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
November 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/OFRZ3I2tRPGEwi6UjV2fkw
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 are invited to comment on any items not on the agenda (five minutes per person time limit). Please note that no discussion or deliberation will occur during this period.
- Comments relating to specific items on the agenda should be deferred until that point in the meeting. After an item is introduced by staff, members of the public may provide comments on the item (five minutes per person time limit). Once the Chair closes the public comment period, the Board will proceed with deliberation and no further public comment will be accepted on that item.
- 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
November 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 August 25, 2026 special meeting, the September 23, 2026 special meeting, the October 12, 2026 public hearings, the October 12, 2026 regular meeting, the October 26, 2026 budget meeting, and the October 26, 2026 special meeting.

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 note that no discussion or deliberation will occur during this period.

   Comments relating to specific items on the agenda should be deferred until that point in the meeting. After an item is introduced by staff, members of the public may provide comments on the item (five minutes per person time limit). Once the Chair closes the public comment period, the Board will proceed with deliberation, and no further public comment will be accepted on that item.

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. <u>ANNOUNCEMENT OF EXECUTIVE SESSION:</u>

      The Board of Supervisors held an executive session on October 26th to discuss a personnel matter.

   b. <u>FREEMAN/OMBALSKI – LISKO MINOR SUBDIVISION PLAN:</u>

      On October 7, 2026, staff received from PennTerra Engineering a minor subdivision plan that proposes a land swap between two abutting properties on Bailey Lane near its terminus. The purpose of the project is to allow the Freeman/Ombalski property to be expanded in its northeast section by +/- 20 feet to eliminate a nonconforming building setback for an existing

house. In total, .174 acres of Lisko property will be swapped with .174 acres of Freeman/Ombalski property to the west.

Staff have completed one review of the plan, copies of which are included with the agenda as well as a plan sheet showing the proposal.

Two waiver requests accompany this plan. First, Chapter 9-4.5.K of the Harris Township Code of Ordinances illustrates the parameters for a waiver of the sewage facilities planning process for those plans where the Board of Supervisors agrees sewage planning is unnecessary. The waiver request is being prepared by PennTerra Engineering as the agenda is prepared, so staff anticipate that review of the request will be completed prior to the meeting. Assuming that the waiver request meets the ordinance requirements for such, staff support the idea that sewage planning for this small land swap is unnecessary.

Second, 11-4.13 of the Harris Township Code of Ordinances requires the application of fire protection standards for subdivisions and land developments with methods such as water storage tanks or fire suppression sprinkler systems for those properties located outside of the public water service area, which is where these properties are located. The Boalsburg Fire Chief has reviewed this waiver request and recommends approval of such since the plan proposes such a small equal swap of land, as described in the email from Chief Van Winter, part of the review comment package included with the agenda.

It is expected that PennTerra Engineering will present revisions to the plan in a timely manner. The comments, aside from the two waiver requests, are minor in nature.

Public comment on item b.

Recommendation: Pending receipt and review of the first waiver request (which status will be updated at the meeting), move to approve the waiver requests of 9-4.5.K and 11-4-13 of the Harris Township Code of Ordinances; further, move to approve the Freeman/Ombalski – Lisko Minor Subdivision plan contingent upon satisfactory completion of comments from the October 13, 2026, memo of the Regional Planner, the October 14, 2026, email of the Boalsburg Fire Chief, the October 28, 2026, letter of the Township Engineer, and the October 28, 2026, letter of the Zoning Officer.

c. CENTRE COUNTY METROPOLITAN PLANNING ORGANIZATION (CCMPO) UPDATE:

Jim Saylor, Principal Transportation Planner for the CCMPO, will be present to provide an update on recent transportation studies and upcoming projects.

Public comment on item c.

Recommendation: Discussion Item.

d. DATA CENTERS DRAFT ORDINANCE:

At their September meeting, the Planning Commission finished review of a draft ordinance that proposes to regulate data center construction in Harris Township. As drafted, “data center” would be a primary use in the General Commercial (C-1) and General Industrial (I-1)

zoning districts. Additionally, data centers would be allowed only where public water and sewer services are available.

The draft regulations were written after extensive research into local and non-local regulations, as well as review of articles pertaining to data centers and data center ordinances. Staff also attended a webinar conducted by Penn State regarding data centers.

The draft ordinance, as presented to the Planning Commission, is included with the agenda. The PC asked that the Board consider the following ideas for addition to the draft:

- Require data centers to generate or acquire100% of the power they need to operate the facility to prevent effects on existing customers, both in electric availability and in billing costs. Some ordinances reviewed required such; the PA Governor's Responsible Infrastructure Development (GRID) standards require data centers exceeding 25 MW to provide their own physically deliverable power capacity matching their peak demand and total annual energy consumption. GRID requests binding consent orders and agreements, so it is unclear if this concept is required by the Commonwealth or if such is a recommendation.
- Waste from the operation of data center facilities should be required to be disposed of using a certified third-party company specializing in such waste disposal. The ordinance should require that evidence of that disposal is provided at regular intervals.
- Backup generator testing should be prohibited on weekdays and holidays. The draft limits such testing to the hours between 8:00 a.m. and 6:00 p.m.
- Consider adding to the draft that a mandatory health and safety assessment be provided with each plan submission. Such an assessment could require the preconstruction evaluation of noise, air quality, and the like and further require information regarding hazardous materials and fire safety, water and resource stress, and emergency response plans. Some ordinances require post-construction noise verification, quarterly compliance reporting, and ongoing operational audits to document that the built conditions match those proposed with the development plans.

Staff ask that the Board consider the recommendations of the Planning Commission when reviewing the draft. Supported recommendations from the PC, as well as any other ideas felt necessary by the Board, can be incorporated into a draft revision and such can be provided at the December meeting of the Board.

Public comment on item d.

Recommendation: Discussion item.

e. <u>2027 TOWNSHIP BUDGET:</u>

The Board of Supervisors held a meeting on October 26th to review and finalize the 2027 Township budget. The budget should be tentatively approved so that the public review and comment period can begin. After tentative approval, the budget must be made available for inspection for at least 20 days prior to formal adoption by the Board. A public hearing and formal adoption will take place at the December 14, 2026 Board of Supervisors meeting.

Public comment on item e.

Recommendation: Move to tentatively approve the 2027 Harris Township budget and schedule a public hearing and formal adoption of the budget on December 14, 2026.

f. RESOLUTION 26-20: ADOPTION OF THE 2027-2031 CAPITAL IMPROVEMENT PROGRAM:

During the October 26, 2026 budget review meeting, the Board discussed the contents of the 2027-2031 Capital Improvement Program. If the Board is satisfied with the final version of the program as presented, the 2027-2031 Capital Improvement Program should be approved.

Public comment on item f.

Recommendation: Move to approve Resolution 26-20, adopting the 2027-2031 Capital Improvement Program.

g. RESOLUTION 26-21: LOCAL SHARES ACCOUNT GRANT FOR MUNICIPAL BUILDING IMPROVEMENTS:

Staff are preparing an application for a Local Shares Account (LSA) grant to fund multiple improvements to the municipal building, including a new standing seam metal roof over the meeting room and paint shop, replacement of wooden siding on the office building, and audio/visual improvements in the Township meeting room. The grant request is for $116,500. LSA grants are funded by gaming revenues through the Commonwealth Financing Authority.

Public comment on item g.

Recommendation: Move to approve Resolution 26-21, requesting a Statewide Local Share Assessment Grant of $116,500 from the Commonwealth Financing Authority to be used for improvements to the municipal building.

h. RESOLUTION 26-22: LOCAL SHARES ACCOUNT GRANT FOR BOALSBURG FIRE COMPANY BRUSH TRUCK:

The Boalsburg Fire Company is seeking a Local Shares Account (LSA) grant to fund the purchase of a new brush truck. The LSA program does not permit a fire company to apply for a grant directly, but companies can be sponsored by their local municipality or another eligible applicant. The Township would be responsible for submitting the grant request and would function as the grantee throughout the grant administration process. The grant request is for $350,000. LSA grants are funded by gaming revenues through the Commonwealth Financing Authority.

Public comment on item h.

Recommendation: Move to approve Resolution 26-22, requesting a Statewide Local Share Assessment Grant of $350,000 from the Commonwealth Financing Authority to be used for the purchase of a new brush truck for the Boalsburg Fire Company.

i. VILLAGE SIDEWALK IMPROVEMENT UPDATE:

The Board of Supervisors will receive an update on the Village Sidewalk Improvement Project, which is planned for spring of 2027. The Township Manager will present information on the existing sidewalk network and request feedback from the Board.

Public comment on item i.

Recommendation: Discussion Item.

6. MANAGER'S REPORT:

   A written report is provided.

7. APPROVAL OF VOUCHERS:

   Move to approve voucher transmittal sheet No. 2026-10.

8. COG COMMITTEE REPORTS:

Executive Committee	Chair Hameister
Land Use, Sustainability, and Infrastructure	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
Spring Creek Watershed Commission	Supervisor Murrell
Public Safety Committee	Supervisor Wilson

9. ADJOURNMENT.

   Following adjournment, the Board of Supervisors will hold an executive session to discuss a personnel matter. No official action will be taken.