

**BELLEFONTE BOROUGH COUNCIL**  
**MEETING MINUTES**  
**October 7, 2019 - 7:30 p.m.**  
**236 West Lamb Street, Bellefonte, PA 16823**  
[www.bellefonte.net](http://www.bellefonte.net)

**6 p.m. EXECUTIVE SESSION – Security, Personnel Issues**  
**6:45 p.m. WORK SESSION – 2020 Budget Discussions**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

The October 7, 2019 meeting of the Bellefonte Borough Council was called to order at 7:30 p.m. Pledge of Allegiance was followed by a moment of silence.

**ROLL CALL**

**MEMBERS PRESENT:** Ms. Joanne Tosti-Vasey  
Mr. Jon Eaton  
Ms. Melissa Hombosky  
Mr. Douglas Johnson  
Ms. Anne Walker  
Ms. Gina Thompson  
Mr. Michael Prendergast  
Mayor Tom Wilson

**EXCUSED:** Mr. Randall Brachbill  
Ms. Renee Brown

**OFFICIALS PRESENT:** Mr. Ralph Stewart, Borough Manager  
Mr. Donald Holderman, Ass't Borough Manager

**GUESTS:** Mark Morath  
Debbie Cleeton  
Ed Olsen  
Vana Dainty  
Tom Songer  
Donald Townsend  
Tommy Songer  
Michael Young

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**APPROVAL OF MINUTES:**

**Hombosky moved to approve the September 16, 2019 meeting minutes.**

**Prendergast seconded the motion.  
Motion carried.**

**CONSENT AGENDA:**

(The following items listed on the Consent Agenda are considered routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of Council request specific items to be removed for separate action).

***Finance: Stover McLaughlin Invoice***

**Johnson moved to accept the consent agenda.  
Thompson seconded the motion.  
Motion carried.**

**REGULAR AGENDA:**

**COMMUNICATIONS**

**WRITTEN:**

**Bellefonte Borough CDBG FY2010-FY2014 Monitoring Letter esigned**

This is a monitoring letter involving fiscal years 2010-2014. The letter talks about the process of CDBG of looking over the files and making sure everything is in order, like a performance review. Stewart highlighted Holderman's work with the files. It was noted in the letter that "I would like to commend Mr. Holderman for his efforts to comply with the highly regulated CDBG program...we greatly appreciate the assistance and helpfulness provided to him during his visit." Stewart thanked Holderman for his efforts in maintaining the records. The letter came from the Department of Community and Economic Development, Kimberly Polm, Grant Manager.

**Land Use Webinar October 16 – Yes, Communities Can Design-out Crime**

The schedule has been changed.

**Thank you from Downtown Bellefonte, Inc.**

This was a thank you from DBI regarding the Bellefonte Under the Lights Program, Borough Council and various other departments were thanked for their support. Hombosky was thanked for her involvement in that program.

**Email re: Allegheny and Linn Street Signal**

There was a prior question from Council regarding the timing of the traffic light at Allegheny and Linn Street. The email response provided by PennDOT states that they did check the light and they adjusted the sensitivity of the trigger device to make it a little more sensitive. The current timing is 21 seconds green light when stopped on Linn St. They could increase that in

5 second intervals if Council is interested in doing that. Anything done will also affect the Allegheny Street side.

Johnson stated that he saw no difference in the green light for Linn Street. He would be in favor of adjusting that a little longer. Eaton would not be opposed to an adjustment either. Tosti-Vasey inquired if during part of the day PennDOT can tweak it to change from 5-7 p.m. or another longer period of time. Stewart is not sure if they have those capabilities with the lights.

Stewart will ask PennDOT to increase the sensitivity to 10 seconds more than the 21 seconds and see how it works then. Johnson thanked PennDOT for increasing the sensitivity. Tosti-Vasey would like the public to comment if they feel the change is working out once implemented.

It was noted that the school buses line up along the light grid on that side of the street, per Johnson. Tosti-Vasey stated that perhaps the School Board can be notified regarding this issue. Traffic is stopped for pedestrians by the crossing guard.

#### **Email re: EMS Funding Update**

Stewart stated that there is information in the update from Scott Rhoat the director of Bellefonte EMS regarding the 2020 Budget. His primary concern is the relocation of Centre Crest potentially effecting the 2020 budget. He would like to come into Borough Council and meet with Council. The beginning of November may be the best time for this meeting, per Stewart. This would be during a work session when Council discusses EMS budgeting.

#### **Email re: Parking Lot H**

Email regarding using the Parking Lot H for an event that is already booked in Talleyrand Park for October 18-19, 2019. The organizer asked about paying a fee for two days so they can offer free parking for whomever wants to park there. There is no fee set up for parking lot rentals.

This is the CVS metered lot. A blocked meter usually is \$10 per day. Holderman stated that at 8 hours it would probably come out to about \$320 per day per lot. They do not anticipate using all 40 spaces. The parking would not be restricted to their event but instead offering free parking.

**Prendergast moved to offer the event organizer \$10.00 per day per meter.  
Walker seconded the motion.**

Brief discussion was held relative to the lot becoming full and persons having to go into the Borough to look for other parking and displacing permittees or regular customers who may work in the area.

**Motion carried.**

#### **Winning Photo from July/August 2019 Pennsylvania Magazine**

A nice photograph was in the July/August 2019 Pennsylvania Magazine of Bellefonte. Stewart will have a copy at the table at the next Council meeting.

### **Letter request from YMCA**

The YMCA is planning a Trick or Trot event – 5k hard cider race on October 26. Saturday 8 a.m. to 11:30 a.m. They will start on Potter Street and go to Route 550 and come back to the starting point going north on Potter and come around the Gamble Mill down the brick sidewalk. The ending will be around the cidery. They are looking for approval to use the street, etc. They would have to check with Spring Township for outside of the Borough near Route 550.

**Johnson moved to approve the October 26 Trick or Trot event from 8-11:30 a.m., as long as all proper permits and insurance are secured.  
Eaton seconded the motion.  
Motion carried.**

### **Letter request from Logan Fire Company No. 2 re: 2020 Logan Fire Parade**

Logan is planning on having their annual parade on September 12, 2020 (instead of July) in conjunction with their 150<sup>th</sup> year anniversary. The parade will be a large event. An end time was suggested to be added to the request, per Tosti-Vasey.

**Johnson moved to approve the request for the Logan Fire Company No. 2 parade on Sat. September 12, 2020, with line up at 12 p.m. starting time of 2:30 p.m., contingent on an end time.  
Thompson seconded the motion.  
Motion carried.**

### **Email re: CATAGO Micro-transit Launch Event**

Stewart stated that CATA will have a kickoff event and they are requesting to hold it in front of the courthouse on January 8, 2020 at 11 a.m.

### **Email re: Nittany Valley Regional Comp Plan Update 2020-2030**

The regional plan was updated. There is a public hearing and adoption scheduled for 6:30 p.m. on Thursday, October 17 at CPI in their auditorium. They are looking to have a majority of Council members at the meeting so that the plan can be adopted. At least five Council members need to attend the meeting, per Holderman.

### **Invitation re: Short Term Rental Information Session**

There is a short-term rental public information session with Centre Region Code and the AIRBNB issues. Short-term rentals are growing in each community. According to the invitation, they have four sessions of information to be held in the Bellefonte Borough Council chambers. The first one is Friday, October 18, at noon; the second is Wednesday, October 23, at 6:30 p.m.; the third is Saturday, October 26, at 10 a.m.; and the fourth is Thursday, November 7, at 10:00 a.m. All meetings will be held in the Bellefonte Borough Council Chambers. This information

will be posted on the website. Johnson thanked Centre Region Code for holding these sessions. This was one of the requests that was made when the contract was renewed with the Borough.

### **Request from DBI for Bellefonte Under the Lights Winter Market**

DBI requested approval of the December 14 event from 4-9 p.m. and closing Lamb Street from noon to 12 a.m. There was a picture provided to show the layout.

**Prendergast moved to approve the event.**

**Walker seconded the motion.**

**Motion carried.**

Johnson opined that the event is wonderful, and he was looking forward to attending.

**ORAL:**

### **Bellefonte Waterfront Associates – Update**

Tom Songer gave an update on the project (with Mike Morath and Tommy Songer). They gave Council an update on the development at the waterfront. The overall plan of the waterfront vision has not changed from the beginning. The boutique hotel, parking structure and commercial/retail and 1-2-bedroom residential condos are planned. The plan presented represented a combination of subdivision plan and land development plan. The developer will create three individual lots, one for each building. Each lot will be able to be owned separately and be fee simple.

Dunlap Street will extend through and become a 24-foot cart way as proposed within a 34-foot right of way. The Borough will continue to own Dunlap Street. Along the flood wall there is a 10-foot easement that the Borough will retain.

At this time, Mark Morath updated Council on the hotel. Morath discussed the hotel plan. The hotel is geared for 82 rooms complimenting the historical architecture of Bellefonte. The balcony on the second floor of the structure has a staircase coming down. That is the banquet facility. The stairway is designed due to the need for egress.

Under the balcony could be outdoor dining as the restaurant is geared to be directly behind the windows shown. The hotel guest entry will be off of Dunlap Street. There will also be an entrance from High Street. The lobby would be on the first floor behind in the lower right elevation.

The restaurant will be upper center and the kitchen would be behind that area.

The second floor also contains a pre-function area that could be divided. There is also a board room on that floor.

Six guest rooms are part of the stack that would be on Floor 2 and Floors 3-5 face Talleyrand Park. The other rooms would face creekside with the rest facing Dunlap Street. This would be considered a full-service facility because of all of the amenities include. It will have a national franchise relationship. That is not finalized as of yet. This is a soft brand at this time.

The restaurant is geared to using local products both on the food side and the wineries, and breweries being featured. There is some outdoor seating on the creekside. Morath anticipates that because there will be space available, there may be some seating on the High Street side as well - casual seating, not necessarily specific to food service. There will also be a fitness center and they are considering combining a few rooms to make them more suite-like. There is a small marketplace on the first floor to pick up some snacks, candies, and packaged foods as well.

ADA accessibility was discussed. There will be two elevators and some of the rooms will accommodate ADA accessibility needs.

The parking garage will have a covered bridge to keep guests from the elements. Reserved parking on the second floor of the parking a garage will be reserved for hotel guests.

Brick paving on the walkway will be pervious which will allow the rain to drain down through them and the stormwater will be collected underneath. Weber Murphy Fox has been retained to design a landscape plan. The plan presents a high walkability factor for town visitors as well as hotel guests.

Tosti-Vasey discussed the riparian buffer area near the proposed perpendicular parking along the raceway. She suggested discussions with Fish and Boat Commission regarding that area. It may be protected land.

Songer understood that the development will need to go through the scrutiny of some agencies and if the parking needs to be changed, it can be changed. He offered that the raceway will stay as is and they are not planning or proposing to do anything with an adverse impact at that location.

The parking garage was discussed. The garage will connect with the hotel as well as the proposed commercial structure. The garage will house approximately 300 cars. The entire ground floor will be sub dividable commercial space. Pennoni Engineers developed the parking garage and it was developed so that it does not roll downhill. All of the parking is at 3% grade or less. The design is a double load corridor and is a very efficient design made of pre-cast concrete. It is very fireproof and almost 8 feet of clearance is available throughout the garage. The spaces are 9 feet by 18 feet with thirty compact car spaces which are a bit shorter in length. There is a stairwell in each corner with an elevator as well.

In the next building, the entire first floor is commercial. The commercial will attract visitors to Bellefonte as a destination. The structure presents a more vertical look with certain elements that reflect that verticality of the Victorian architecture.

Johnson discussed the 9-foot parking spaces. He discussed issues with State College where people are parked so tight, they cannot get into their vehicles. The developer stated that the State College Borough's standard for compact cars is 7 feet width by 15 feet. Johnson offered that he liked the plan but was concerned about people complaining that they cannot get into their vehicles.

The dedicated parking for hotel staff and guests was discussed. Tosti-Vasey inquired about the EV chargers. The EV chargers have not been placed into the design as of yet, per the developer. One of the things they will be utilizing Pennoni for is making recommendations of where those chargers should be located in the parking areas. Songer acknowledged the increasing popularity of EV chargers. The chargers may also be positioned in the regular parking areas so anyone can charge their EV, not just guests of the hotel.

Different ways of passing through the garage was also being considered e.g. Easy pass system. Songer stated that technology is evolving with the parking garages. Kiosks will still be available for those that may not have the electronic app system. Energy efficiency was also discussed throughout all of the proposed structures.

The developer discussed the commercial structure. They are proposing a neighborhood type of grocery store at ground level in the third structure. Songer understood that for the residents of the Borough, they need to travel to Weis or up to the Walmart at Benner Pike for grocery shopping. He thought it may be nice to attract a hometown grocer to use some of the space within the proposed third structure. He discussed the new Giant at Hills Plaza and their ability to have an in-store Giant employee run Starbucks inside of the market. He thinks something comparable to that would be ideal at the location. Council was in favor of this idea.

The resident component of the third structure was discussed. There are 40 proposed units, 32 2-bed, 2-bath and 8 1-bed, 1-bath units. Every unit has an open patio area. There is some flexibility in the count at this time. The counts work out well for the modules. The structure will be framed and may be precast. This type of construction can be achieved rapidly and solidly. That will be an option for the parking garage and the third structure as well. Each unit will be ADA compliant. The 2 bedrooms range from a little over 1200 square foot not including the patios. The 1 bedroom are a little over 800 square feet. The 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors will have direct access to the parking a garage. The second floor will not have direct access but will have to go up just one floor.

Input on the exterior of the structure was welcome. Stone and brick is proposed at this time.

Songer further offered that the sketches do reflect the final plan with much accuracy. The residential component will be a condo form of ownership. It will not be age restrictive.

Songer intends to have meetings in the future to present the plan as it proceeds. There will be a property owners association developed with the structures. That association will take responsibility for maintaining all of the common areas, e.g., sidewalks. The membership will be mandatory for maintenance reasons. Dues will be assessed to each owner.

All the spaces in the parking garage will also be set up as condominiums to be flexible with the purchase of parking spaces in the future.

The goal for construction is next spring or early summer. It will take about a year to build the hotel. The hotel will be built with an expectation for a summer 2021 completion. Six months into the hotel construction will be when the garage will be started so that both are completed at about

the same time. Depending on the interest relative to the residential structure, the goal is to start the construction of the third building no more than one year after the hotel is completed.

A memorandum was discussed relative to some amendments to the waterfront district ordinance. The developer would like the ordinance amended to accommodate the construction.

Section 539(a) permitted uses – Songer would like the grocery store/pharmacy added as an allowable use.

Section 575(40) – lot requirements – Songer would like to ask that the maximum impervious coverage be 90%. A breakdown was sent to staff relative to the breakdown of impervious coverage. With the pavers being pervious it makes a big difference in the total coverage but Songer stated that lot 2 has the parking a garage. That is the most impervious structure at this point. If the pavers are considered pervious it would be about 70%. Overall, if the pavers were not considered to be pervious, the total coverage would be around 85%. Dunlap Street would not be included as the street does not belong to the development. Songer offered that 90% in commercial urban areas is not out of line and would like Council's consideration to increase the allowable from 75 to 90%.

Prendergast inquired about the runoff for the additional impervious. Songer stated that pervious pavers would be equipped with an underdrain system designed to collect the water. There will be a slight swale so that water will flow way in both directions.

Songer discussed the European style of pavers in that they do not have curbing. There is about 12 feet from the Dunlap side of the parking garage out to the street. If a curb is not needed and all of the water flows away into a central drainageway at Dunlap Street that eliminates things like tripping hazards and loading and unloading of cars. He opined that in submitting the final design, this would be something to consider. They are also considering sloping Dunlap Street in one direction over toward the raceway and putting a curb to control the runoff.

The request for the increase will affect the DEP review of the project. If they do not agree that pervious pavers will give the credit, then the development will need the extra to 90%. Songer stated that it is probably not needed but just in case DEP in the NPDES permitting process, or another agency decides that it is needed, it will be there.

Tosti-Vasey discussed the pervious pavers and their exclusion from imperious surface calculations. She stated that they are excluded unless they are not maintained. Songer stated that if Council was confident in this, that would be fine, but on lot 2 it would come to 70%, still coming under the 75% allowed by the current ordinance. If someone else has a different interpretation of the pervious pavers, it may hold the project up.

Johnson supported the increase to 90%.

Songer discussed the silt mill being at 100% impervious in the past. Overall, there was probably more impervious coverage in the previous uses than the proposed future development.



Eaton inquired about Dunlap Street. Songer stated that Bellefonte does and will continue to own Dunlap Street. That is not being counted toward the impervious. This will not be calculated for the waterfront project.

Section 575(43) conditional use criteria was discussed for public and private parking structures. The maximum width of a building current is allowed at 250 feet. In order to construct the parking structure, Songer stated that 275 feet is needed. He is asking that the max width be extended to 275 feet rather than 250. In order to do the design as proposed the changes to the ordinance are needed. Proof of need must be established.

Section 575 (101) was discussed relative to off-street parking and loading. Songer stated that trucks will need to load and unload on the streets of Bellefonte. He suggested having trucks offloading onto the pavers simply to offload. There will always still be at least five feet of walkway between the pull off and the walkable walkway. He stated that this too may be a conditional use.

The refuse will be in totes and the Borough sanitation crew will pick up the trash. The development will not have dumpsters. It is cleaner to use the totes instead of dumpsters.

Section 575 (40)(b) discussed maximum building height. Songer requested that this be revised from 60 feet to 65 for the residential structure, being only five feet more than what is currently in the ordinance. The current ordinance is based on the average sized building in the downtown area, per Stewart.

Tosti-Vasey interjected that several months ago, Songer was asked to do some 3D mockups of the planned structures, so that the Planning Commission could get an idea of what the increased height would look like. She inquired if they would be bringing those drawings to the Planning Commission for review. The mockups would show how the buildings would appear in line with the other structures in the downtown area.

Songer stated that the same presentation will be brought to Planning Commission. He stated that he can take pictures of existing buildings and show what the height of those buildings are and put the proposed building beside it. He will work on that and get something together to show PC and Council in the future.

Songer also discussed (2) (c). He stated that each building is on its own separate lot and technically construction could go right to the property lines that exists. He wanted to make sure that the developer was permitted to build the connectors from the parking garage over to the hotel. There was wording proposed in the ordinance that discussed adjacent buildings on individual lots may be connected to common property via a connecting bridge. He wanted Council to understand that this construction would need to be done under this plan. Tosti-Vasey opined that adding this language was probably a good idea because there are setback requirements and if it goes over the setback area it may otherwise be a problem.

Johnson inquired what Council could do to help the development move forward. Songer stated that he would rely on staff to format and advertise the changes requested. A final request was made to expedite review of the plans that have been submitted as soon as possible. He would like

to attend the next HARB meeting, and PC with the existing plans. He would like to see an official or a conditional approval by the end of this year. The closing on the property is the end of the year and he would like a conditional approval of the plan.

### **Church Alley Complaints**

Michael Young, 246 W. Curtin Street spoke before Council regarding Church Alley. He spoke with Wilson, Stewart, and Tosti-Vasey prior. Back on September 8 he spoke with Tosti-Vasey about the problem at Church Alley. Based on the code office a few years ago, there is a two-foot offset that was never enforced. Stewart sated that it is not on the books. Young complained about the trees and shrubs hanging over when cars go through. It needs to be cut back as it is overgrown.

The telephone poles being replaced are Verizon poles. He mentioned this to Tosti-Vasey, and she stated that nothing can be done about it. He thinks that the citizens of Bellefonte deserve better. If he approaches Council with a complaint, it is Council's responsibility to check into it. He does not wish to know what cannot be done but what can be done. The pole in question is not offset but in the alleyway. When he tried to approach the Verizon employee, he got belligerent with him. They were ignoring the two-foot offset requirement.

Young spoke with Matt Auman and he checked the situation out. The situation is Verizon who shut down the alley for over a half a day. It was a great inconvenience to the neighbors. Shutting down roads like this is wrong, from a citizen's standpoint. Nothing was posted, and there no notification to the people living there. If there would have been a medical emergency, it could have been a bad situation because of Verizon. He would like Council to have Verizon answer questions about the situation. He wanted to know why the Borough does not require companies like Verizon to come to the Borough and discuss notification procedures, etc.

Tosti-Vasey offered that when she met up with Young on September 8, she walked down the alleyway and she agreed that it is a very tight corner with the poles there. She came back and spoke with Holderman and he was the one that discovered it was Verizon and not West Penn Power. Auman was commended for his role in the situation.

Tosti-Vasey was unaware of the non-notification that happened with the residents. Council and Borough staff believe that they need to notify the neighbors of any closings. She offered that they have asked this of other contractors on 5<sup>th</sup>, Allegheny and other alleys and streets. She apologized that Verizon did not notify the residents. Young would like Council to call in Verizon and make them explain why procedure was not followed.

### **SPECIAL COMMITTEE REPORTS:**

#### **County-Borough Town Hall Meeting Report**

Stewart discussed the Towns Hall meeting report. The attendance was a little low and perhaps unpublicized to the younger audience. Holderman stated that a meeting will be scheduled to discuss advertising for the next town hall.

Thompson commented that the parking charges were explained in a good manner. She encouraged residents who did not attend the meeting to at least watch that portion on C-Net, so they are not confused about the parking meters, and parking lot meter costs.

**Comparison of Monthly Code Stats August and September  
Centre Region COG Public Safety Committee Minutes August 13, 2019 Daft  
Centre Region COG Public Safety Committee Agenda October 8, 2019**

**Census 2020 Complete Count Meeting – 5 p.m. October 9<sup>th</sup> in Chambers**

Tosti-Vasey stated that the Carol King from the Census Bureau will be in attendance. About 20 different organizations have been invited. This is the initial meeting. There are some persons that have responded that cannot make the first meeting but will attend subsequent meetings, per Wilson.

The purpose of the meetings is to have persons who may be in touch with underserved groups or individuals that will be able to reach out and promote the Census 2020 and its importance for funding.

**Centre Area Cable Consortium (CACC) Update**

Tosti-Vasey stated that a meeting was held on September 23. There was an outline of an agreement that has been drafted and a draft contract is currently underway. The hope is to have this ready for the next October Consortium meeting.

**CCMPO Meeting Summary September 2, 2019**

Johnson discussed Water Street and Phoenix Avenue. Johnson spoke with members of the CCMPO and he stated that Tom Zilla will be getting in touch with Stewart to come in and update the Borough on the progress of the Phoenix Avenue and the Route 150-wall repair. He stated that this project will be combined into one project.

**PML, Summit Report**

Tosti-Vasey discussed the report. On Saturday, the Bellefonte Borough resolution that was passed back in March regarding the health care resolution unanimously passed out of the league. It was one of twelve resolutions that passed.

PML is opposing HB 1400 which preempts local zoning on small cell towers.

There are several bills on post traumatic stress injury for first responders. One of the resolutions was amended to support efforts to address PTSI in first responders and proactive coordinated statewide approach and also to find solutions that balance compensation with the cost approval of benefits.

PSAB is supporting local use of radar. SB 607 has passed out of the Senate. They have requested that Council send a letter of support for SB 607 to Rep. Kerry Benninghoff. Stewart will take care of getting a letter out.

Tosti-Vasey attended other sessions which included security issues in design of facilities. The Department of Homeland Security does offer free consultations to develop safety plans for municipalities.

There is also a water and sewer insurance plan which creates a monthly insurance plan where individuals would pay a monthly fee for laterals between the home and the road. Property owners could get up to \$8,000 in repairs for outside sewer and water lines that connect the building to the utility mains or up to \$3,500 for similar repairs within the house. The Borough would have to pass a resolution to allow the insurance coverage plan to be in place. The company would send out letters to residents offering the insurance plan. The Borough would get a \$0.50/month payback for each policy put together. This was put together via PML.

The Pa Municipal internship program was also discussed. It was set up by the Governor and PML. They help you post internship policies in both directions. The program will also work with the Borough to help create the scope of work for internships.

She also picked up two vendor cards, an AV system and Flash lock security related to keys for customers to pick up.

There will be a sustainability conference on November 13 at the Chubb Hotel and Conference Center near King of Prussia.

## **MAYOR'S REPORT:**

### **Proclamation re: Catholic Daughters 100-year Anniversary**

Wilson recognized the 100<sup>th</sup> year Anniversary of the Catholic Daughters of America. The CDA sisters gather clothing and food, build shelters, and raise money to care for the poor of their parish and communities.

WHEREAS, members worked tirelessly to seek and promote justice for all and to promote awareness to meet the needs of the poor and the marginalized; and

WHEREAS, members are dedicated to saving the lives of the unborn to seek and to preserve life from the beginning to its natural death; and

WHEREAS, the CDA have chosen Speak Lord for Your Savior is Listening, 1 Samuel 39 as their theme for this term and will celebrate CDA Sunday on October 20, 2019.

THEREFORE, be it RESOLVED that Sunday, October 18, 2019 shall be designated Catholic Daughters Sunday in the Borough of Bellefonte.

Wilson offered that as a representative of the Pennsylvania State Mayor's Association, they have been supporting the radar bill for quite some time and they are also crafting a letter to send to the representatives in support.

## **OFFICE OF COMMUNITY AFFAIRS –**

### **ZONING/PLANNING:**

#### **DCED Officials Visit – Gamble Mill – Revolving Loan Application**

Stewart stated that the visit and opportunity went well. He is optimistic about the funding.

#### **Public hearing and adoption of Nittany Valley Region Comprehensive Plan Update 2020-30 October 17 6:30 p.m. at CPI**

The public hearing will be held for the adoption of the comp plan.

### **HARB:**

#### **Metal Roof Moratorium – HARB Applications Involving Metal Roofs**

Shannon Wright met with John Frank of the Code office to meet with a resident. The meeting went well.

#### **Certificates of Appropriateness – 101 S. Thomas Street, 125 W. Curtin Street, 152 W. Water Street, 103-117 N. Allegheny Street**

**Prendergast moved to approve the project at 101 S. Thomas Street.  
Walker seconded the motion.  
Motion carried.**

**Thompson moved to approve the project at 103-117 N. Allegheny Street.  
Prendergast seconded the motion.**

Tosti-Vasey opposed this project as nothing in the recommendation prevented the owner from destroying the slate on the front of the building that can never be simulated with the asphalt shingles. One of the concerns with this was an historical anchor building, and slate was taken off on the side of the building and it cannot be replaced. Slate can and should be repaired. She wanted to make sure that the front of the building was handled correctly. There was no agreement made between HARB and the owner that he would take that into consideration.

Conditional approval of the project was discussed directing the property owner to maintain the slate on the front. The slate was only removed on the side so far.

Holderman added that since the property owner performed this work, he has been into the Borough for two or three separate meetings. He recently purchased the building and claimed he did not understand all the ordinances for property maintenance or HARB, but the message was

clear that any future work that would be done on the building would need to come through HARB. Stewart added too, that it was worth emphasizing in the Certificate of Appropriateness to include language saying that no future work can be done in the public right of way without going through the HARB process with consequential terms.

Tosti-Vasey stated that the property owner did have a cease and desist order but continued with the work and that is part of her concern with future work on this building. Stewart said that that Council and HARB must be repetitive in stating that things MUST get approved before any work is started. Tosti-Vasey interjected that she is tired of people coming in asking for forgiveness after the fact. She would like to place on the record that the slate roof must be maintained but she does not know if it is possible due to the way the ordinance is done.

Stewart stated that Brian Van Sweden was in and spoke with Council a few weeks ago with regard to enforcement, and he stated that Council would need to ask the homeowners to put things back the way they were before when they did the project without approval. That would be the only way to get enforcement in place. Otherwise, people will continue to do what they are doing in not coming through HARB and approvals with Council.

Tosti-Vasey questioned sending this project back to HARB, not to undo what they have done but to make an additional statement in the certificate that the slate shall not be removed from the front roof when it comes to that. HARB only recommend and Council does the approving, per Stewart. Stewart stated that Council can state that in their motion.

The motion was amended as follows:

**Prendergast moved to conditionally approve the roof project at 103-117 N. Allegheny Street, with the following amendment to the Certificate of Appropriateness: “This certificate of appropriateness is given with the condition that any future work maintains the historic character of the property and shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided at all cost without HARB approval.”**  
**Walker seconded the motion.**

Johnson stated that with this, the Borough takes the chance of a person not taking care of the property.

**Motion carried with one nay (Johnson)**

The metal roof moratorium was discussed. Tosti-Vasey offered that HARB did not understand the terms of the moratorium and thought it was only on Council and not on what HARB would approve.

The next projects were metal roofs. One project was a standing seam and one was a ripple roof. Tosti-Vasey asked Council members what they wished to do with the approvals for the projects.

**Johnson moved to recommend that the replacement be allowed at 125 W. Curtin Street with the standing seam metal**

**roof. The project has been approved by HARB and meets the guidelines.  
Prendergast seconded the motion.**

Stewart stated that there are times where people's roofs are leaking, and they need to be replaced. Stewart hoped that the Council was not taking on liability by stopping someone from fixing their roof if they are going through the HARB process and got recommendations. If Council does not act the solicitor would need to be contacted relative to liability.

**Motion carried.**

The 152 N. Water Street project was discussed. The structure is non-contributing, per Eaton. It is not a historical building but is in the district.

Hombosky offered that there was a moratorium on allowing metal roofs and there needs a motion going forward to resolve it. This is the roofing season. She would like a resolution found for the metal roof problems and having a dialog, but she is not going to hold up people getting a roof while we get the details together. She is fine with the roof and the color.

**Hombosky moved to approve the roof for 152 N. Water Street.  
Thompson seconded the motion.**

Hombosky would like to see a solution before a fast stop is applied to metal roofs. She wants the ability to have a discussion, but it seems that there are other things on Council's plate. She does not think it is fair to the residents to stop progress because Council is too busy. Prendergast stated that Council has to understand from HARB what delineated the difference in that one specific type of metal roofing in this case.

Tosti-Vasey stated that HARB's understanding up to now, was they could not take an economic argument into consideration for making decisions. Mr. Van Sweden stated that they could, but the person would have to proactively show that their ripple roof was more economical than any other alternative.

Eaton stated that HARB failed to present the difference between a standard seam metal roof and the other metal roof that they do not like see installed and how Council would differentiate between the two roofs.

Hombosky called the question with no opposition.

**Motion carried with one nay – Tosti-Vasey.**

**HARB Meeting Minutes September 24, 2019 Draft**

**Memorandum of Understanding re: DBI**

The Memorandum of Understanding was provided to Council for review and comment.

**Johnson moved to revise and approve with the revisions, the Memorandum of Understanding as follows:**

**Page 2 second paragraph down starting with “beginning 2020 and thereafter...” the second sentence says “designation” and it should be changed to “designated.” The last paragraph “should anytime during the life of this agreement, DBI not be able to meet the financial obligations set forth in this agreement, Bellefonte Borough cannot guarantee,” change the word “cannot” to “will not” guarantee any financial support.**

**Prendergast seconded the motion.**

**Motion carried.**

## **BUILDING AND PROPERTY – Chair, Anne Walker**

### **Water Street Stone Wall Supporting Road**

Information was provided in the packet regarding the wall inspection. They will be inspecting it annually going forward so that it does not deteriorate any further. This goes back to what Johnson reported that PennDOT will work with the CCMPO to try to find funding to fix this issue.

Eaton asked for a visual of what the issue is with the wall. Stewart stated that the wall has stones coming out of it if you are looking from the pedestrian bridge.

### **Property transfer near Teener League Field – closed October 2, 2019**

Walker reported that the closing was October 2, 2019. This was the Herlocher property that was donated to the Borough.

## **FINANCE AND GOV'T PERFORMANCE, Chair, Gina Thompson**

### **Committee meeting update**

The new budgeting format was approved. The new format will be in the next Council packet and Council will still be provided with a full budget report as well.

### **Discrepancy on Real Estate Revenue – current v. prior report**

This was not provided at this meeting.

## **PARKS AND RECREATION – Chair, Melissa Hombosky**

### **Ordinance amendment update**

Draft of Ordinance 405 went out to the Parks and Rec Committee. If there are any changes, Hombosky requested they be sent to Holderman.



### **Rail station platform extension update**

They are doing a vacuum excavation to find the Coca-Cola water line and they expect everything to be completed by October 25.

### **Governor's Park ADA Restroom Project - started**

**HUMAN RESOURCES** – Chair, Renee Brown

Zoning and Planning position as well as a HARB position will be advertised in the near future.

**SAFETY** – Chair, Randy Brachbill

### **Fire Executive Committee Meeting Minutes - Draft**

**WATER/SANITATION** – Chair, Doug Johnson

### **Notes from NRWA Conference in Nashville**

Stewart focused on information on the water metering system that the Borough has been looking into.

### **Authority Minutes October 1, 2019 Draft**

### **RFP for Big Spring Cover Update**

There were about 5 proposals received. Johnson stated that two were eliminated. The remaining RFP respondents will be invited into a meeting and presentation in the near future.

### **Memo re: F. Haldeman re: Re-appoint to Authority**

The Authority recommended the reappointment of Frank Halderman to the Authority. Mr. Falcone's term is also expiring this year. The Authority would also support his reappointment.

There was discussion at the Authority meeting regarding the Spring Creek Watershed One Water Report completion. The Authority agreed that they are not interested in taking part in it. Johnson still recommended presenting to the Authority when it is ready to be seen. Tosti-Vasey reiterated that there will not be mandates involved with the One Water Report.

The leaf truck has been out picking up leaves. Small amounts can always be put into the leaf containers and put at the curb. Wednesday the week before Thanksgiving is the last pick up for container brush collection.

**STREETS** – Chair, Jon Eaton

**Committee Meeting Update**

**Consider motion to approve having traffic engineer review Airport/Governor's Park Roads and West Bishop parking and traffic issues**

South Spring and Bishop Street were also reviewed. Parking was reviewed on the South side. The North side of the intersection adjacent to the Smoker's Express parking lot, curb enhancements were discussed relating to ingress and egress of traffic onto South Spring Street.

At the top of Reservoir Hill, the line painting will be modified to assure that there is adequate traffic space to go up and down Allegheny Street.

**Eaton moved to approve requesting PennDOT/a traffic engineer to come out and review the intersection of Airport Road/Governor's Park Entrance for options and cost estimates for improved safety leaving the park and rounding the curve.**

**Johnson seconded the motion.**

Potential costs were discussed. The accident history will be investigated by PennDOT. If it does not warrant it is unlikely to be recommended. Eaton encouraged Council members to go out and try to pull out at that intersection, especially in a low-profile vehicle.

The curb improvements proposed for Spring Street is a money issue, but all were in agreement in the resolution. Trucks are parking on both sides of the street and on the east side of the street they are parking on the sidewalk. Stewart stated that it may be worthwhile to look into a loading zone and how that would work with the driveways.

**Eaton revised his motion to get a price for traffic engineering study at Airport Road/Governor's Park intersection and South Spring Street/Bishop Street intersection regarding truck loading zones.**

**Prendergast seconded the motion.**

Hombosky interjected that the Park View Heights residents may be angry that these two areas were addressed when they have been asking for help in their neighborhood for a longer period of time. Johnson agreed and stated that the traffic study has not been done at Park View that Council promised to do two years ago.

**Eaton moved to table this issue until an estimate is received.**

**Thompson seconded the motion.**

**Motion carried.**

**Consider starting RFP Bid Process for sidewalks repair pricing**

**Eaton moved to proceed with the RFP bid process under the current ordinance for the bulk sidewalk repairs to be done in 2019.**

**Prendergast seconded the motion.  
Motion carried.**

The sidewalk ordinance will be looked at again in 2020.

**Reminder—safety/angled parking on S. Allegheny Street**

**ENERGY & ENVIRONMENTAL CONSERVATION – Chair, Mike Prendergast**

**Committee Meeting Update**

**BAI Group Reverences, recommendation letter**

Prendergast reported on the meeting with BAI last week. They basically agreed to hold off on the proposal and try to get some other proposal to do some comparing.

A BAI rep spoke to Council and stated that BAI is waiving fees for their proposal. Any negotiations that are done will be BAI's responsibility and they will be the ones to fulfill the obligations of the panels.

**OLD BUSINESS:**

**Proposals for Early Intervention Five Year Financial Plan – Due October 21**

Tosti-Vasey stated that the program name was changed to STMP (STrategic Management Planning program).

**Wayfinding Grant Update**

Tosti-Vasey asked for a motion. Nancy Perkins spoke regarding the recommendation. She stated that the three bidders were asked to split the phases as mentioned. The HARB manual would be part of Phase V. The bidders agreed.

**Prendergast moved to approve the hiring of Design Design, Inc.  
for costs not to exceed \$29,000 for phases I to IV of  
the Wayfinding Grant – general design of signage and associated materials,  
and then have Herbert Rowland and Grubic not to exceed \$14,960 \_\_\_\_\_  
which is the ordinance updates for future signage and general HARB  
guidelines for future signage.  
Hombosky seconded the motion.  
Motion carried.**

**Ad-Hoc Committee for Sign Ordinance Review –update**

Input would be requested from Downtown Bellefonte, Inc. regarding special placement of banners on the bridge. Typically, special events bring people into the community and it may be

detrimental to those efforts. Tosti-Vasey stated that with the wayfaring signs, it could be held off until all of the information is put together so there is no excess costs in advertising twice.

**Reminder: Centre County Borough's Association Meeting 6 p.m. November 7 in Council Chambers**

**Flu Shot Clinic**

Wednesday, October 9, 2019 from 10 to 11 a.m.

**Allegheny/Burrows**

There is a drain situation, per Stewart. Crews are going to try to get this work done. There is also work scheduled tomorrow between High Street and Cherry Lane on a storm drain. The work has to be done and will begin tomorrow.

Paving and milling is going on in the Borough. Airport Road was just done. More work to be done this fall before the weather changes.

**NEW BUSINESS:**

**Appointment and Reappointments 2020**

A listing of appointments/reappointment for 2020 was provided to Council. This will be placed on the website.

**Railroad Crossings – consider requesting drop arms to eliminate horn blowing.**

Tosti-Vasey has had complaints about the train horns blowing early in the morning. The woman who complained this last time did research for a possible solution. She stated that if the Borough requests the railroad to put in the drop arms at each crossing, the horn blowing would stop and just the bell would be rung. There will be three crossings – Lamb, High and Water Street. Staff will look into this.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:**

With no further business coming before Council,

**Prendergast moved to adjourn the October 7, 2019 Council Meeting.  
Thompson seconded the motion.  
Motion carried.**

Meeting adjourned at 10:25 p.m.