public on-line and at the sign-in table. At the request of any Board member, any single item or all items on the Consent Agenda can be discussed and voted on separately. If no items are “pulled,” the Board should consider a motion for “approval of the Consent Agenda items as shown on the agenda.”

- a. Public Safety – no items**
- b. Public Works Operations – no items**
- c. Engineering, Planning, & Zoning**
 - 1) Resolution 2024-06: Authorizing a Multimodal Grant Submission for North Oak Lane**
 - 2) Resolution 2024-07: Authorizing a Multimodal Grant Submission for Valley Vista Drive**

3) Whetzel Component 1 Planning Module

**4) Resolution 2024-08: Approving the 616 Valley Vista Drive Component 4
Planning Module**

d. Administration

1) Minutes – June 12, 2024

2) June Voucher Report

9. MANAGER'S REPORT

The Manager will report on current items, including the following:

a. Administration:

- (1) Solid Waste Ordinance Revisions
- (2) Single Use Plastics Working Group
- (3) Joint Meeting
- (4) PML Municipal Summit

b. Public Works:

- (1) Stormwater repairs
- (2) Ghaner Drive storm drain
- (3) Line painting
- (4) Road Crew position
- (5) Masters Boulevard Project
- (6) Touch A Truck Event
- (7) MS4 Project

c. Parks:

- (1) Bellefonte Central Rail Trail Volunteers
- (2) Bernel Road Park Phases 2A/2B
- (3) Bernel Road Park Pickleball Signage
- (4) Pennsylvania Recreation and Park Society
- (5) Oakwood Park Play Equipment Replacement
- (6) Oakwood Park Little Free Library
- (7) Scotia Road Shared Use Path Connector
- (8) Cricklewood Drive Bike/Ped Connector
- (9) 2024 Fall Tree Pennsylvania Grant
- (10) Circleville Park Restroom Request

A full written report is included in the packet. The Manager will answer any questions the Board may have about items on the report.

10. COMMITTEE REPORTS

Board members should report on the meeting(s) of the COG and other committee(s) on which they serve, including:

a. Council of Governments Committees:

Human Resources Committee – Magruder – July 17th

Land Use and Community Infrastructure Committee – Chyczewski – July 11th

Public Safety Committee – Robb – July 9th

Finance Committee – Robb – July 11th

Facilities Committee - Whitman – July 2nd - cancelled

Executive Committee – Robb – July 16th

Parks & Rec Governance – Abrams – July 24th

Climate Action and Sustainability Committee – Whitman – July 8th - cancelled

Parks Capital Committee – Chyczewski - July 11th

Emergency Management Council – Farkas - July 30th

- b. State College Borough Water Authority
- c. Centre Area Cable Consortium - Magruder
- d. Spring Creek Watershed Commission – Mason
- e. Centre County Metropolitan Planning Org. – Abrams, Robb Alt.
- f. Centre County Airport Authority - Steudler
- g. Solar Power Purchase Working Group – Whitman, Pegher Alt. -
- h. Centre County MPO Technical Committee – Erickson - June 12th - report enclosed
- i. State College Area School District Steering Committee - Chyczewski

11. OTHER BUSINESS (see Item 1.c regarding requirements for adding action items to the agenda)

12. ADJOURN

13. FOR YOUR INFORMATION

Upcoming Meetings:

July 22nd - General Forum

August 5th - Joint Meeting with Planning Commission and Recreation Advisory Committee

August 21st - Board of Supervisors Meeting

August 26th - General Forum

Board Work Tasks

Work tasks ranked by the Board in March 2024:

- 1) Workforce Housing Ordinance
- 2) Special Events Regulations
- 3) Authorities dissolution
- 4) Home Occupation Regulations
- 5) Attaining Bee City USA status

Helpful Links

[Code of Patton Township](#) – the official laws of Patton Township including Zoning (Chapter 175) and Subdivision and Land Development (Chapter 153) regulations

[Second Class Township Code](#) – state law establishing our form of government and authorizing the Board of Supervisors to act on included matters

[Municipalities Planning Code](#) – state law underpinning the local use of zoning and subdivision/land development regulations

[Sunshine Act
Records](#)

[Right-to-Know Law](#)

[Office of Open](#)