



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

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## **BOARD OF SUPERVISORS**

BOARD MEETING ROOM  
PATTON TOWNSHIP MUNICIPAL BUILDING

**July 21, 2021      5:00 PM**

### **\*\* UPDATED AGENDA \*\***

**Updates include:** Item 6c – additional attachment; Item 7c – additional attachment; Item 7d – additional attachment; Item 8 – Updated Consent Agenda; Item 8b1 - **\*\* NEW ITEM \*\*** Resolution for Grant Agreement; Item 10 – additional reports and agenda links included

**PLEASE NOTE:** This meeting will be a hybrid, combining in-person and tele-conferencing.

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

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/82952481218>  
**Meeting ID:** 829 5248 1218 **or Dial-up: 929-205-6099**

- If you are not a Board member or a Patton Township staff member we request that you turn off your zoom 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.
- If you are a member of the public and would like to provide comments during Item 2; Public Comments or on a particular agenda item, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person per item.

To receive Board agendas via email, please email a request to [patton@twp.patton.pa.us](mailto:patton@twp.patton.pa.us)  
Meetings can be live-streamed at <https://www.youtube.com/user/CNetCentreCounty/live>

**1. CALL TO ORDER**

The Chair will call the meeting to order.

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

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

**2. PUBLIC COMMENTS**

Residents 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 a member of the public and would like to provide comments during Item 2, Public Comments, please use the “raise hand” feature of the Zoom application. Please wait for the Chair to indicate that it is your opportunity to speak. Public comments will be limited to five minutes per person.

**3. PRESENTATIONS / PUBLIC HEARINGS**

- a. Proposed Subdivision and Land Development Ordinance to Require Streelights at Intersections**

Following review of the Barger Fields Subdivision plan, the Board of Supervisors asked the Planning Commission to look at updating the Subdivision and Land Development regulations (Chapter 153 of the Code of Patton Township) to require developers to install streetlighting at newly proposed intersections.

The Planning Commission recommends that the Board consider adding the following language to [Section 153-22: Streets](#), under Article IV Design Standards:

- E. Whenever a new public roadway is proposed, street lighting is required at the intersection of the new public roadway and a pre-existing public roadway. Street lighting must be LED luminaries which are dark sky compliant and utilize the electric power utility provider’s tariff system.**

**3. PRESENTATIONS / PUBLIC HEARINGS (Continued)**

**a. Proposed Subdivision and Land Development Ordinance to Require Streetlights at Intersections (Continued)**

The agenda materials also include comments from the Centre Regional Planning Agency and the Centre County Office of Planning and Community Development/

**1) Public Hearing**

The Public Hearing for the proposed Ordinance 2021-621, Requiring Streetlights at Intersections for Land Development Plans has been advertised for this meeting. The Board Chair should convene the Public Hearing and the Board should receive comments from the public regarding the proposed ordinance that is included with the agenda materials (Item 3b.3).

**2) Action Consideration**

After the Public Hearing is closed, the Board should consider action on Ordinance 2021-621, Requiring Streetlights at Intersections for Land Development Plans or identify revisions or further information needed before further consideration. Significant changes to the proposed ordinance would require re-advertising and another public hearing.

**4. PUBLIC SAFETY**

**a. June 2021 Public Safety Report**

Sergeant Shupenko will review the June 2020 Public Safety Report (included with the agenda materials) and respond to any questions.

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

**5. PUBLIC WORKS – no items**

## **6. PLANNING AND ZONING**

### **a. Planning Commission Report**

The Board will receive a report from Commission member Sharon Collins on the activities of the Planning Commission.

### **b. Proposed Benner Township Zoning Ordinance**

The Benner Township Board of Supervisors has drafted a new Zoning Ordinance and is soliciting input. The draft ordinance is available on their website at: [Proposed Zoning | Benner Township](#). A cover letter sent to Patton Township, noting the changes from the prior draft, is included with the agenda materials.

Ms. Pollock from the Centre Region Planning Agency has reviewed the draft ordinance and provided comments that are included with the agenda materials.

The Planning Commission reviewed the draft and the Planner's comments at their July 12<sup>th</sup> meeting and provided no additional comments.

For this item the Board members should:

- Review the materials provided/referenced in the agenda
- Receive a brief overview from the Planner:
- Solicit public input
- Provide any additional comments for the Benner Township Board to consider.

### **c. Minor Amendment to Land Development Plan - The View Apartments on Toftrees Avenue**

The purpose of this plan is to approve the placement of two pre-manufactured sheds, used by maintenance personnel, on the existing parking lot and request a reduction in the number of required parking spaces. The sheds sit on 12 parking spaces in the existing parking lot. Historical parking data was submitted with the plan to provide justification for the reduction in parking spaces from 497 to 485 (page 3 of the attachment).

It came to the Township's attention that the maintenance sheds were placed without going through the required permitting process. Additionally, after the sheds were placed, there was a personnel change at the View. Included is a letter from the Senior Community Manager providing detailed information explaining the timeline of placement of the maintenance sheds, and how the current management team would like to work with the Township to correct the oversight and receive all the required approvals.



**6. PLANNING AND ZONING (Continued)**

**c. Minor Amendment to Land Development Plan - The View Apartments on Toftrees Avenue (Continued)**

The original Land Development Plan, "The Grove at State College", was approved in 2012.

**Recommendation** - The Planning Commission recommends conditional approval with:

- Completion of all items noted on each comment letter provided by staff.
- A satisfactory plan review by the COG Fire Director (completed July 14 - see Item 6c.2)
- A satisfactory review by the Zoning Officer that the maintenance buildings and accessory ramps do not impede traffic flow.
- Addition of a note on the plan that states "Management will remove parked maintenance equipment from the parking lot if spaces are required for residents and/or visitors."

The agenda materials include a location map, the Patton Township Staff plan review comments, a parking analysis, a letter from the Senior Community Manager, and the Plan Set.

For this item the Board should:

- Review the materials provided/referenced in the agenda
- Receive an introduction on the matter from the Planner
- If desired, receive a presentation of land development plan by the owner's design professionals
- Solicit public input
- Following a motion, second, and discussion; consider action to conditionally approve the plan.

**7. ADMINISTRATION****a. Intergovernmental Cooperation – Request to Form a Centre County Human Relations Commission**

In May the Board reviewed a request from Ferguson Township, State College Borough, and Bellefonte Borough to consider joining the formation of a joint Human Relations Commission (HRC). Please see the letter from the Ferguson Township Manager included with the agenda materials as Item 7a.1.

As stated in Mr. Pribulka's letter: "The primary purpose of the ... Commission would be to prohibit discrimination in housing, employment, and public accommodations based on race, color, religion, age, ancestry, national origin, sex, sexual orientation, gender identity or expression, source of income, disability or handicap, presence of a service animal, pregnancy, marital or family status or family responsibility. The Commission would be responsible for adjudicating complaints and determining whether violations exist."

For Your information – acts of discrimination as noted above, excepting matters related to gender identity/expression and sexual orientation, are currently prohibited by Commonwealth law. Complaints regarding such can be filed with the Pennsylvania Human Relations Commission at [Complaint Forms \(pa.gov\)](#) Additional information on the Pennsylvania HRC can be found at [About PHRC \(pa.gov\)](#).

For Your information – The establishment of local HRC's is authorized by Section 1962.1 of the [Pennsylvania Human Relations Act](#) (Act of 1955, P.L. 744, No. 222, as amended June 25, 1997 by Act 34 OF 1997, 43 P.S. §§ 951-963.) State College Borough currently supports a local HRC. Philadelphia, Pittsburgh, Harrisburg, York, Allentown, Reading, Lancaster and Erie County also support local HRCs.

At the May 12<sup>th</sup> Board of Supervisors meeting several questions were raised regarding the proposal including representation on the Commission, enforcement powers, the experience and financial impact seen by State College Borough as a local HRC, and timeline for implementation. An email exchange between the Managers is included with the agenda materials with responses to these questions (Item 7a.2).

**7. ADMINISTRATION (Continued)**

**a. Intergovernmental Cooperation – Request to Form a Centre County Human Relations Commission (Continued)**

If the Board is satisfied with the information provided, the Manager offers the following tentative schedule for proceeding:

August 18 <sup>th</sup>	Review drafts of Non-discrimination Ordinance and Inter-governmental Agreement for Local HRC
September 22 <sup>nd</sup>	Consider adoption of Non-discrimination Ordinance for Patton Township
October	Review and approve Inter-governmental Agreement for Local HRC
November	Include funding for Centre County HRC in the 2022 Township Budget
December 8	Appoint representative to Centre County HRC for 2022

For this item the Board should:

- Review the information included or referenced in the agenda
- Receive an introduction on this subject from the Manager
- Solicit public input
- Identify additional information desired to fully consider this matter
- Provide direction to the Manager regarding proceeding further with this initiative.

**b. Timeline for Approving the Centre Region COG Climate Action Plan and Adaption Plan (CAAP) – Presented by Supervisor Whitman**

This agenda item introduces the DRAFT outline (enclosed) of the objectives and corresponding strategies to be included in the CAAP. The Climate Action and Sustainability Committee (CASC) will be requesting feedback from each municipality over the next three months. Because this CAAP will essentially become a lens through which to view municipal actions going forward, CASC members are introducing the DRAFT CAAP to their respective municipalities now to provide maximum opportunity for input from elected officials.

**7. ADMINISTRATION (Continued)****b. Timeline for Approving the Centre Region COG Climate Action Plan and Adaption Plan (CAAP) (Continued)**

The CAAP is a major milestone in meeting the expectations set forth in Resolution 2020-1, unanimously passed by the General Forum on July 27, 2020. This Resolution directs CRCOG to:

1. Immediately begin to develop a regional plan to:
  - Achieve a 45% reduction in GHG emissions by 2030 based on 2010 levels
  - Achieve an 80% reduction in GHG emissions by 2050 based on 2010 levels
  - Offset the remaining 20% of GHG emissions in 2050 with carbon offset projects, to be carbon neutral in 2050
  - Engage peer governmental entities, non-governmental organizations, businesses, and universities to (1) raise awareness of climate change; (ii) identify and encourage courses of action to reduce the amounts of GHG emissions; (iii) identify and encourage courses of action lessen the impacts of changing climate conditions; and (iv) embrace the opportunities of climate adaptation; and
2. Continue to lead by example to rapidly pursue these goals in a manner that is transparent, fair, and economically responsible; and
3. Encourage local projects and local impacts first--prior to making an investment out of the region--to provide long-term benefits to the region; and
4. Promote "clean, renewable energy" to achieve the stated goals which includes energy produced from environmentally beneficial technologies. Technologies will be evaluated for carbon impact, public health, and environmental justice implications.

In developing the CAAP, the Climate Action and Adaptation Technical Advisory Group (TAG) generated the enclosed outline for each of the six (6) sectors of greenhouse gas (GHG) emissions identified for study and action. The six sectors are:

1. Energy Efficiency and Buildings
2. Renewal Energy
3. Sustainable Transportation
4. Solid Waste
5. Land Management
6. Clean Healthy Water

**7. ADMINISTRATION (Continued)****b. Timeline for Approving the Centre Region COG Climate Action Plan and Adaption Plan (CAAP) (Continued)**

To meet the goals of Resolution 2020-1, the TAG identified 3-4 objectives within each sector. For each objective, TAG identified 3-4 strategies that reflect their research of best practices, as well as feedback from stakeholders, and input from the community. Community input gathered through the public forum and sustainability survey indicates a preparedness and willingness for the strategies included in the outline.

Even as you read, Sustainability Planner Pam Adams is expanding the CAAP outline with details and examples of actions that local governments can/need to take. **OUR job as supervisors is to help set priorities among and within the six sectors.**

Yes, the devil is in the details, but the CAAP will be our initial roadmap to help our community get on the path of chipping away at our GHG emissions and adapting to a changing climate by focusing on real, relevant issues.

**Schedule for the completion of CAAP:**

- End of July: municipalities provide suggestions on action priorities
- Aug 9: Climate Action & Sustainability Committee (CASC) reviews the draft outline
- Sep 13: CASC finalizes CAAP; forward the CAAP to GF for review
- [Sep 22]: Pam Adams presents CAAP at Patton board meeting
- Sep 27: GF forwards CAAP to municipalities for input
- Oct 11: CASC edits CAAP with municipal input and recommends CAAP to GF for adoption
- Oct 25: General Forum adopts the CAAP

## **7. ADMINISTRATION (Continued)**

### **c. Financial Trends Monitoring**

The Financial Trends Monitoring System is a look at indicators of the financial stability and sustainability for the delivery of Township services to our residents and businesses. The Director of Finance and Administration will provide a brief overview on using this tool for assessing the financial position of the Township. The presentation slides are included in the Updated Agenda.

The 2010 to 2020 Financial Trends Monitoring System Report is included with the agenda materials. A summary of each measure studied (last 4 pages of the report) is included as a separate attachment to the e-agenda.

No formal action is required on this item.

### **d. American Rescue Plan (ARP) Update**

The Township will be receiving \$1,654,296.90 from the federal government in the next 12 months to address local issues related to the COVID-19 pandemic. In May the Board directed the Manager to solicit input from a wide range of constituents on potential uses for these funds. A schedule of activities related to the ARP Act and collecting input is included with the agenda materials.

Over the last few weeks the Manager has solicited input from Township employees, members of the Township's authorities, boards and commissions (ABCs), the Patton Township Business Association and the general public.

The agenda materials include:

- Updated schedule from the Manager for making decisions on ARP funds
- Preliminary Results from survey on use of ARP funds
- Estimate of amount of ARP funds that can be designated as replacement of "Revenue Reduction" for 2020
- Emails with suggestions for use of ARP funds are included with the Updated Agenda.

For this item the Board members should:

- Review the materials provided with the agenda
- Receive a brief overview by the Manager to cover:
  - Schedule for Board member input
  - Input received so far on priorities and projects
  - Potential uses of replacement of "Revenue Reduction" funds
- Solicit public input
- Provide the Manager with any further direction that may be needed at this time

**7. ADMINISTRATION (Continued)**

**e. Board Input for the 2022-2026 Capital Improvement Plan**

Township staff will begin working on the next five year Capital Improvement Plan (CIP) in August. The current 2021-2025 plan was included in the June agenda materials.

Staff requests that Board members provide input/guidance towards potential new projects or existing projects in the plan.

No formal action is required on this item. This item will also be on the August meeting agenda – please retain your hard copy of the CIP.

**f. Council of Governments (COG) 2022 Program Plan and Capital Improvement Plan (CIP)**

These two documents are the foundation for the COG's upcoming 2022 budget. The Finance Committee reviewed the subject documents on July 8<sup>th</sup> and the COG General Forum is expected to request comments back from municipalities by August 19<sup>th</sup> – immediately after our next Board meeting on August 18<sup>th</sup>. The Program Plan reviewed by the Finance Committee is included with the agenda materials.

Board members should review the information provided and take public comments that are offered.

If Board members have questions for clarifications, we will collect those at the meeting and forward to COG staff.

Prior to August meeting the Manager will circulate a form to collect Board member comments on items COG is looking for municipal input.

This item will also be on the August 18<sup>th</sup> agenda.

**7. ADMINISTRATION (Continued)**

**g. Pennsylvania State Association of Township Supervisors (PSATS) – Annual Business Meeting, October 15, 2021**

In lieu of their annual spring educational conference, PSATS has announced they will hold an Annual Business Meeting at the Hershey Lodge on Friday October 15<sup>th</sup> to elect new officers and consider resolutions for the Association. This will be an in-person meeting for the voting delegate. See Item 7g in the agenda materials.

The Board designated Supervisor Abrams as the Voting Delegate to the PSATS spring conference that was canceled.

The Board should identify an attendee/voting delegate for the meeting.

**h. Legislative Update - State Law Changes**

If time permits, the Manager will brief the Board on the following items:

**5G Regulations**

Act 50 of 2021 (formerly HB 1621) provides for the regulation of small wireless facilities in municipal rights-of-way. It also authorizes municipalities to charge an annual fee for the use of the right-of-way, not exceeding \$270 per small wireless facility or \$270 per new utility pole with a small wireless facility, and sets the maximum permitted height of the pole and small cell facility at 50-feet. Small cells are required to comply with restrictions in place in underground utility districts and municipalities are able to develop reasonable design guidelines to minimize aesthetic impact. Municipalities have 60 days to review applications for collocation on preexisting structures and 90 days for the installation of a new structure with attached small wireless facilities. **Signed:** June 30, 2021.

**Effective:** August 29, 2021.

**Meeting Agendas**

Act 65 of 2021 (formerly SB 554) amends the Sunshine Act to require agencies, including townships, to post a meeting agenda containing all items that will be voted on at least 24 hours before a meeting. Additionally, the agenda must be posted on an agency's website, if it has one, or at its building and meeting place. Act 65 does allow an agency to vote to add unadvertised items to the agenda if agreed to by a majority of the governing board. **Signed:** June 30, 2021. **Effective:** August 29, 2021.



**8. UPDATED 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**

- 1) **\*\* NEW ITEM \*\* Resolution to Accept Green Light-Go Grant Funds for the Atherton Corridor Automated Signal Performance Measures Project**

**c. Planning & Zoning**

- 1) **Re-Approval of Resolution to Update Sewage Facilities Planning Module for Abington Equine Hospital Development for a Community OnLot Disposal System (COLDS)**

**d. Administration**

- 1) **Minutes: June 16, 2021**
- 2) **Voucher Report**
- 3) **Resolution for Suicide Prevention Month Proclamation**
- 4) **Disposition of Finance Records Resolution**

**9. MANAGER'S REPORT**

The Manager will report on current matters, including:

- a. Correspondence (enclosed)
  - [1] Request to not spray Gypsy Moths with Bt
  - [2] Volunteer projects in PT Parks 2015 to present
  - [3] Green-Light-Go Grant announcement
  - [4] Annual Recycling Report for Township operations
  - [5] Development Update
- b. Announcements
  - [1] Mosquito Spraying available through Centre County Mosquito Disease Control program
  - [2] The 2021 Municipal Leadership Summit will be held on October 7 – 9 at the Lancaster Marriott at Penn Square. [Click Here to View the Save the Date!](#)
- c. Statewide Common Level Ratio (enclosed)
- d. 2021 Q2 Single Family Housing Starts update (enclosed)
- e. Request to not install street light on Briar Court (enclosed)

## 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 (Committee agendas can be downloaded by clicking the highlighted link)

Exec, June 22 – Report enclosed (Item 10a.1)

Facilities, July 6 -- Report enclosed (Item 10a.2)

Project Updates  
Millbrook Marsh Feasibility Study  
Proposed Electric / Hybrid Vehicle Charging Station For Cog Building  
Millbrook Marsh Nature Center Preliminary FCA Report  
COG Building Lease Discussion  
Facilities Committee Structure

Finance, July 8 – Report enclosed (Item 10a.3)

2021 COG Program Plan *(Action)*  
2022 to 2026 COG CIP *(Action)*  
August Meeting Date *(Action)*  
IT Study Status & Resources *(Discussion)*  
Millbrook Marsh Nature Center Boardwalk Feasibility Study *(Discussion)*  
Manager Review of the Library Funding Formula *(Informational)*

Parks Capital, July 8 – Report enclosed (Item 10a.4)

Millbrook Marsh Nature Center Boardwalk Feasibility Study  
Musser Gap Greenway  
Whitehall Road Regional Park Project Update & Discussion  
Division Of Responsibilities For Maintenance And Operations Discussion  
Reviewing The Regional Parks Master Plans

Climate Action & Sustainability, July 13

Public engagement update regarding the CAAP  
Outline of the CAAP

Solar Power Purchase Group, Update on RFP - Report enclosed (Item 10a.6)

Exec, July 20

Public Safety, cancelled  
Human Resources, cancelled  
Transportation and Land Use, cancelled  
Public Services & Environmental, Cancelled

**10. COMMITTEE REPORTS (Continued)**

- b. Patton Township Housing Task Force, July (report enclosed)
- c. State College Borough Water Authority (3<sup>rd</sup> Thursday) (report enclosed)
- d. Centre Area Cable Consortium, as needed – Trevino (did not meet)
- e. [Spring Creek Watershed Commission](#), July 21 – Mason
- f. Centre County Metropolitan Planning Org., April 27 – Robb, Abrams Alt. (report enclosed)
- g. Centre County Airport Authority, (4<sup>th</sup> Thursday) (report enclosed)

**11. OTHER BUSINESS**

**12. ADJOURN**

**13. (reserved)**

**14. FOR YOUR INFORMATION**

Enclosed:

- 14.1 CCRRA Newsletter
- 14.2 CATA offering discounts for fall passes

Upcoming Meetings:

- |                 |   |
|-----------------|---|
| Mon., May 24    | General Forum   |
| Wed., June 16   | Board of Supervisors                                    |
| Mon. June 28    | General Forum   |
| Wed., July 21   | Board of Supervisors                                    |
| Mon. July 26    | General Forum (Aug 23, Sept 27, Oct 25, Nov 22, Dec 21) |
| Wed., August 18 | Board of Supervisors                                    |

**14.FOR YOUR INFORMATION (Continued)**

**Items to be Scheduled - as prioritized on Jan 4, 2021, revised February 10 and April 28**

- a. Sustainability Resolution (August 2018)
- b. Open Space preservation options (October 2018)
- c. Regulating Special Events on Public Property (Sept 2017)
- d. Authorities dissolution (December 2018)
- e. Home Occupations – potential change by Ordinance (Dec 2017)
- f. Stargazing Permits (Feb 2020)