



BOARD OF COMMISSIONERS MINUTES

Tuesday, April 26, 2022, 10:00 A.M.

Willowbank Office Building
420 Holmes Street, Room 146
Bellefonte, PA 16823

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I. CALL TO ORDER

The public meeting of the Board of Commissioners was convened at 10:00 AM by Chair of the Board Michael Pipe.

II. PLEDGE OF ALLEGIANCE

In attendance were Commissioner Michael Pipe, Commissioner Mark Higgins, Commissioner Steven Dershem, Administrator Margaret Gray, Deputy Administrator John Franek Jr., Controller Jason Moser and Executive Office Supervisor Natalie Smith.

County personnel present included Human Service Administrator Natalie Corman, Quentin Burchfield, Joni MacIntyre, Dave Lomison, Krista Davis, Faith Ryan, Controller Jason Moser, Ray Stolinis and Chris Schnure.

Guests present included Mitzi Gallagher Long, David Roberts, Marisa Vicere and Stan Smith.

Representatives from the news media included Gary Sinderson and Halie Kines.

C-NET staff were present.

III. PUBLIC COMMENT

David Thomas Roberts representing Moshannon Group Sierra Club and Nittany Valley Environmental Coalition offered public comment regarding the Bellefonte Warehouse Project on today's Consent Agenda.

IV. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

V. MEETING MINUTES

The Board will consider approving the minutes from the Board of Commissioners Meeting held on April 19, 2022.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve the minutes from April 19, 2022.*

VI. ANNOUNCEMENTS

VII. RECOGNITION

Thomas Zilla, AICP

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Commissioner Pipe recognizes Tom who has been with the Centre County Metropolitan Planning Organization and Council of Governments for 32 years. He has been an asset to transportation needs and community development and wish him the best with his retirement.

VIII. PROCLAMATION

Proclamation 14 of 2022 – Proclaiming **May 2022** as **Mental Health Awareness Month** in Centre County. Human Service Administrator Natalie Corman and Marisa Vicere of the Jana Marie Foundation joined the Board to raise awareness of community resources, education, support and treatment.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to adopt Proclamation 14 of 2022.*

IX. AMERICAN RESCUE PLAN ACT (ARPA)

X. BIDS AND PROPOSALS

- A. Centre County Meals Program – Director of Aging Quentin Burchfield joined the Board for the opening of bids for the invitation for bids to provide congregate, in-home, and shelf stable meals to older persons in Centre County – Dept. 521.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to table the IFB – Centre County Meals Program until Tuesday, May 3, 2022.*

- B. Homemaker Services and OPTIONS Program – Director of Adult Services Faith Ryan and Director of Aging Quentin Burchfield joined the Board to recommend contract award for the Request for Proposals. Four providers submitted a response to the request for proposals, following review each meet the qualifications and are recommended for contract. Quentin noted that there are approximately 45 individuals on a wait list for services. After contract negotiations, the County will be able to provide services for all of those individuals – Dept. 501/521.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem the Board voted unanimously to enter into contract negotiations for the RFP – Homemaker Services and OPTIONS Program.*

XI. CONTRACTS – AUTHORIZATIONS

A. Human Services

- i. Adult Services – Director Faith Ryan asked the Board to consider approval of the fiscal year 2020 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) Grant Fund close-out report for the Pennsylvania Housing Finance Agency (PHFA) for a total of \$16,000, which is State funded for the period of July 10, 2021 to January 10, 2023 – Dept. 501.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve the fiscal year 2020 Pennsylvania Housing Affordable and Rehabilitation Enhancement Fund Grant close-out for PHFA.*

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- ii. Transportation – Director Dave Lomison asked the Board to consider acceptance of the fiscal year 2020-2021 Medical Assistance Transportation Program (MATP) final allocation from the PA Department of Human Services in the amount of \$657,214, which is State funded for the period of July 1, 2020 to June 30, 2021 – Dept. 531.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to add the MATP final allocation for the fiscal year 2020-2021 to next week's Consent Agenda.*

- B. Human Resources – Risk Manager Krista Davis asked the Board to consider approval of an agreement between Centre County and Capital Blue Cross to provide wellness programs for the period of April 14, 2022 to April 14, 2023 – Dept. 114.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve the agreement between Centre County and Capital Blue Cross.*

- C. Planning and Community Development

- i. Chris Schnure presented a Memorandum of Understanding (MOU) for the final subdivision plan of Deerhaven Phase 3B CCPCDO File No. 35-22. This proposal represents the next phase of the Deerhaven Subdivision, showing an additional fourteen residential lots and one open space lot with corresponding infrastructure comprising a total of 6.497 acres. This subdivision is located in Walker Township, north of Zion Back Road (T-461) and east of Ten Point Path serving the existing Deerhaven Subdivision, approximately one mile east of the Zion Back Road intersection with State Route 64 – Dept. 151.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to add the MOU for the Deerhaven Subdivision Phase 3B to next week's Consent Agenda.*

Director Ray Stolinas joined the Board with Mitzi Gallagher Long of SEDA COG to present the following items:

- ii. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2020 between the County and Penn Township for a total of \$202,067 for the period of March 14, 2022 to March 14, 2024 – Dept. 817.
- iii. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2020 between the County and Haines-Aaronsburg Municipal Authority for a total of \$76,000 for the period of April 1, 2022 to April 1, 2024 – Dept. 817.
- iv. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2020 between the County and Bellefonte Borough for a total of \$88,112 for the period of March 1, 2022 to March 2, 2024 – Dept. 817.
- v. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2021 between the County and Penn Township for a total of \$117,000 for the period of March 14, 2022 to March 14, 2024 – Dept. 817.
- vi. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2021 between the County and Haines-Aaronsburg Municipal Authority for a total

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of \$124,000 for the period of April 1, 2022 to April 1, 2024 – Dept. 817.

- vii. Community Development Block Grant (CDBG) sub-grantee agreement for fiscal year 2021 between the County and Bellefonte Borough for a total of \$96,977 for the period of March 1, 2022 to March 2, 2024. – Dept. 817.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to add the Planning and Community Development items ii-vii to next week's Consent Agenda.*

XII. CONSENT AGENDA

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve this week's Consent Agenda, items A-D.*

- A. Register of Wills – Agreement with RBA Professional Data Systems to make modifications to the Marriage License screen to comply with National Voter Registration Act (NVRA) for a total of \$2,750 – Dept. 224.
- B. Recorder of Deeds – Agreement with RBA Professional Data Systems for integration of CSC's IRecord software electronic recording service for a total of \$9,000 – Dept. 133.
- C. District Attorney – Contract renewal of District Attorney's Office for professional liability insurance through the National District Attorney's Association for a total of \$30,174 for the period of June 6, 2022 through June 5, 2023 – Dept. 221.
- D. Correctional Facility – Memorandum of Understanding (MOU) between Centre County Correctional Facility and the Pennsylvania State Police to investigate all Prison Rape Elimination Act (PREA) allegations – Dept. 333.
- E. Planning and Community Development – Memorandum of Understanding (MOU) for the preliminary and final land development plan for Bellefonte Warehouse located in Benner Township; CCPCDO File No. 44-22. This proposal constitutes a final plan submission showing the development of a fulfillment center warehouse being 1,080,289 sq. ft. along with the corresponding infrastructure located on lot 12R (103.5645 acres) at the end of Penntech Drive and Industrial Drive (T-520) within the Benner Commerce Park – Dept. 151.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve item E, with discussion.*

Commissioner Dershem expressed concern about what will be transported, shipped or warehoused at this facility. He is in support of business and private property land use, but the community deserves some answers. The Board learned of this just last week and there is a non-disclosure agreement that prevents them from knowing more at this time. At this time, Commissioner Pipe reiterated that all the Board knows is that this will be a warehouse for ecommerce and Suncap are the developers at this point.

Commissioner Dershem asked Chris Schnure to provide what the next steps forward would look like.

Chris explained Pennsylvania has the Pennsylvania Municipalities Planning Code, the

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enabling legislation that allows municipalities, townships, boroughs and counties to adopt land use controls such as subdivision, land development and zoning.

Chris explained there are 35 municipalities in Centre County, of those 25 do not have their own sub-division land development ordinance and by default, those municipalities fall under the county's regulations. Benner Township has not adopted a subdivision land development ordinance (SALDO) but has their own stormwater management ordinance that supersedes the County's. They have also adopted a zoning ordinance with requirements for lighting, landscaping, and impervious coverage. Being an industrial park, developers are allowed up to 80% impervious coverage. Other requirements are in place with the Township in regard to driveway permits and standards, traffic impacts and standards. The County Planning Commission will also require a copy of the approval document. They will not approval a plan until they have proof of all required approvals.

Commissioner Pipe explained that after presentation last week, the Board learned that this was previously on a Benner Township meeting agenda and will move through the appropriate process. The action today allows the County and Township Engineer to work in collaboration as the project proceeds toward final development.

National Pollutant Discharge Elimination System (NPDES) Permit will also review the plans. Thermal impacts are also addressed as well by NPDES.

David Thomas Roberts thanked the Board for taking this seriously.

XIII. LIQUID FUELS – FEE FOR LOCAL USE

XIV. CHECK RUN

Check run in the amount of \$4,788,356.28 dated April 22, 2022.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve the check run dated April 22, 2022.*

XV. ADMINISTRATOR'S REPORT

Administrator Margaret Gray announced that the AMI COVID-19 Testing Site will move to the former Subway Building in Bellefonte on Friday, April 29.

XVI. LETTER OF SUPPORT

Director of Planning and Community Development Ray Stolinas presented an attestation letter for the County's partnership with Chesapeake Conservancy on a restoration project on the King Farm located at 135 Fox Gap Road, Rebersburg, PA 16872 for a total of \$31,507 of in-kind match provided through the Pennsylvania Department of Environmental Protection county action plan funds.

Action: *On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to approve the attestation letter for the partnership with Chesapeake Conservancy on a restoration project on the King Farm.*

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XVII. REPORTS – ANNOUNCEMENTS.

A. Voter Registration Report

Commissioner Dershem reported 105,059 registered voters in Centre County. The precinct of the week is #61 Marion Township with 722 registered voters. In the Municipal Election there were 310 ballots cast for a voter turnout of 42.94%.

B. Announcements

XVIII. EXECUTIVE SESSION REPORT

XIX. PUBLIC MEETING SCHEDULE

Tuesday, April 26, 2022

Board of Commissioners – 10 AM – Willowbank 146

Thursday, April 28, 2022

Retirement Board – 11 AM – Willowbank 146

Tuesday, May 3, 2022

Board of Commissioners – 10 AM – Willowbank 146

XX. QUESTIONS FROM THE PRESS

XXI. ADJOURNMENT

On a motion by Commissioner Higgins, seconded by Commissioner Dershem, the Board voted unanimously to move into executive session at 11:02 AM.

ATTEST:

Margaret N. Gray

Administrator