

ATTENDANCE:

- BOARD** Betsy Whitman, Chair
 Susan Chyczewski, Vice-Chair
 Sultan Magruder, Supervisor
 Pamela Robb, Supervisor
- STAFF** Amy Farkas, Township Manager
 Tyler Jolley, Chief of Police
 Lawrence Pegher, Asst. Twp. Manager of Administration and Finance
 Ryan Scanlan, Asst. Twp. Manager of Public Works
 Betsy Dupuis, Solicitor
 Jenna Wargo, Planner (via Zoom)
- ABSENT** Heidi Kruesi, Supervisor
- AUDIENCE** Terry Watson, Resident
 Kesla Elmore, PSU
 Leslie Lang, PSU
 Jacob Michael, CDT
 Nalini Krishnankutty, Pan API DA Circle
 Soundar Kumara, Pan API DA Circle
 Missy Schoonover, CCHLT (via Zoom)
 Jennifer Kelly, Resident (via Zoom)
 Ellen Foreman, Planning Commission
 Dave Wilson, Collier’s Engineering & Design

1. CALL TO ORDER

Ms. Whitman called the January 28, 2026, Board of Supervisor’s Reorganizational Meeting to order at 5:30PM.

a. Pledge of Allegiance

b. Announcements

c. Additions to the Posted Agenda – There were no additions to the Posted Agenda.

2. PUBLIC COMMENTS

Ms. Whitman commented that our hearts and minds are with those affected by the recent events in Minneapolis, Minnesota.

3. PRESENTATIONS / PUBLIC HEARINGS

a. 2026 Lunar New Year:

2026 is celebrated as the year of the horse. Lunar New Year will be celebrated on February 17th.

Ms. Chyczewski read the proclamation for the 2026 Luna New Year.

Ms. Krishnankutty stated that she is standing here today as the founding member of the Pan API DA Circle of Centre County. She stated that it was a group created in 2021 to stand up to anti-Asian hate, to elevate API DA experiences and to celebrate API DA joy.

Ms. Kumara stated that this is meaningful for her and our community where we celebrate this together.

Mr. Magruder moved to proclaim the 2026 Lunar New Year. Seconded by Ms. Robb, the motion passed 5-0.

b. Black History Month:

Black History month is celebrated annually in February. 2026 marks the 100th anniversary of Black History Month. The 2026 theme is “A Century of Black History Commemoration.”

Ms. Robb read the proclamation for February 2026 as Black History Month.

Mr. Watson, Ms. Elmore, Ms. Lang all commented on what Black History Month means to them and why it is important to celebrate.

Ms. Robb moved to proclaim February 2026 as Black History Month. Seconded by Mr. Magruder, the motion passed 5-0.

c. Reallocating Funds to the Sylvan View Estates Affordable Housing Project:

Ms. Farkas stated that the Sylvan View Estates is a 49-unit single-family detached and duplex development located in Ferguson Township, which was constructed utilizing funds through the Low-Income Housing Tax Credit (LIHTC) program. Sylvan View Estates is one of the limited number of single-family home developments ever built under the LIHTC program.

The 30-year LIHTC affordability period for these units ended on December 31, 2024, which presents the issue/risk that these units could soon be removed from the region’s affordable housing inventory. Since the end of 2024, new leases on these units are being adjusted to market rate, which has resulted in several longstanding tenants being displaced due to the increased rents.

Recently, the owner of Sylvan View Estates has made overtures to potential buyers, including the Centre County Housing Land Trust (CCHLT) and local real estate developer Ara Kervadjian, regarding the development. The owner’s preference is to sell the entire 49-unit development to a new owner or an ownership group as opposed to selling individual units.

The CCHLT does not have the resources to purchase the development. However, Mr. Kervadjian is confident that he can leverage funding through the PA Housing Finance Agency (PHFA) to secure the purchase and rehabilitation of these units, thereby preserving their affordability for an additional 20 or 30 years. The CCHLT is supportive of Mr. Kervadjian’s attempt to secure PHFA funds for this purpose.

Given the complexity of the PFHA application process, Mr. Kervadjian is seeking approximately \$300,000 in local funding to aid in covering soft costs associated with pulling together the necessary application materials. To support this request, the CCHLT has reached out to the Centre Region municipalities and other partners to gauge their willingness to provide funding support. Both Ferguson (\$150,000) and College Townships (\$50,000) have financially supported the project.

CCHLT approached Patton Township to ask if the Board would consider allowing CCHLT to reallocate the \$25,000 the Township contributed in 2023 to this project. The money the Township contributed was to be used to purchase a property in Patton Township.

Ms. Schoonover gave a brief overview of the request to reallocate the \$25,000 contribution from the Township to CCHLT to be used for the Sylvan View Estates project

Ms. Chyczewski moved to reallocate the \$25,000 contribution from the Township to CCHLT to be used for the Sylvan View Estates project. Seconded by Mr. Magruder, the motion passed 5-0.

Ms. Kelly stated that she is in support of adding more affordable housing in Patton Township and voiced

her concern about children's safety in light of recent events concerning ICE agents.

Ms. Whitman stated that Chief Jolley will discuss this and address any questions during his report.

Chief Jolley stated that it is important to know our officers will not act based off of ICE administrative warrants or any kind of deportation orders. In our opinion, they are no valid warrants under the Fourth Amendment because they are not signed by a judge they are signed by an immigration official. Additionally, here at Patton Township, our officers are prohibited from arresting or detaining any individuals for the sole purpose of their immigration status nor will we inquire about a person's immigration status unless that inquiry is necessary involving a criminal investigation. We want everyone to feel comfortable reaching out to our officers and our agencies.

4. PUBLIC SAFETY:

a. Year End Report:

Chief Jolley gave a brief overview of the police department's accomplishments in 2025.

b. Monthly Report:

Chief Jolley gave a brief overview of the monthly report that was included with the agenda packet.

5. PUBLIC WORKS:

a. Resolution 2026-03: Application for County Aid for East Hillside Avenue Rehabilitation Project:

Ms. Farkas stated that the Township was awarded \$50,000 in County Liquid Fuels funding for the East Hillside Avenue Rehabilitation project. The funding will be used to pave and make drainage and curb repairs on East Hillside Avenue between Douglas Drive and Fairmont Avenue.

To accept the funding, the Board needs to approve a resolution, certifying that it will follow PennDOT's regulations for the use of the funds.

Ms. Robb moved to adopt Resolution 2026-03, submitting the application for county aid for the East Hillside Avenue Rehabilitation Project. Seconded by Ms. Chyczewski, the motion passed 5-0.

6. PLANNING & ZONING:

a. Planning Commission Report:

Ms. Foreman gave a brief overview of the January report to the Board.

The Planning Commission reorganized at their January 12th meeting and selected the following to lead the Commission in 2026: Ellen Foreman, chair; Daniel Morrow, vice chair; Debbie Scitti, Secretary; Sharon Collins, alternate secretary.

b. Sketch Plan For Dick's Sporting Goods:

Mr. Wilson stated that Allied Properties, Inc. is proposing to relocate the existing Dick's Sporting Goods store from its current location at 325 Colonnade Boulevard, Tax Parcel 18-011-,016-,;325-, within the Colonnade to an adjacent vacant area within the same development, Tax Parcel 18-011-,016-,0003-. The proposed development is within the C-2, Planned Commercial District. The vacant area was originally designated for future retail buildings identified as Stores E, F, and G on the Master Site Plan for The Colonnade, dated June 18, 1999. On March 25, 2020, the Patton Township Supervisors conditionally approved the Proposed Retail Stores E, F, & G. As the Plan was never recorded, the Plan has since expired.

The Sketch Plan proposes the construction of a 60,016 square foot retail building, identified as Retail "F", intended to serve as the new Dick's Sporting Goods location. Three additional retail tenant spaces, totaling

15,545 square feet, identified as Retail E-1, E-2, and E-3, are also included in the proposed layout. Upon development, this Plan will complete the remaining build-out anticipated under the original Master Site Plan for The Colonnade.

Existing utilities installed as part of the previously approved development will require modification to accommodate the revised building and site configuration. The proposed plan increases the amount of green space compared to the Master Site Plan. No sensitive natural resources or undeveloped areas will be impacted as part of this proposal.

A sketch plan is an informal plan that is typically used to show the general layout of a proposed subdivision or land development.

Review of a sketch plan is voluntary, and the Township can take no formal action on a sketch plan.

A sketch plan presentation and discussion are permitted under the PA Municipalities Planning Code:

Section 707-A. Sketch Plan Presentation. The municipality may informally meet with a landowner to informally discuss the conceptual aspects of the landowner's development plan prior to the filing of the application for preliminary approval for the development plan. The landowner may present a sketch plan to the municipality for discussion purposes only, and during the discussion the municipality may make suggestions and recommendations on the design of the developmental plan which shall not be binding on the municipality.

Presentations of sketch plans provide the developer with the means to introduce projects, receive initial feedback from the Township on plan features, and explore alternatives prior to a formal plan submission. The sketch plan review also provides the Township with an opportunity to ask questions and identify any concerns prior to a formal plan submission by the applicant. Township Staff do not conduct a formal plan review or provide written comments on a sketch plan.

The Planning Commission reviewed the sketch plan at their January meeting. They asked questions related to pedestrian and bicycle access and if the sidewalk would be extended in front of the site.

7. ADMINISTRATION:

a. Open Space Committee Appointments:

Ms. Farkas stated that the Township has two vacancies on its Open Space Committee. Three residents applied for the position – Merrill David from Park Lane, Laura Porturas from Norwood Lane and Matt Shaffer from Devonshire Drive. Their applications were included with the agenda packet.

The appointments will replace a member who did not seek reappointment and Supervisor Kruesi. The terms will end on December 31, 2031 and December 31, 2027 (Ms. Kruesi's unexpired term).

Supervisor Whitman and Supervisor Robb interviewed the candidates on January 26th. Their recommendation for appointments are Ms. Laura Porturas and Matt Shaffer with Ms. David as a liaison.

Ms. Robb moved to appoint the Ms. Porturas and Mr. Shaffer to the Open Space Committee. Seconded by Ms. Chyczewski, the motion passed 5-0.

b. Recreation Advisory Committee Appointment:

Ms. Farkas stated that Chad Joyce is resigning from the Recreation Advisory Committee due to a conflict with his work schedule. Clara Franklin, who currently serves as our representative to the Centre Region Parks and Recreation Authority Board, is interested in filling his unexpired term. Ms. Franklin can continue on as our representative to the Centre Region Parks and Recreation Authority Board while serving on the Recreation Advisory Committee.

Ms. Robb moved to appoint Ms. Clara Franklin to the Recreation Advisory Committee to a term ending December 31, 2027. Seconded by Mr. Magruder, the motion passed 5-0.

c. Discussion on Merging the COG Climate Action and Sustainability and Land Use and Infrastructure Committees:

Ms. Whitman stated that the LUCI and CAS Committees had a joint meeting on January 15th, and one item of discussion was the restructuring of the two committees, particularly the merging of them together. There was general agreement that elected officials should remain focused on policy-level and financial decisions. Participants supported alignment between the CAAP and the Comprehensive Plan update, recognizing the strong and established connections among climate action, sustainability, land use, and infrastructure. There was consensus to align the missions of the LUCI and CAS Committees, with staff directed to bring draft, aligned committee responsibilities to the March joint meeting.

Participants also raised concerns about whether a single committee could manage the combined workload. To address this staff was asked to provide examples and timing for the use of subcommittees at the March joint meeting. If a merger moves forward, it was suggested that for the remainder of the year each municipality could designate one voting representative (either the current LUCI or CAS member), with the other serving as an alternate; both would be welcome to attend meetings and provide input, but only have one vote per municipality.

Finally, there was agreement that the COG should periodically revisit and adjust its committee structure to ensure it continues to meet the evolving needs of member municipalities.

The chair of the LUCI committee asked that this item be discussed by the municipalities to gather feedback on the merger.

d. C-Net Sponsorship of Spring Creek Watershed Commission Meetings:

Ms. Farkas stated that C-Net provides coverage of the Spring Creek Watershed Commission on their channel. They annually seek sponsorship of the airing of these meetings by their members. This is keeping in line with C-Net's bylaws.

C-Net is asking Patton Township to sponsor the airing of two meetings of the Commission in 2026. There is no direct cost to the Township to sponsor these meetings. The meetings will count in the total number of programs Patton airs. This number is used to determine annual dues.

Ms. Magruder moved to sponsor the airing of two meetings of the Spring Creek Watershed Commission on C-Net in 2026. Seconded by Ms. Chyczewski, the motion passed 5-0.

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 was 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

1) Department of General Services- 2026-2027 Sodium Chloride Contract

The Township participates in a state-wide contract administered by the Department of General Services (DGS) for deicing salt. The contract runs for one year and requires annual participation approval from each municipality. The program year for this approval

begins in August 2026 and ends in July 2027.

A memo from the Assistant Township Manager for Public Works with additional background information is included in the agenda materials.

c. Engineering, Planning, & Zoning

d. Administration

1) Minutes – January 5, 2026

The draft minutes from the January 5, 2026 meeting are included with the agenda materials. Board members having questions or changes should contact the Township Manager prior to the meeting so revisions can be included in a supplemental distribution.

2) December 2025 Voucher Report

The December 2025 Voucher Report is included in the packet.

Mr. Magruder moved to approve the Consent Agenda. Seconded by Ms. Robb, the motion passed 5-0.

9. MANAGER'S REPORT:

Ms. Farkas reported on current items, including the following:

a. Administration:

- (1) Grant Awards
- (2) Park Forest Middle School

Ms. Farkas stated that the school district needs a financial commitment letter that must come from a municipality and a signed MOU.

b. Public Works:

- (1) Capital Projects Update
- (2) Zoning Officer Update
- (3) Public Works Operations Update

c. Planning and Zoning:

- (1) Attainable Housing Advisory Committee

d. Parks:

- (1) Gray's Woods Park Phase 2 Design
- (2) 2026 Projects

Ms. Farkas wanted to thank the Road Crew, Mr. Confer and Mr. Scanlan for their tremendous job on this snowstorm. She also thanked residents for staying off the roads and moving parked vehicles so our crew could plow.

Mr. Magruder stated that he has gotten complaints about vehicles on public roads that park and never move and asked if we can start a conversation to discuss what we can do.

Ms. Farkas stated that staff can get information together for next month's meeting.

A full written report was included in the packet.

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:
 - Land Use and Community Infrastructure Committee – Whitman – January 15th
 - Public Safety Committee – Robb – January 13th
 - Finance Committee – Kruesi – January 15th – report enclosed
 - Executive Committee – Whitman – January 20th
 - Parks & Rec Governance – Chyczewski – January 28th
 - Climate Action and Sustainability Committee – Whitman – December 8th
 - Parks Capital Committee – Magruder – February 19th
 - Emergency Management Council – Farkas – January 27th
 - State College Borough Water Authority
- b. Centre Area Cable Consortium - Magruder
- c. Spring Creek Watershed Commission – Mason
- d. Centre County Metropolitan Planning Org. – Kruesi
- e. Centre County Airport Authority - Steudler
- f. Centre Region Solar Group – Pegher, Whitman Alt.
- g. Centre County MPO Technical Committee – Erickson – November 25th
- h. State College Area School District Steering Committee - Chyczewski

Mr. Magruder reminded everyone to be careful of spam and phishing e-mails.

11. OTHER BUSINESS

There were no other business.

12. EXECUTIVE SESSION

The Board will convened an executive session to discuss a legal matter.

13. ADJOURNMENT

The January 28, 2026 Board of Supervisors Reorganizational Meeting was adjourned at 7:48PM.