

HARRIS TOWNSHIP

224 East Main Street

Boalsburg, PA 16827

Phone: (814) 466-6228 Fax: (814) 466-3396 Website: www.harristownship.org

BOARD OF SUPERVISORS

Hybrid Meeting

March 9, 2026

7:00 PM

GENERAL MEETING INFORMATION

Remote Participants	To attend via Zoom, click the link below to register and obtain a link: https://us02web.zoom.us/meeting/register/sNmGRZHRQtOc8UNspZdRsQ
In-Person Participants	Harris Township Office – Meeting Room 224 East Main Street Boalsburg, PA 16827
Meeting Contact: Deb Lang - email: secretary@harristownship.org 1 814-466-6228	

- We ask that participants that are attending remotely remain muted with their video turned off unless recognized to speak. To reduce audio interference, please remain off of speakerphone during the meeting.
- **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Written public comments or requests to speak to items, not on the agenda, and requests to comment on specific agenda items listed on the agenda, may be submitted in advance by emailing manager@harristownship.org.



HARRIS TOWNSHIP BOARD OF SUPERVISORS

March 9, 2026 – 7:00 P.M.

Agenda

www.harristownship.org

1. CALL TO ORDER:

The Chair will lead the Pledge of Allegiance.

2. APPROVAL OF MINUTES:

Move to approve the minutes of the January 28, 2026 and February 9, 2026 meetings.

3. CITIZEN COMMENTS:

Members of the public are invited to comment on any items not on the agenda (five minutes per person time limit, please). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

4. NEW AGENDA ITEMS:

Pennsylvania Act 65 requires the posting of agendas on the Township website 24 hours before a meeting. Only emergency and de minimus items, and items for discussion only, can be added to the agenda by a majority vote of the Board of Supervisors.

If the Board has any items they wish to add to the agenda, they should discuss them at this time.

5. TOWNSHIP BUSINESS:

a. ANNOUNCEMENT OF EXECUTIVE SESSION:

Chair Hameister will announce that the Board of Supervisors held an executive session on March 3, 2026 to discuss legal matters.

b. PRESENTATION OF THE 2025 AUDIT:

Representatives from Maher Duessel will present the Township's 2025 audit. A copy of the draft audit is included in the packet.

Recommendation: Discussion Item.

c. REQUEST FOR SUPPORT FOR THE FLY STATE COLLEGE FUND:

The Chamber of Business & Industry of Centre County (CBICC) is requesting that the Township consider supporting the Fly State College Fund with a contribution of \$10,000. This fund is used to help expand and strengthen commercial air service at the State College Regional Airport. The CBICC was invited to attend the meeting to present their request.

Recommendation: Discussion Item. If the Board is interested in providing financial support, a motion should be made to provide a one-time financial contribution of \$ _____ to the Fly State College Fund.

d. PROPOSAL TO INSTALL A COMMEMORATIVE LIBERTY BELL IN THE DIAMOND:

Over the past several weeks, Staff met with representatives of the Boalsburg Village Conservancy and the Heritage Museum to discuss a proposal to place a commemorative Liberty Bell in the Township. This bell was painted by a local artist to depict the history of Boalsburg and was prepared to celebrate the 250th anniversary of the Declaration of Independence. The bell would be installed by a prospective eagle scout to satisfy their project requirements. The organizers had requested permission to install the bell in the northwest corner of the Diamond, and the Board briefly discussed this location at the January 5, 2026 meeting.

Since that time, the organizers considered several locations identified by Staff, including near the Township offices or other areas of the Diamond. The organizers would prefer to locate the Bell as close to the Diamond as possible, due to its historic character and significance, accessibility, and higher pedestrian volume. There is ample open space on the southwest side of the Diamond, however, this area lacks pedestrian accessibility and is used for Memorial Day and Hometown Christmas. The southeast side has large shrubbery and lacks pedestrian access.

Representatives of the Conservancy and Heritage Museum will be present to discuss their proposal to install the bell in the Diamond.

Recommendation: Discussion Item.

e. TUSSEY MOUNTAIN DEVELOPMENT OF REGIONAL IMPACT APPLICATION:

PennTerra Engineering recently submitted a Development of Regional Impact (DRI) application requesting an expansion of the Regional Growth Boundary (SSA) and Sewer Service Area (SSA) to include Tussey Mountain. The owners of Tussey Mountain previously discussed a potential DRI application with the Board of Supervisors in September 2024.

Tussey Mountain is currently served by public sewer as the result of a DEP-mandated connection in the early 1990s. While the property was permitted to connect to public sewer to resolve an on-lot system failure, additional wastewater generating development cannot occur without the property being added to the RGB and SSA.

On February 20, 2026, the Centre Regional Planning Agency deemed the DRI application complete and provided their recommendation (attached). The request proposes adding the 134.98-acre Tussey Mountain parcel, which includes land on both sides of Bear Meadows Road, to the RGB and SSA. The application indicates that the property owner wants to further develop the property over several phases, including remodeling and expanding the existing ski lodge. A conceptual master plan (attachment 2) is included with the application.

Since the DRI application was deemed complete, the Township can begin its review of the request to determine if it has merit. If the Board of Supervisors reviews the request and determines that it has merit, it will be forwarded to the Centre Regional Planning Commission

to begin the regional review process. Due to the magnitude of the request, this DRI would require action by the six Centre Region municipalities.

There is no timeframe or defined process for the Township to review the DRI request. Previous DRI requests were forwarded to the Planning Commission for review and recommendation prior to the Board of Supervisors deciding if the request merits regional discussion.

Recommendation: Discussion Item.

f. SEWAGE FACILITIES PLANNING MODULE FOR THE LANDS OF STEPHEN D. & LINDA C. WEAVER:

On January 22, 2026, Staff received from PennTerra Engineering a sewage facilities planning module for the Weaver property at 1150 Linden Hall Road as part of a minor subdivision plan submission. The subdivision plan is currently under review and will be presented to the Board at a future meeting. The sewage facilities planning module has been deemed to be complete – it was reviewed by our Local Planner, Greg Garthe.

For context, the subdivision plan proposes to divide a 12.241-acre lot into two lots of 7.593 and 4.649 acres in area. Both lots propose on-site water and sewer services.

Recommendation: Move to approve Resolution No. 26-08, adopting the Stephen D. and Linda C. Weaver Sewage Facilities Planning Module as a revision to the Harris Township Act 537 Plan.

g. SOLAR POWER PURCHASE AGREEMENT – TERMINATION AGREEMENT:

In the fall of 2025, the developer of the power purchase agreement (PPA), Prospect14, approached the Centre County Solar Group (CCSG) with economic concerns. Following a series of discussions with the project consultant and the developer, the CCSG was presented with a mutual termination agreement. This agreement would relieve CL-Route 58 B LLC, the owner of the project, and the Township of the PPA. Our solicitor, as well as the solicitors from all organizations in the CCSG, has reviewed the termination agreement.

Each member entity of the CCSG is being presented with the termination agreement during the month of March. In consideration of being relieved of the agreement, a payment from CL-Route 58 B LLC of \$135,000 will be disbursed among the CCSG entities. The CCSG was created when the PPA was signed by ten entities. The five entities who participated in the SPPA Working Group but did not engage in the PPA will not receive a portion of this payment. Harris Township's share of the PPA was 0.3%, which would result in a payment of approximately \$400.

Legal costs totaled just under \$268,000 for the organizations in the PPA. After the termination payment, net legal costs are just shy of \$133,000. The PPA working group paid \$69,676 to GreenSky Consulting during the creation of the PPA, and \$66,500 for consulting services during 2025. At the CCSG meeting on February 27, GreenSky Consulting reported they are waiving all fees to terminate this agreement.

Recommendation: Move to approve termination agreement with CL-Route 58B LLC.

h. PROPOSED TRANSIENT RETAIL MERCHANT ORDINANCE REVISIONS:

Last spring, the Board of Supervisors discussed potential changes to the Solicitors and Peddlers ordinance, which applies to solicitors, peddlers, and other transient retail uses. The Board had identified some potential concerns with the ordinance, but work on the issue was delayed while the Board addressed short-term rental uses. Over the past few months, Staff began working on preparing a framework for an ordinance that could replace existing regulations.

Staff prepared three regulatory outlines that would provide requirements for solicitors/peddlers, transient retail businesses, and food trucks. Unlike the current regulations, this approach would provide different requirements for each of these categories. Staff consulted the Township Solicitor and the State College Borough Police while preparing these outlines. A memo summarizing the three regulatory approaches is included with the agenda.

The Board of Supervisors should discuss potential changes to the Solicitors and Peddlers ordinance and provide feedback to staff.

Recommendation: Discussion Item.

i. POTENTIAL AMENDMENTS TO THE SNOW REMOVAL ORDINANCE:

Township regulations require the removal of vehicles from municipal streets whenever a snow emergency is declared by the Township Manager. This ordinance helps facilitate snow removal efforts and reduces the potential for accidents. The Township Manager may declare a snow emergency anytime snowfall is forecast to reach two inches or greater.

The current Snow Removal ordinance, which was adopted in 1997, specifies a fine amount of \$5 if paid within 24 hours or \$15 thereafter. Staff is recommending that the fine amount specified in the ordinance be increased to discourage motorists from violating the ordinance and assist with cost recovery for enforcement. Fine amounts in other Centre County municipalities vary, with fines generally ranging from \$10-\$25 for the initial offense. Several of these ordinances were adopted in the late 1990s and have not been updated.

The Board of Supervisors should discuss the fine amount for snow emergency violations and provide feedback to staff.

Recommendation: Discussion item.

j. PROPOSED AMENDMENT TO CHAPTER 3, ARTICLE 3, SECTION 3.8, APPLICATION FOR SHORT-TERM RENTAL LICENSES:

Last year, the Board of Supervisor adopted Ordinance No. 382, which provides for the licensing and regulation of short-term rentals in the Township. The ordinance requires applicants to supply proof of registration for hotel tax, which is collected by Centre County.

While administering the new regulations, Staff became aware that Centre County does not issue a certificate or other form of proof that a property owner has registered to pay hotel taxes for their property. Additionally, Staff were told that large rental platforms such as AirBNB and VRBO collect and pay local and state taxes on behalf of their users, so the County does

not require short-term rental owners to register if they are exclusively utilizing these platforms to rent their properties.

To simplify administration of the short-term rental regulations, Staff recommends that Chapter 3, Article 3, Section 3.8 be amended to remove proof of hotel tax registration from the application requirements. The Short-Term Rental License Application form would include a disclaimer notifying applicants that they may need to register for hotel taxes with both the State and the County.

Recommendation: Discussion Item. If the Board is comfortable with the proposed amendment, staff will prepare the ordinance and advertise a public hearing for the April 13th meeting for potential adoption.

k. PUBLIC COMMENT PROCEDURES DURING BOARD MEETINGS:

The Board of Supervisors was recently provided with an overview of the Pennsylvania Sunshine Act as it pertains to providing residents and taxpayers with the opportunity to provide comment prior to taking official action. The Sunshine Act permits the Board to “adopt rules and regulations necessary for the conduct of its meetings and the maintenance of order”. The Board of Supervisors should discuss its current public comment procedures and determine if any changes should be made.

Recommendation: Discussion Item.

6. MANAGER’S REPORT:

A written report is provided.

7. APPROVAL OF VOUCHERS:

Move to approve voucher transmittal sheet No. 2026-02.

8. COG COMMITTEE REPORTS:

Executive Committee	Chair Hameister
Land Use and Community Infrastructure	Chair Hameister
Centre County Solar Group	Chair Hameister
Finance Committee	Vice-Chair Harden
State College Area Connector Project	Vice-Chair Harden
Centre County MPO	Vice-Chair Harden
Parks Capital Committee	Supervisor Moriarty
Parks Governance Committee	Supervisor Moriarty
Centre Region Parks Authority	Supervisor Murrell
Climate Action and Sustainability Committee	Supervisor Murrell
Public Safety Committee	Supervisor Wilson

9. ADJOURNMENT