

**HARRIS TOWNSHIP
BOARD OF SUPERVISORS
Meeting Minutes
April 13, 2026**

Board Members in Attendance: Dennis Hameister, Chair
Frank Harden, Vice Chair
Nigel Wilson
Tracey Moriarty
Chris Murrell

Staff in Attendance: Mark Boeckel, Township Manager
Todd Shea, Zoning/Ordinance Enforcement Officer
Debbie Lang, Administrative Secretary – via Zoom

Public in Attendance: Jennifer Pencek, Executive Director of Centre Safe
Elyse Johnson, Spring Creek Watershed Commission
Fred Dailey, II
Bonnie Dailey
Steven Bodner
John Wainwright, Memorial Day Committee

**Public in Attendance
via Zoom:** Nevin Grove, PennTerra Engineering
Maureen Cochran
Kelly Wolgast

1. CALL TO ORDER:

Chair Hameister called the regular April 13, 2026 meeting to order at 7:02 PM.

2. APPROVAL OF MINUTES:

Supervisor Murrell stated under Committee reports, Centre Region Parks Authority, he said the presentation on the mowers was underwhelming, not overwhelming.

Supervisor Moriarty moved to approve the corrected minutes of the March 9, 2026 regular meeting. Supervisor Murrell seconded the motion. The motion passed unanimously.

3. CITIZEN COMMENTS:

Fred Dailey of 570 Academy Street said now that the weather is getting nice more people are out walking and he noticed people are still walking on the streets instead of the sidewalks. He said this is against the law and if the Township isn't going to start asking for enforcement, he will be calling the police for enforcement.

The second item he was wondering about was the Wine Walk. He asked if this event is a for profit event, a non-profit event or a fundraiser and where the money from this event goes.

Mr. Boeckel explained the Board must approve any requests for street closures, that anyone can request a street closure and they must apply for a special event permit. He said the Township has no information on where the money goes from these events. Mr. Shea also noted any vendors at these events must also get a transient retail merchant license.

4. NEW AGENDA ITEMS:

There were no new items to add to the agenda.

5. TOWNSHIP BUSINESS:

a. ANNOUNCEMENT OF EXECUTIVE SESSION:

Chair Hameister announced that the Board of Supervisors held an executive session on April 13, 2026 to discuss legal matters.

b. CENTRE SAFE PRESENTATION:

Jennifer Pencek, Executive Director of Centre Safe, provided a presentation on the mission and services provided by Centre Safe. She stated the organization is celebrating its 50th anniversary this year. She said Centre Safe was previously known as the Centre County Women's Resource Center. She said April is National Sexual Assault Awareness month. She provided statistics on the types of services they provide and the number of clients served. She noted all their services are 100 percent no cost to their clients. She advised the Board of various events the organization holds. The Board advised Ms. Pencek that they would take possible funding of this organization under advisement and suggested she submit a letter requesting funding around October when the Board starts work on their budget. The Board thanked Ms. Pencek for all the work Centre Safe does.

c. SPRING CREEK WATERSHED COMMISSION – ROCKVIEW LETTER:

Elyse Johnson, a representatives of the SCWC was present to discuss this matter and obtain feedback on when it is appropriate for the group to advocate without prior feedback from governing bodies. She discussed a draft community stakeholder letter addressed to Governor Shapiro. The letter provided a community vision for the future of the Rockview property.

She explained discussions with various groups since the announcement of the Rockview closure. Ms. Johnson said the commission will be giving educational presentations on this property in the future.

It was the consensus of the Board that Supervisor Murrell, as the Township's representative to the Commission, will provide the Board with a report monthly under Committee Reports to keep the Board apprised of items before the commission.

d. STEVEN AND LINDA WEAVER MINOR SUBDIVISION PLAN:

Mr. Shea provided background on this plan. The property, located within the Agricultural zoning district, currently contains a house and several accessory buildings and is served by on-site water and septic systems.

The plan proposes to subdivide the property into lots of 4.649 acres (house lot) and 7.593 acres. The house lot is designated as a lot exempt from the Conservation Design requirements. A water storage tank located adjacent to the proposed common property line will serve as fire protection for both lots with a driveway extension on the house lot allowing for access to the tank; any driveway proposed for the vacant lot must be in proximity to the tank.

There were no citizens comments.

Supervisor Wilson moved to approve the Steven & Linda Weaver Minor Subdivision Plan contingent upon satisfactory completion of all comments from the March 17, 2026, letter of the Zoning Officer and the March 18, 2026, letter of the Township Engineer. Supervisor Moriarty seconded the motion. The motion passed unanimously.

e. TUSSEY MOUNTAIN DEVELOPMENT OF REGIONAL IMPACT APPLICATION:

Mr. Boeckel provided background on the DRI application. The Planning Commission reviewed the DRI request at their March meeting. The Commission voted unanimously in support of the DRI application, and provided the following findings of fact:

- The proposal is complementary to the current uses on the site.
- The use of the property as an outdoor recreational facility is a good use for the site and benefits the Centre Region.
- The property is already served with public sewer.
- The proposal is consistent with the Boalsburg Small Area Plan.
- Expansion of the facility aligns with economic development objectives of the community.
- Tussey Mountain is the only ski area within the county, and this unique use has benefitted many residents. If it is unable to grow to support existing uses and be a four-season facility, it may not survive.

The Board thanked the Planning Commission for providing these findings of fact.

Vice Chair Harden moved to forward the DRI application to the Centre Regional Planning Commission to begin the regional review process. Supervisor Moriarty seconded the motion. The motion passed unanimously.

f. KEYSER PROPERTY PLANNING MODULE – OPERATIONS AND MAINTENANCE AGREEMENT:

Mr. Boeckel reminded the Board of Supervisors that they approved a planning module for 390 Misty Hill Drive at their February meeting. He briefly explained that as a community on-lot

system, the Township must consider an agreement to ensure long-term operation and maintenance needs are met. He said the proposed operations and maintenance agreement is based upon a template provided by DEP with modifications to require the posting of an operations and maintenance bond that will be renewed on an annual basis. This financial surety requirement matches what was required of the Nittany Grove community on-lot system in 2008.

Vice Chair Harden moved to approve the Operations and Maintenance Agreement related to the Keyser Property Planning Module. Supervisor Wilson seconded the motion. The motion passed unanimously.

- g. PROPOSED ORDINANCE NO. 384 – AMENDING CHAPTER 3, ARTICLE 3, SECTION 3.8, APPLICATION FOR SHORT-TERM RENTAL LICENSES:

A public hearing was held on this item earlier this evening.

Supervisor Wilson moved to approve Ordinance No. 384, amending Chapter 3, Article 3, Section 3.8, Application for Short-Term Rental Licenses. Supervisor Murrell seconded the motion. The motion passed unanimously.

- h. SOLICITORS/PEDDLERS, TRANSIENT RETAIL BUSINESS, AND MOBILE FOOD VENDOR ORDINANCE DRAFTS:

Mr. Boeckel provided background for three new ordinances that would separately address solicitors and peddlers, transient retail businesses, and mobile food vendors. The ordinances were based upon feedback provided by the Board in 2025.

The Board discussed how the Do Not Solicit Registry and religious organizations would be handled. They also discussed groups such as the Girl Scouts selling cookies and school fundraising sales. It was noted the minimum fine of \$100 might be too low. The Board agreed the number in Section 3-3.7B.(2)(b) should be changed from one (1) to two (2).

The Board also felt vendor at a Farmer's Market should also be identified. In response to a question regarding a list of all employees under a license, Mr. Boeckel said he would check with our Solicitor on how minors should be handled.

There was also concern regarding not having the names of farmers in section 3-3.9A. Mr. Boeckel said he would also check with our Solicitor on how this should be handled.

Staff will incorporate these changes, check with our Solicitor on the questions raised and can begin working on a proposed fee structure for the different license categories and terms based upon the anticipated cost of administering the regulations. The revisions will be brought back to the Board at a future meeting.

There was no public comment on this item.

i. STATE COLLEGE AREA CONNECTOR DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENTS:

Mr. Boeckel said PennDOT recently released the draft environmental impact statement (DEIS) for the State College Area Connector (SCAC) project, with comments being due by Monday, April 20th. The Board discussed the Bear Meadows Road offset, and their concern that there are 15 bridges on this project. It was also agreed that comments should include not pushing this project back any further and moving the completion date back closer to the original completion date of 2033. There was also a concern about the noise dampening measures that will be taken. The Board also felt paths for pedestrians and bicyclists should also be mentioned as one of our comments.

Staff will prepare a letter to PennDOT including Board comments prior to the April 20th deadline.

j. APPROVAL OF DEVELOPER'S AGREEMENT – ROCKEY RIDGE:

Mr. Boeckel briefly reviewed this Developer's Agreement to ensure timely completion of improvements within the Rockey Ridge development. The agreement would require improvements to largely be completed by September 30, 2026.

Vice Chair Harden to approve the Developer's Agreement for the Rockey Ridge Development. Supervisor Wilson seconded the motion. The motion passed unanimously.

k. RESOLUTION 26-09: DESIGNATING MAY AS BIKE MONTH:

Vice Chair Harden moved to approve Resolution 26-09, designating May as Bike Month. Supervisor Murrell seconded the motion. The motion passed unanimously.

l. APPOINTMENT TO THE UNIVERSITY AREA JOINT AUTHORITY:

Vice Chair Harden moved to appoint Dan Guss as the Township's representative to the University Area Joint Authority with a term ending December 31, 2031. Supervisor Wilson seconded the motion. The motion passed unanimously.

m. REQUEST TO CLOSE KAREN STREET FOR A BLOCK PARTY:

Vice Chair Harden moved to approve the closure of the 1100 block of Karen Street on June 12th from 3:30 PM to 8:00 PM for a block party, with a rain date of June 13th. Supervisor Murrell seconded the motion. The motion passed unanimously.

n. REQUEST TO USE BOALSBURG FIRE POLICE:

Supervisor Moriarty moved to approve the use of the Boalsburg Fire Police on April 26, 2026 from 2:00 PM to 6:00 PM for traffic control for the Outdoor Business Alliance of

Pennsylvania annual conference. Supervisor Murrell seconded the motion. The motion passed unanimously.

o. MEMORIAL DAY STREET CLOSINGS:

Mr. Boeckel said the Boalsburg Fire Company and Boalsburg Historical Society request the closure of Township streets to accommodate the events of the Memorial Day weekend. The closures requested are the same as in past years.

Vice Chair Harden moved to approve the street closings and temporary no parking zones, as described, and request PENNDOT cover the “no parking” signs on Route 45 East during the events of Memorial Day. Supervisor Wilson seconded the motion. The motion passed unanimously.

6. **MANAGER’S REPORT:**

Mr. Boeckel asked if any Supervisors other than Vice Chair Harden would be attending the CCATO Spring Convention. Chair Hameister said he would be attending. The Board agreed to keeping the Ford 550 as a backup and not pursuing a plow and spreader for the new utility pickup. Mr. Boeckel also advised the Board that the pick-up broom that the maintenance crew uses to help sweep and clean our streets is having serious mechanical issues and cannot be repaired. We’ve priced a new broom which is approximately \$14,000. College Township recently purchased a new street sweeper and may be willing to sell their old sweeper to us, which could replace the pick-up broom. He will include this issue on a future Board agenda once we’ve received quotes and prices. He also advised that he will be attending the National Planning Conference to obtain certification maintenance credits from April 25-28. This conflicts with the COG General Forum meeting on April 27th. He said the Board will have a break-out session at that meeting and he will sign the resolution from that meeting when he returns. Lastly, he stated our electric contract expires in June and he has started looking at electric rates.

7. **APPROVAL OF VOUCHERS:**

Vice Chair Harden moved to approve voucher transmittal sheet No. 2026-3 in the amount of \$197,462.81. Supervisor Wilson seconded the motion. The motion passed unanimously.

8. **COG COMMITTEE REPORTS:**

Executive Committee: Chair Hameister said this group set the agenda for the General Forum.

Land Use and Community Infrastructure: Chair Hameister said this group held a joint meeting with the CRPC and recommended approving a resolution designating May as Centre Region bike month and discussed the PSU ARL DRI request.

State College Area Connector Project: Vice-Chair Harden said the Board discussed this earlier in the meeting.

Centre County MPO: Vice-Chair Harden said this group does not meet until the end of the month.

Finance Committee: Vice Chair Harden said this group discussed local & regional economic impacts, discussed the CRPR concessions sales tax and received an update on the Fund Balance policy. The policy has been forwarded to the Executive Committee. He said the committee is now starting to work on the 2027 budget.

Parks Capital Committee: Supervisor Moriarty said she did not have a report from this group.

Parks Governance Committee: Supervisor Moriarty said she did not have a report from this committee other than they continue working on the items she has discussed for the past few months.

Centre Region Parks Authority: Supervisor Murrell said the authority will meet on Thursday.

Climate Action and Sustainability Committee: Supervisor Murrell said this committee did not meet.

Public Safety Committee: Supervisor Wilson said this committee did not meet in March. He said the Chair of this committee does want any comments from the municipalities at their meeting tomorrow regarding use of Beaver Stadium for non-football events. The chair would like to know any impacts or concerns the municipalities might have. The Board said it is better if the university is over-prepared rather than under-prepared.

9. ADJOURNMENT:

There being no further business to come before the Supervisors, Vice Chair Harden moved to adjourn. Chair Hameister adjourned the meeting at 8:41 PM.

Respectfully Submitted,

Mark Boeckel, AICP
Township Secretary