



HISTORIC  
**Bellefonte™**

*Est. 1795*

**Borough of Bellefonte Council Work Session**

**AGENDA**

**7:00 – 7:25 PM, Monday, June 17<sup>th</sup>, 2024**

**In-Person, Large Room,  
301 N. Spring St, 1<sup>st</sup> Floor**

**VIEW RECORDING OF WORK SESSIONS and BOROUGH COUNCIL MEETINGS**

Recordings can be viewed on CNET, Comcast's Government Education Channel 7, or at [www.cnet1.org](http://www.cnet1.org) **ATTEND IN PERSON.** The meeting room is open with normal occupancy limits.

**I. CALL TO ORDER – Council President Bernier**

**II. WELCOMING COMMENTS / OPENING REMARKS:**

- A) Welcome everyone to the Bellefonte Borough Council Work Session. No council action (making motions or approvals) is taken during work sessions.
- B) Trivia Question – Council Vice President Dann

**III. ITEMS FOR DISCUSSION:**

*Note – All Times are approximate*

- A) Service Line Inventory Project Overview - **25 Minutes**

**IV. ADJOURNMENT**

The Work Session will be adjourned at or before 7:25 PM. The Borough Council Business Meeting is scheduled to start at 7:30 PM.



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**Council Business Meeting**

**AGENDA**

**7:30 PM Monday, June 17<sup>th</sup>, 2024**  
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**I. CALL TO ORDER – Council President Bernier**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Mr. Bernier, <i>President, North Ward</i>	Ms. Purnell, <i>North Ward</i>	
Mr. Brachbill, <i>South Ward</i>	Ms. Sedgwick, <i>West Ward</i>	
Ms. Cleeton, <i>South Ward</i>	Ms. Tosti-Vasey, <i>West Ward</i>	
Ms. Dann, <i>Vice-President, South Ward</i>	Mr. Larson, <i>Jr. Council Member</i>	
Mr. Johnson, <i>Pro Tempore, North Ward</i>	Mayor Johnson, <i>At Large</i>	
Ms. McKean, <i>West Ward</i>		

**IV. ADDITIONS TO THE COUNCIL MEETING AGENDA**

*Under Act 65 of 2021, If a matter is not on the Agenda, Council may not take official action on it with the following exceptions. Council can act on matters relating to potential or real emergencies. Council may add a matter of agency business to its agenda through a majority vote. The council must state why the action item is being added to the Agenda. Council may vote to add an action item(s) to the agenda.*

**V. PUBLIC COMMENT**

*This Public Comment period is for oral comments regarding any action items listed on this meeting agenda or any comments in general. No deliberations will be entered into by Council at this time. Please sign in, come to the podium at the appropriate time, and state your name along with your address and which item you are speaking about. Please try to limit comments to three minutes maximum.*

**VI. COMMUNICATIONS (written)**

Centre County Recycling & Refuse Authority Curbside Recycling Report and Newsletter for May 2024. **FYI no council action is needed.**

Bellefonte EMS 6<sup>th</sup> Annual Joint Meeting invitation for 7:00 pm on Tuesday, July 30<sup>th</sup>, 2024. The meeting will be held at Bellefonte EMS, 369 Phoenix Avenue, Bellefonte, PA. Please RSVP to Scott Rhoat at [ssrhoat@bems.net](mailto:ssrhoat@bems.net) by July 26<sup>th</sup>, 2024. **FYI no council action is needed.**



## VII. CONSENT AGENDA

All 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 the Council request specific items to be removed for separate action.

General	Council Meeting Minutes May 20, 2024
Finance	Stover McGlaughlin Invoice May 2024

**Call for a Motion/ 2<sup>nd</sup> to approve the Consent Agenda.**

## VIII. REPORTS

<b>Elected Official and Staff Reports</b>		
<i>Please limit all reports/rebuttals/deliberations to three minutes maximum.</i>		
<b>DEPARTMENT</b>	<b>OFFICIAL/ STAFF</b>	<b>REPORT</b>
Mayor	Mayor Johnson	Verbal
Police ➤ May 2024 Report	Acting Chief Witmer	Submitted
Parking ➤ May 2024 Parking Report	Ms. McCullough	Submitted
Office of Community Affairs (OCA): <i>See memo for report and updates</i>	Ms. Thompson	Submitted
<b>Motion/2<sup>nd</sup> to approve the following HARB projects:</b>		
➤ <b>425 N. Spring Street (Tatterson)</b> – Deck replacement		
➤ <b>127 W. Bishop (Waffle Shop)</b> – mural to be placed on side wall facing alley. <i>Mural will depict individuals and events from Bellefonte history.</i>		
<i>The next HARB meeting is scheduled for Tuesday, June 25<sup>th</sup> at 8:30 a.m.</i>		
Code Enforcement ➤ May 2024 Report	Mr. Barr	Submitted
Borough Manager	Mr. Stewart	Submitted

### **Liaison Reports**

*Reports will be submitted in writing for inclusion in the council meeting materials. Reports may include draft meeting minutes, notes, memos, etc. No verbal report is to be given unless there is a question regarding the report. If council action is requested, please clearly indicate it, including the wording, so that it can be stated on the council meeting agenda*

<b>ADMINISTRATIVE</b>	<b>LIAISON</b>	<b>REPORT</b>
Bandshell/Performance Center Project Committee	Mr. Holderman	
Bellefonte Area Industrial Development Authority (BAIDA)	Mr. Holderman	
Bellefonte Emergency Medical Services	Mr. Rhoat	
Bellefonte Intervalley Chamber of Commerce	Ms. Brooks	
Bellefonte Police Pension Board	Mr. Stewart	
Centre County 2024 Solar & EV Charger Co-Op	Ms. Brooks	
Centre County Boroughs Association	Ms. Dann	
Centre County Government	Mr. Stewart	
CNET Board of Directors	Mr. Holderman	
Downtown Bellefonte Inc. (DBI)	Ms. Thompson	
Governor's Park	Mr. Holderman	
Nittany Valley Joint Recreation Authority	Mr. Holderman	
Penn State University Sustainability Projects	Mr. Holderman	
Shade Tree Commission	Mr. Holderman	
Union Cemetery Association	Mr. Holderman	

Zoning Hearing Board	Ms. Thompson	
<b>AUTHORITIES / COUNCIL APPOINTED</b>	<b>LIAISON</b>	<b>REPORT</b>
Bellefonte Borough Authority – draft meeting minutes not received	Mr. D. Johnson	
Centre County Airport Authority – draft meeting minutes not received	Mr. D. Johnson	
<b>COMMISSIONS / COUNCIL APPOINTED</b>	<b>LIAISON</b>	<b>REPORT</b>
Civil Service Commission	Mr. Brachbill	
Nittany Valley Joint Planning Commission	Mr. D. Johnson	
Spring Creek Watershed Commission	Mr. Brachbill	
<b>SPECIAL COMMITTEES / COUNCIL APPOINTED</b>	<b>LIAISON</b>	<b>REPORT</b>
Bellefonte Fire Department Executive Committee	Mr. Brachbill	
Centre County Library Board	Ms. Cleeton	Submitted
Centre Region Council of Governments (COG) Public Safety Committee	Mr. Brachbill	
Talleyrand Park Committee	Ms. Dann	
Workplace Safety Committee	Mr. Brachbill	Submitted
<b>SPECIAL APPOINTMENTS / APPOINTED</b>	<b>LIAISON</b>	<b>REPORT</b>
Nittany Valley Joint Planning Commission (NVJPC)	Ms. Thompson	
Centre County Metropolitan Planning Organization (CCMPO)	Mr. D. Johnson	
<b>SPECIAL APPOINTMENTS BY CENTRE COUNTY BOROUGHS ASSOCIATION</b>	<b>LIAISON</b>	<b>REPORT</b>
PA State Association of Boroughs (PSAB) Board of Directors	Mr. Brachbill	
PSAB Resolutions Committee	Ms. Dann	

### IX. CURRENT and OLD BUSINESS

Update on Stage at Talleyrand from Committee. <b>FYI no council action is needed.</b>
Bellefonte Waterfront DEP Report. <b>FYI no council action is needed.</b>
2024 CDBG Project Selection. <b>Motion/2<sup>nd</sup> to approve the Suspension Bridge for the 2024 CDBG Project. Motion/2<sup>nd</sup> to approve Centre County, on behalf of Bellefonte Borough, to submit an application to the Pennsylvania Department of Community and Economic Development for FFY 2024 Community Development Block Grant Entitlement funding the Suspension Bridge Project.</b>
Public Transit Services in Bellefonte Borough. As a result of both Spring and Benner Township exiting CATA services on June 30, 2025, and Bellefonte Borough doing the same, borough council is interested in having a task force explore options for public transit services after leaving the CATA services. Council will consider creating this task force by appointing two council members. Once appointed, the two council members can invite participation from Spring and Benner Townships, citizens, non-profits, etc. as they see fit. The task force will develop its own meeting schedule and provide periodic reports to Council. Staff will assist with meeting room reservations, meeting advertisements, etc. <b>Motion/2<sup>nd</sup> to create the Public Transit Services Task Force and to appoint to the Task Force, Council Members Deborah Cleeton and Joanne Tosti-Vasey.</b>

### X. NEW BUSINESS

Memo from Assistant Borough Manager on various projects and updates within the Borough. <b>FYI, no Council action needed.</b>
Pennsylvania State Association of Boroughs (PSAB) Annual Conference. Several Bellefonte personnel attended the conference. Consider sharing information regarding legislation, policies, and programs learned at the conference.
Council Meeting Minutes. There has been considerable council meeting time taken to clarify the wording of the previous meeting minutes before their approval. Meeting minutes are to capture what was done, not what was said. Consider adopting the Action Minutes style. A sample of this style of meeting minutes is included. <b>Motion/2<sup>nd</sup> to adopt the Action Minutes style.</b>

### XI. ADJOURNMENT

The council meeting will be adjourned at or as close as possible to 9:00 PM

The Council Code of Conduct and the 2024 List of Goals/action items will be included with each Agenda.



## Centre County Recycling and Refuse Authority

June 2024 | Municipal Newsletter

Ted Onufrak, Executive Director

### AUTHORITY SERVICES

- **Please note - Collection crews to start early this summer. To beat the heat, the recycling crews will start their curbside collection schedule an hour early from Memorial Day through Labor Day. Crews will begin at 6:00 AM, so make sure to get your bins out a bit earlier than usual this summer to ensure collection. This change does not affect State College Borough.**
- **Holiday Closure** | CCRRA will be closed on Thursday, July 4, 2024 for Independence Day
- CCRRA has partnered with the **State College Spikes** to offer more recycling options at the ballpark. Fans can now recycle their empty plastic cups in special recycling bins located throughout the stadium grounds. They can also recycle plastic bottles, metal cans, paper and cardboard.
- CCRRA offers **Clearstream Recycling Containers** for Special Events Recycling. Contact our Commercial Recycling Coordinator Ed Hicks for details on this free service. Email [ehicks@centrecountyrecycles.org](mailto:ehicks@centrecountyrecycles.org) or phone (814) 238-7005.
- Look for recycling options when you visit local fairs and festivals this summer. We work with event staff to offer recycling containers at events such as The Central Pennsylvania Festival of the Arts, People's Choice Festival, Philipsburg Heritage Days, The Antique Machinery Shows, The Grange Fair and many more!
- **Curbside Recycling** is available in Marion Township, Walker Township, Howard Township, and Howard Borough for \$9 per month. Interested residents should contact CCRRA at (814) 238-7005.
- In May, the transfer station crew processed over 10,995 tons of refuse and the recycling crew processed more than 861 tons of inbound recycled material.
- Our enforcement team is working hard to battle litter and illegal dumping throughout our county. They collected a total of 651 lbs of material (trash, recycling, and scrap metal) illegally dumped and collected 2,658 lbs of tires in May.
- Our recent Household Hazardous Waste Collection event saw just under 900 vehicles brought us material that cost \$53,000 to dispose of. One resident brought 52 pounds of calcium carbide costing the Authority \$3,900 to properly dispose.
- Representative Kerry Benninghoff sponsored a shredding event at the CCRRA facility, 180 vehicles brought nearly 7 tons of material to shred.
- Have a community event coming up? CCRRA staff are available to attend your meetings and events, at your request.

- Want a tour of our CCRRA facility? To request a tour for your group, just give us a call and ask for Amy!
- CCRRA produces and mails a quarterly newsletter to all municipal offices. If you are not currently on our newsletter mailing list, please let us know and we would be happy to add you. It is also delivered to subscribers through the Centre Daily Times, Centre County Gazette, and the Philipsburg Journal.
- Check out our new Recycling App - **RecycleCoach**! It can be downloaded for free from the App Store. It is a great tool for your smartphone to help you decide if an item is recyclable. The QR Code has been placed at the end of the report for easy downloading.
- CCRRA offers waste audits and educational materials for businesses and institutions to assist in your recycling efforts. Contact our Commercial Recycling Coordinator Ed Hicks for details. Email [ehicks@centrecountyrecycles.org](mailto:ehicks@centrecountyrecycles.org) or phone (814) 238-7005.

## GRANT FUNDING UPDATES

- EPA Region 3 has announced a compost infrastructure grant to increase the compost capacity of food scraps in the Mid-Atlantic Region. The scope of this grant program targets projects designed to initiate, facilitate, and/or complete the transition of existing yard trim composting facilities to composting facilities that also process food scraps. This NOFO is seeking applications for projects relating to composting facilities only. Applications related to projects involving anaerobic digesters are not eligible.

EPA anticipates awarding one to three assistance agreements under this announcement, obligating the entire \$150,000. The minimum individual award is \$50,000 and the maximum individual award is \$150,000. More information can be found here <https://grants.gov/search-results-detail/354600>

- It's time to accelerate your cleaner fuel transportation goals! DEP has announced the [2024 Alternative Fuels Incentive Grants](#) are open for applications. There will be two application periods, the first closing at 11:59 pm on June 28, 2024 and the second closing at 11:59 pm on December 20, 2024.

Priorities for funding include:

- Projects that are located in or predominantly serve [environmental justice areas](#)
- Minority-, veteran-, or woman-owned businesses
- Zero emission vehicle projects
- Renewable natural gas vehicle and infrastructure projects
- Medium- and light-duty fleet refueling infrastructure projects

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# MEET THE CENTRE COUNTY RECYCLING AND REFUSE AUTHORITY BOARD OF DIRECTORS

Each month the Authority will introduce you to a member of our Board of Directors!

MEET THE  
**BOARD OF DIRECTORS**

*Jerry*

**JERRY LESE**

Currently serves as Board Member | Building Committee

Board member since 2023

Represents Moshannon Valley Region



**A** SCAN ME



CENTRE COUNTY RECYCLING REFUSE AUTHORITY  
 CURBSIDE RECYCLING REPORT  
 May 2024

Totals by Hauler:	S.C.	Bellefonte	WM	WM	Carson	Carson	CCRRA
<u>Materials</u>	Boro	Boro	COG/Benner	Other	COG	Other	Direct Haul
Mixed Paper	20,620	11,660	84,680	3,401	1,080	8,681	37
Clear Glass	10,960	2,980	42,490	2,168	420	5,162	19
Green Glass	10,700	1,940	41,520	1,477	160	2,994	15
Brown Glass	7,600	1,260	19,300	602	80	2,218	6
Plastic	6,820	7,600	49,580	2,328	740	7,253	21
Metal Cans	5,720	5,700	44,740	2,349	440	5,578	22
OCC	18,140	9,500	118,170	8,015	1,360	13,974	40
<b>TOTALS: by Pounds</b>	<b>80,560</b>	<b>40,640</b>	<b>400,480</b>	<b>20,340</b>	<b>4,280</b>	<b>45,860</b>	<b>160</b>
by Tons	40.28	20.32	200.24	10.17	2.14	22.93	0.08

Totals by Township:	S.C.	Bellefonte	Spring	Walker	Benner	COG	Halfmoon	CCRRA
<u>Materials</u>	Boro	Boro	Twp	Twp	Twp	COG	Twp	Direct Haul
Mixed Paper	20,620	11,660	6,370	2,278	4,320	81,880	2,994	37
Clear Glass	10,960	2,980	2,734	1,726	2,318	41,052	2,410	19
Green Glass	10,700	1,940	1,668	917	1,628	40,392	1,546	15
Brown Glass	7,600	1,260	1,111	683	1,124	18,336	946	6
Plastic	6,820	7,600	4,946	2,393	5,534	45,086	1,942	21
Metal Cans	5,720	5,700	4,105	1,793	4,559	40,861	1,789	22
OCC	18,140	9,500	10,966	2,710	6,137	115,513	6,193	40
<b>TOTALS: by Pounds</b>	<b>80,560</b>	<b>40,640</b>	<b>31,900</b>	<b>12,500</b>	<b>25,620</b>	<b>383,120</b>	<b>17,820</b>	<b>160</b>
by Tons	40.28	20.32	15.95	6.25	12.81	191.56	8.91	0.08

Totals by Materials:

Hauler Services	# Stops		Weight In Pounds	Weight In Tons
Bellefonte Boro	5,157	Newspaper	130,159	65.08
State College Boro	8,658	Clear Glass	64,199	32.10
Waste Management	49,031	Green Glass	58,806	29.40
Carson	8,507	Brown Glass	31,066	15.53
CCRRA Direct Haul	22	Plastic	74,342	37.17
<b>Total</b>	<b>71,375</b>	Metal Cans	64,549	32.27
		OCC	169,199	84.60
		<b>Total</b>	<b>592,320</b>	<b>296.16</b>

CCRRA Monthly Commercial Recycling - May 2024

	Plastic Pounds	Mtl. Cns Pounds	Mix Ppr. Pounds	Clr. Glis Pounds	Grn. Glis Pounds	Brn. Glis Pounds	Grand Total Pounds	Grand Total Ton
AMERICAN LEGION KEYSTONE POST 444	0	0	0	45	0	600	645	0.32
AMERICAN LEGION POST #623	15	0	280	360	55	1,400	2,110	1.06
BEECH CREEK HOTEL	0	0	0	405	165	800	1,370	0.69
BELLEFONTE BOROUGH	1,315	910	8,225	1,890	825	6,150	19,315	9.66
BURGMEIERS HAULING, INC	305	320	3,045	0	0	0	3,670	1.84
BURKHOLDERS COUNTRY MARKET	90	30	0	0	0	0	120	0.06
CENTRAL PA INSTITUTE FOR SCIENCE & TECHNOLOGY	20	20	0	0	0	0	40	0.02
CENTRE COUNTY RECYCLING & REFUSE AUTHORITY	-5,747	-3,715	-21,476	-6,720	-2,861	-8,668	-49,187	-24.59
COOKE TAVERN LTD.	10	0	210	0	0	0	220	0.11
ELK CREEK CAFE & ALEWORKS	40	80	70	0	0	0	190	0.10
FRED CARSON	2,760	2,040	11,829	1,710	1,760	3,600	23,699	11.85
HOSTERMAN AND STOVER CO., INC.	15	20	105	0	0	0	140	0.07
HOWARD VFW POST #8269	50	0	105	90	0	700	945	0.47
MARTIN'S FEED MILL, INC	0	0	70	0	0	0	70	0.04
MILLHEIM FIRE COMPANY CLUB	10	110	35	0	0	1,150	1,305	0.65
MILLHEIM HOTEL	10	10	70	315	110	850	1,365	0.68
MILLHEIM SMALL ENGINE SHOP	25	0	140	0	0	0	165	0.08
NEWMAN HILL, INC.	35	0	385	0	0	0	420	0.21
PA DCNR	185	140	350	0	0	0	675	0.34
PORT MATILDA LEGION	0	0	0	0	0	200	200	0.10
PRO DISPOSAL INC.	90	90	280	90	0	300	850	0.43
PSP - ROCKVIEW BARRACKS	25	40	0	0	0	0	65	0.03
PURCHASING SERVICES	235	80	1,365	90	0	0	1,770	0.89
RAY A. WALKER TRUCKING	20	10	0	0	0	0	30	0.02
RTD EMBEDDED TECHNOLOGIES INC.	10	0	0	0	0	0	10	0.01
SNOW SHOE VFW #5644	5	10	175	45	0	1,300	1,535	0.77
STATE COLLEGE BOROUGH	8,480	7,220	49,733	11,295	2,640	3,350	82,718	41.36
TAKE A PEEK INN INC.	5	0	0	135	0	600	740	0.37
THE STATION STATE COLLEGE LLC	80	10	105	90	55	0	340	0.17
VACANT RECYCLING STOPS	10	0	0	0	0	0	10	0.01
WASTE MANAGEMENT	0	10	35	0	0	0	45	0.02
WM - ALTOONA	1,350	1,100	4,375	1,440	770	1,200	10,235	5.12
WM - STATE COLLEGE	4,930	3,930	20,930	4,140	2,915	7,650	44,495	22.25
WOODWARD SPORTS CAMP	10	30	140	0	0	0	180	0.09
Grand Total	14,388	12,495	80,581	15,420	6,434	21,182	150,500	75.25

CCRA Monthly Drop Off Recycling - May 2024

	Plastic Pounds	Mtl. Cns Pounds	Mix Ppr. Pounds	Clr. Gl's Pounds	Grn. Gl's Pounds	Brn. Gl's Pounds	Msc. Plastic Pounds	OCC D/Off Pounds	Residue Pounds	Grand Total Pounds	Grand Total Ton
BELLEFRONTE BOROUGH	870	765	3,985	795	160	145	1,740	0	40	8,500	4.25
BENNER TOWNSHIP	695	2,250	1,110	195	10	20	160	16,280	20	20,740	10.37
BURNSIDE TWP.	615	285	575	210	30	225	0	320	20	2,280	1.14
CCRA	1,190	915	17,980	990	415	430	2,290	12,620	310	37,140	18.57
CENTRE HALL BOROUGH	730	345	2,275	330	95	160	0	0	25	3,960	1.98
CLEARFIELD COUNTY	5,915	3,345	17,940	2,590	310	1,210	0	0	350	31,660	15.83
COLLEGE TOWNSHIP	1,090	995	3,865	835	330	600	0	0	85	7,800	3.90
FERGUSON TOWNSHIP	1,260	975	7,065	1,670	455	680	0	0	75	12,180	6.09
GREGG TWP.	1,390	945	2,800	1,210	480	380	0	0	75	7,280	3.64
HAINES TWP.	1,390	825	3,065	645	195	175	0	0	85	6,380	3.19
HALFMOON TWP.	1,460	695	5,265	590	150	170	0	4,960	70	13,360	6.68
HOWARD BOROUGH	2,150	930	3,225	1,080	330	625	0	0	80	8,420	4.21
HUSTON TWP.	600	225	1,060	380	105	85	0	0	25	2,480	1.24
MARION TWP.	830	165	570	210	30	75	0	0	20	1,900	0.95
MILES TWP.	710	645	2,285	1,700	190	150	0	0	60	5,740	2.87
MILESBURG BOROUGH	290	315	810	280	60	125	0	0	20	1,900	0.95
MILLEHEIM BOROUGH	1,160	645	2,905	815	195	185	0	0	55	5,960	2.98
PATTON TOWNSHIP	1,300	1,200	14,890	1,265	550	475	4,380	0	160	24,220	12.11
PENN TWP.	950	495	1,005	840	360	325	0	0	45	4,020	2.01
PHILIPSBURG BOROUGH	1,925	765	4,205	470	140	80	0	0	95	7,680	3.84
PORT MATILDA BOROUGH	480	510	1,405	650	155	285	0	0	35	3,520	1.76
POTTER TWP.	3,280	2,205	9,655	2,170	740	1,050	1,040	5,040	160	25,340	12.67
RUSH TWP.	6,640	2,880	16,225	3,200	715	6,015	1,740	3,940	385	41,740	20.87
SNOW SHOE BOROUGH	1,340	445	1,780	160	55	80	0	0	80	3,940	1.97
SNOW SHOE TWP.	1,890	720	1,495	580	65	105	0	0	225	5,080	2.54
STATE COLLEGE BORO	550	675	5,910	780	425	250	3,060	0	30	11,680	5.84
TAYLOR TWP.	260	270	870	210	5	300	0	0	25	1,940	0.97
UNION TWP.	460	270	1,450	320	105	90	0	0	25	2,720	1.36
WALKER TWP.	1,340	1,080	4,735	1,190	410	675	0	4,360	130	13,920	6.96
WORTH TWP.	200	135	475	200	30	25	0	0	15	1,080	0.54
Grand Total	42,960	26,915	140,880	26,560	7,295	15,195	14,410	47,520	2,825	324,560	162.28

CCRRA OCC Monthly Recycling - May 2024

	OCC	Grand Total
	Pounds	Ton
BELLEFONTE BOROUGH	23,420	11.71
BENNER TOWNSHIP	10,760	5.38
BOGGS TWP.	2,260	1.13
CENTRE HALL BOROUGH	1,260	0.63
CLEARFIELD COUNTY	7,680	3.84
CLINTON COUNTY	60	0.03
COLLEGE TOWNSHIP	56,020	28.01
FERGUSON TOWNSHIP	42,920	21.46
GREGG TWP.	5,780	2.89
HAINES TWP.	3,800	1.90
HALFMOON TWP.	540	0.27
HARRIS TOWNSHIP	720	0.36
HOWARD BOROUGH	4,260	2.13
HOWARD TWP.	1,240	0.62
LIBERTY TWP.	220	0.11
MARION TWP.	1,320	0.66
MILES TWP.	5,800	2.90
MILESBURG BOROUGH	2,420	1.21
MILLHEIM BOROUGH	6,060	3.03
PATTON TOWNSHIP	66,800	33.40
PENN TWP.	3,840	1.92
PHILIPSBURG BOROUGH	7,600	3.80
PORT MATILDA BOROUGH	2,560	1.28
POTTER TWP.	9,960	4.98
RUSH TWP.	22,520	11.26
SNOW SHOE BOROUGH	2,280	1.14
SNOW SHOE TWP.	2,920	1.46
SPRING TWP.	4,780	2.39
STATE COLLEGE BORO	3,900	1.95
Grand Total	303,700	151.85

CCRRA Monthly OCC Origin Recycling - May 2024

	OCC	Grand Total
	Pounds	Ton
AMERICAN LEGION POST #623	60	0.03
BELLEFONTE BOROUGH	23,420	11.71
BURGMEIER'S HAULING, INC	15,180	7.59
CCRRA CURBSIDE DATA	440	0.22
CENTRE COUNTY RECYCLING & REFUSE AUTHORITY	87,200	43.60
CENTRE PALLETS, LLC	900	0.45
CENTROID CORP	620	0.31
COOKE TAVERN LTD.	240	0.12
FRED CARSON	4,700	2.35
GP CABINETS LLC	680	0.34
HOSTERMAN AND STOVER CO., INC.	860	0.43
HOWARD VFW POST #8269	440	0.22
J.J. PETERS DISPOSAL	1,500	0.75
JACKSON'S BAR AND GRILLE	560	0.28
MARTIN'S FEED MILL, INC	220	0.11
MIKE'S VIDEO INC.	1,480	0.74
MILLHEIM FIRE COMPANY CLUB	160	0.08
MILLHEIM FOOD MART	480	0.24
MILLHEIM HOTEL	1,300	0.65
MILLHEIM SMALL ENGINE SHOP	620	0.31
ORGANIC CLIMBING, USA	340	0.17
PA DCNR	260	0.13
PHILIPSBURG TRUE VALUE	1,120	0.56
PRO DISPOSAL INC.	11,860	5.93
RAY A. WALKER TRUCKING	540	0.27
RTD EMBEDDED TECHNOLOGIES INC.	260	0.13
SALIMETRICS LLC	400	0.20
SNOW SHOE VFW #5644	100	0.05
STATE COLLEGE BOROUGH	3,900	1.95
THE STATION STATE COLLEGE LLC	880	0.44
VACANT RECYCLING STOPS	320	0.16
WASTE MANAGEMENT	2,080	1.04
WM - ALTOONA	27,340	13.67
WM - STATE COLLEGE	112,380	56.19
WOODWARD SPORTS CAMP	860	0.43
Grand Total	303,700	151.85



CENTRE COUNTY RECYCLING REFUSE AUTHORITY  
 PENN STATE UNIVERSITY RECYCLING REPORT  
 May 2024

<b>PSU DELIVERED</b>	<u>LBS.</u>	<u>TONS</u>
Total Weight	160,700	80.35
Subtract Residue	10,410	5.21
Total of Materials	<u>150,290</u>	<u>75.15</u>
Average % Residue	6.48%	

<b>PSU COMMERCIAL</b>	<u>LBS.</u>	<u>TONS</u>
Net Weight	1,770	0.89

<b>P.S.U. TOTALS</b>	<u>LBS.</u>	<u>TONS</u>	Delivered	Commercial
Newspaper	0	0.00	0	
Mixed Paper	49,735	24.87	48,370	1,365
Clear Glass	90	0.05	0	90
Green Glass	0	0.00	0	0
Brown Glass	0	0.00	0	0
Plastic	3,425	1.71	3,190	235
Metal Cans	3,370	1.69	3,290	80
OCC	69,720	34.86	69,720	0
Co-Mingled	0	0.00	0	0
PSU Special Rec.	0	0.00	0	0
Tires	3,540	1.77	3,540	0
Wood	22,180	11.09	22,180	0
PSU Bl. Bag Moisture Residue	0	0.00	0	0
Residue	10,410	5.21	10,410	0
<b>TOTAL:</b>	<u>162,470</u>	<u>81.24</u>	<u>160,700</u>	<u>1,770</u>



# *Bellefonte Emergency Medical Services*

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May 20, 2024

Bellefonte Borough  
Council Members & Mayor  
236 W. Lamb Street  
Bellefonte, Pa 16823

Dear Council & Mayor,

You are invited to attend our 6<sup>th</sup> annual joint meeting on Tuesday July 30, 2024 at 7:00pm for all elected township supervisors, borough council members and mayors served by Bellefonte EMS to discuss municipal financial contributions to support the emergency medical service (EMS) agency serving your residents. Borough managers and township secretaries are also invited as we recognize that they play an important role in your daily operation.

We will review the progress made over the past year and the positive impact your municipal contributions are having on our operation. Discussion will also include updates on recent changes to the Medicaid fee schedule, industry changes, and other issues that impact EMS along with our goals and needs for the future. Discussion of equitable funding participation by each municipality will also be an agenda topic.

Your assistance is necessary for financial support so that we can continue to provide rapid and reliable emergency response capability to the residents and businesses of your community into the future.

The meeting will be held at Bellefonte EMS, 369 Phoenix Avenue in Bellefonte with tours of our station, equipment and vehicles at 6:30pm with light refreshments and begin the informational presentation with discussion at 7:00pm.

As you develop your 2025 municipal budgets we look forward to continuing our joint solution to the issues facing local EMS today. Please RSVP to [ssrhoat@bems.net](mailto:ssrhoat@bems.net) by Friday July 26<sup>th</sup> so that we can assure adequate seating and materials. Thank you and we look forward to your participation.

Sincerely,



S. Scott Rhoat BS, NRP  
Executive Director/Chief

*369 Phoenix Avenue, Bellefonte, Pa. 16823*  
*Office (814) 355-2907, Fax (814) 355-8702*

**BELLEFONTE BOROUGH COUNCIL**  
**Regular Meeting**  
**MEETING MINUTES**  
**May 20<sup>th</sup>, 2024 - 7:30 p.m.**  
**236 West Lamb Street, Bellefonte, Pennsylvania 16823**  
[www.bellefonte.net](http://www.bellefonte.net)

**I. CALL TO ORDER** (Council President Kent Bernier)

The May 20, 2024 meeting of the Bellefonte Borough Council was called to order at 7:30 p.m.

**II. PLEDGE OF ALLEGIANCE** (followed by a moment of silence to honor the life of a Bellefonte High School Sophomore student and his family. Nathan Dan tragically passed away in a drowning accident.)

**III. MEMBERS PRESENT**

Mr. Kent Bernier, *President*  
Mr. Randall Brachbill  
Ms. Deborah Cleeton  
Ms. Barbara Dann, *Vice President*  
Mr. Douglas Johnson, *Pro Tempore*  
Ms. Shawna McKean  
Ms. Rita Purnell  
Ms. Johanna Sedgwick Excused  
Ms. Joanne Tosti-Vasey  
Mr. Christian Larson, *Jr. Council Member*  
Mayor Buddy Johnson

**STAFF PRESENT**

Mr. Ralph Stewart, Borough Manager  
Mr. Don Holderman, Assistant Borough Manager  
Bill Witmer, Police Chief

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**IV. ADDITIONS TO THE AGENDA**

*In accordance with Act 65 of 2021, If a matter is not on the Agenda, Council cannot take official action on it with some exceptions. The Council can act on matters relating to potential or real emergencies. Council may add a matter of agency business to its agenda through a majority vote. The Council should state the reason why the action item is being added to the agenda. Council may vote to add an action item(s) to the agenda.*

Brachbill motioned to add the January 2024 Spring Creek Watershed Commission minutes to the liaison reports. Johnson seconded the motion. Stewart said that it can be added without a vote as there is no action to be taken. No vote was taken (7:05— motion to add something but it was unintelligible. Sound is TERRIBLE.)

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**V. PUBLIC COMMENT** - Agenda and Non-Agenda/General Items and Comments

**(THE PUBLIC COMMENTS WERE ALMOST UNINTELLIGIBLE. SOUND IS TERRIBLE.)**

- ~~A community member~~ Donald Townsend of West Logan Street in Bellefonte spoke regarding the Letter Carriers' food drive on May 11, 2024. He thanked the community for their participation. The community donated approximately 10x the amount of food donated last year.
- ~~A community member~~ Sharon Weiser of Pine Street in Bellefonte spoke regarding CATA service in the Borough, thanking the borough staff and the council for working on public transit for the members of the community who rely on CATA for their transportation needs. She asked that between now and June 30, 2025, the borough staff, the council, Centre County Government, our state representatives, and community residents work together to find solutions for those in the community who need transportation. She suggested several ideas including a county-wide public transportation authority, entrepreneurs, non-profits, mutual-aid services, and volunteers to assist in adding, creating, or providing transportation services. She also acknowledged the availability of Centre County Transportation, Lyft, Uber, and friends and families that could help but not fully replace regular public transit.
- Nancy Noll of Bellefonte East Linn Street also spoke regarding public transportation service in the Borough. She strongly encouraged Council to continue to address the situation and work hard to help solve the dilemma, in order to continue to provide public transportation for those who need the service in our area.

**VI. COMMUNICATIONS (Written)**

- Centre County Recycling and Refuse Authority Municipal Report for May 2024. No council action is needed.
- Spring Township – proposed revisions to Subdivision and Land Development Ordinance, Zoning Ordinance and Zoning Map. Information provided for review. Any comments should be sent to Vaughn Zimmerman, Spring Township Zoning Officer, by Friday, May 24. No council action is needed.

**VII. CONSENT AGENDA (will be acted upon by a single motion unless otherwise noted)**

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

Consent Agenda includes the following items:

1. Finance	Budget V. Actual April 2024
2. Finance	Budget V. Actual Summary April 2024
3. General	Council Meeting Minutes May 6th, 2024
4. Finance	Stover McGlaughlin Invoice April 2024
5. Finance	Treasurers Report April 2024

6. Finance	Voucher Summary April 2024
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Brachbill motioned and Tosti-Vasey seconded to approve the Consent Agenda.

Purnell motioned to pull item 3, Council Meeting Minutes May 6, 2024. Cleeton seconded.

Roll call vote to approve Consent Agenda items 1, 2, 4, 5, 6. No discussion. Motion to approve items 1, 2, 4, 5, 6 carried.

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

Discussion regarding the meeting minutes from May 6, 2024 included Purnell requesting that any additions or corrections to the minutes be kept factual and not too “wordy”. She specifically referred to page 6 of the meeting minutes – the discussion regarding the Historical/Ornamental Lighting Rehab project discussion. Tosti-Vasey commented that she included the additional text to the minutes and that what she added are actual motions that were made during the meeting and she feels strongly that her additions need to be included and should not be redacted.

Dann read an excerpt from “Robert’s Rules of Order” regarding minutes and what should be included. “Robert’s Rules” state that: “minutes should include mainly a record of what was done at the meeting, not what was said by members. The minutes must never reflect the secretary’s opinions, favorable or otherwise, on anything that was said or done.”

Tosti-Vasey claimed-stated that there is a lack of consistency on what should be included in the minutes and that providing consistency would help to clarify this issue. Purnell stated that she feels the wording could be clarified but that the ensuing conversation that was added did not need to be included. Purnell commented that if a person wants an exact record of what was said, they can refer back to the recording of the meeting which is public record.

Mr. Bernier commented that he feels the purpose of the minutes is to represent each meeting as accurately as possible, to provide a written reference of what occurred in the meeting, and that Mrs. Purnell is trying to ensure that the record is accurate. He suggested about adding this discussion to a future work session in order to have a consensus as to how the minutes are presented.

Purnell motioned to revise page 6 of the minutes. Dann seconded the revision. There was extensive discussion regarding the proposed changes. Roll call vote to approve the May 6, 2024 minutes with corrections. Motion to approve the May 6, 2024 minutes with corrections carried.

Mr. Kent Bernier	yes	Ms. Shawna McKean	no
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	no



Mr. Doug Johnson	yes	
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**VIII. REPORTS**

**Mayor Johnson**

Proclamation-National EMS Week May 19-25, 2024

- o Statement by S. Scott Rhoat, Executive Director of the ~~a representative from Bellefonte EMS~~ thanking other first responders and healthcare personnel throughout the county who assist EMS in providing services to our community.
- o He also invited municipal officials to the 7<sup>th</sup> Annual Joint Municipal EMS Meeting that will be held Tuesday, July 30, 2024 @ the station at 7pm. There will be an open house before the meeting.

**Police (Chief Witmer)**

April 2024 Report (38:48 Chief Witmer made a statement but most of his comments were unintelligible) The Bellefonte Police worked together with the Sheriff's department to do traffic control in the school zones. The two new hires are now onboard and the police department is excited about the move of their new offices.

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**Office of Community Affairs (OCA)/Historical and Architectural Review Board (HARB)**

1. Recommended for approval (Specific motions are stated in the OCA memo):

*See memo for report and updates, including NVJPC meeting notes  
 Meetings are held in the large meeting room of the Armory Building*

- Final Subdivision Plan: Crossman / 131 N. Thomas Street: conditional
- Final Lot Addition Plan: Wagner / 396 E. Linn Street

*Tosti-Vasey motioned and Dann seconded to approve the Land Development Plans for the Final Subdivision Plan and the Lot Addition Plan listed above. No discussion. Roll call vote. Motion to approve the plans carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

2. Administrative Approvals:

- NONE

3. Items of interest:

- HARB: next meeting will be Tuesday, May 28 at 8:30 a.m.  
*See Memo for additional information.*

4. Zoning:

- NONE

**Liaison Reports** (Reports were submitted)

- The minutes of the January Spring Creek Watershed Commission was added to this section of the agenda as requested at the beginning of this meeting by Brachbill.

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**Borough Manager** (Report submitted)

**IX. CURRENT and OLD BUSINESS**

2024 Paving Bid opening.

- Bid 1 – Hawbaker \$215,591
- Bid 2 – HRI Inc \$180,725.70

*Dann motioned and Brachbill seconded to allow staff to review, approve and select the lowest responsible bid. Roll Call Vote to approve and select the lowest bid. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

Service Line Inventory update. Discussion regarding the Inventory. A representative from the Water Authority helped to clarify the questions asked. No Council action is needed.

Non-uniform Collective Bargaining Unit Agreement Renewal.

*Dann motioned and Brachbill seconded to appoint council members Joanne Tosti-Vasey, Deborah Cleeton and Doug Johnson to a negotiations committee. No discussion, Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

Dusk to Dawn Light at Masullo Park. A light was installed by West Penn Power on a temporary basis. The borough received mixed reviews regarding the light.

*Dann motioned and Johnson seconded to have West Penn Power install the dusk to dawn light at Masullo Park on a permanent basis. Discussion included Tosti-Vasey asking for clarification of the mixed reviews, positives and negatives. Discussion regarding the reviews that were received. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

CATA Services. Spring Township had previously given notice to exit CATA services. On May 9th, Bellefonte Borough was notified that Benner Township will exit CATA services on June 30th, 2025. Having both Spring and Benner Townships exiting CATA services means that CATA will not pick up or drop off within those municipalities. The CATA service delivery after July 1st (2024) will be even less convenient. Costs for this modified CATA service will increase about 2.5 times over the next couple years. Municipalities must give a one-year notice to exit or withdraw from CATA services. Bellefonte Borough should consider giving the one-year notice to exit CATA. Bellefonte Borough could still weigh its options for public transportation services.

*Dann motioned and Brachbill seconded to notify CATA that, based on the withdrawal notices from Spring and Benner Townships, Bellefonte Borough is giving notice to exit/withdraw from CATA services on June 30th, 2025. There was an extensive discussion regarding this issue both for and against- withdrawing. Several members mentioned that it is necessary to create a task force to address and resolve this issue. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	no
Mr. Doug Johnson	yes		

**X. NEW BUSINESS**

Formal notification from AFSCME with intent to renegotiate its collective bargaining agreement that is set to expire December 31, 2024.

*Motion/second to appoint a committee to work with staff to develop a new Agreement. No Vote. This item was taken care of under the old business item "Non-uniform Collective Bargaining Unit Agreement Renewal", so there was no motion made here.*

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Council will hold its next Business Meeting Monday, June 17th, 2024 due to attendance at the Pennsylvania State Association of Boroughs Annual Conference in Hershey, PA. No Council action is needed.

JC Orr & Son Inc. Certificate for Payment Applications No. 08, No. 09 and No. 10 Final for Armory Property Project.

*Tosti-Vasey motioned and Cleeton seconded to remit payment to JC Orr & Son Inc. for Armory Property Project Payment Applications No. 08, No. 09 and No. 10 in the amount of \$59,712.15. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes

Mr. Doug Johnson	yes	
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John Nastase Construction Application and Certificate for Payment No. 4 & No. 5 Final for the CDBG Spring Street Streetscape Project.

*Dann motioned and Brachbill seconded to remit payment to John Nastase Construction for the CDBG Spring Street Streetscape Project Application No. 4 & No. 5 Final in the amount of \$17,549.09. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

DCED Letter of Intent.

*Motion/second to conditionally approve the letter of intent to DCED upon approval from the Fire Department.*

*Brachbill motioned to change the motion to conditionally approve the letter of intent to DCED upon approval from the Bellefonte Fire Department by 5/23/24. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

Duck Feces Study in Talleyrand Park.

*Johnson motioned and Dann seconded to approve the request to complete the duck study in Talleyrand Park. Discussion included Sunshine Laws and how the laws might affect the study. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes
Mr. Doug Johnson	yes		

**XI. ADJOURNMENT**

*Brachbill motioned and Dann seconded to adjourn. Meeting adjourned at 8:36pm.*

# Bellefonte Borough Council Meeting

Monday, May 20, 2024

NAME (Please Print)	BOROUGH	PHONE
Sharon Weisser	Bellefonte	814-933-9447
Donald Townsend	Bellefonte	814-699-1200
Nancy Dell	Bellefonte	814-355-7946
Steve & Barbara Barr	Bellefonte	814-280-6010
Scott Rount	Bellefonte	814-355-2907
Nancy Spozz	Bellefonte	814-920-2850
Ruth Nissy	Ferguson Twp	412-849-3605
Kathleen Sr.	Spring Twp.	508-850-6958





Solicitor

**RECAPITULATION**

HOURS	RATE	TOTAL
2.30	\$185.00	\$425.50

05/10/2024	Centre County Prothonotary (lien v. Lafond)	<u>29.50</u>
	FOR CURRENT COSTS, EXPENSES AND ADVANCEMENTS 05/15/2024	29.50
	TOTAL CURRENT CHARGES THROUGH 05/15/2024	455.00
	<b>PRIOR MONTH BALANCE</b>	<b>\$473.50</b>
	<b>TOTAL BALANCE DUE</b>	<b><u>\$928.50</u></b>

PAST DUE AMOUNTS

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
928.50	0.00	0.00	0.00	0.00	0.00

**PAYMENTS RECEIVED AFTER THE STATEMENT DATE WILL BE REFLECTED ON NEXT MONTH'S STATEMENT**

# **BELLEFONTE BOROUGH POLICE DEPARTMENT**

**May 2024**



## **HIGHLIGHTS & ACCOMPLISHMENTS**

- The Bellefonte Police Department participated in a mock DUI accident in front of the Bellefonte Area High School students. This was to bring awareness and caution to all the end-of-the-year school activities.
- The Bellefonte Police Department hosted and participated in the Bicycle Safety press conference at Talleyrand Park.
- The Bellefonte Police Department hosted the annual Police Officer Memorial ceremony at Talleyrand Park for 2024.
- The Bellefonte Police Department participated in a mock emergency drill with Columbia Gas on W. Curtin Street.
- The Bellefonte Police Department hired two full-time police officers. We welcome Officer Lisa Larkin and Officer Andrew Hurd to the police force.
- Bellefonte Police School Resource Officer Luse organized a special day for a Bellefonte Area Middle School student and his classmates who attend the Autistic support program. Officer Luse coordinated with the Pennsylvania State University to have one of their blue buses pick up the students from the Middle school and transport them to Musser's Dairy for ice cream.

## BELLEFONTE BOROUGH POLICE DEPARTMENT MONTHLY ACTIVITY REPORT

OFFENSES OCCURRED	MONTH	2024 YTD
Alarms	3	29
Assault	3	5
Child Abuse	3	10
Criminal Mischief	1	14
Disorderly Conduct	9	51
Domestics	7	48
Drug Related	1	5
DUI	5	11
Harassment	5	31
Suspicious Activity	13	75
Theft	3	20
Trespass	0	10
All Others	390	1828
<b>TOTAL</b>	<b>443</b>	<b>2117</b>

TRAFFIC	MONTH	2024 YTD
Stops	22	182
Citations Filed	33	165

PAYMENTS RECEIVED	MONTH	2024 YTD
MDJ	\$897.93	\$4,635.15
Probation	\$162.84	\$1,154.76
<b>TOTAL</b>	<b>\$1,060.77</b>	<b>\$5,789.91</b>

ACCIDENTS	MONTH	2024 YTD
Reportable	2	11
Non-Reportable	3	45
<b>TOTAL</b>	<b>5</b>	<b>56</b>

CALLS	MONTH	2024 YTD
Handled by BPD	443	2117
Off Duty	12	39
<b>TOTAL</b>	<b>455</b>	<b>2156</b>

OFFICERS' TIME	MONTH	2024 YTD
Regular Hours	962	6784
Overtime Hours	30	335.5
Reimbursed Overtime	4	25.5
Training	0	144
<b>TOTAL</b>	<b>996</b>	<b>7289</b>

ARRESTS	MONTH	2024 YTD
Felony	0	1
Misdemeanor	8	25
Summary	6	30
<b>TOTAL</b>	<b>14</b>	<b>56</b>

SRO	MONTH	2024 YTD
Number of Incidents	103	390
Arrests	4	17
Traffic (School Zone)	8	56
Hours Worked	296	1654

MILEAGE	MONTH	YTD
34-1	260	110,648
34-2	541	83,969
34-3	0	125,932
34-4	642	78,453
34-5	708	1,940
34-6	615	32,163

PARKING	MONTH	2024 YTD
Hours Worked	168	923
Tickets Issued	199	1607
Revenue	\$1,821	N/A

Fwd: Thank you for your Support

Luse, Shawn <sluse@basd.net>

Thu 5/30/2024 9:48 AM

To: Bill Witmer <bwitmer@bellefontepolice.net>

----- Forwarded message -----

From: **Smith, Jamie** <[jsmith@basd.net](mailto:jsmith@basd.net)>

Date: Wed, May 29, 2024 at 7:49 PM

Subject: Thank you for your Support

To: Shawn Luse <[sluse@basd.net](mailto:sluse@basd.net)>

Officer Luse,

This week, both Jen and I have received numerous emails praising the exceptional support you have provided, not just for our special education students, but also for those with the highest needs in our Life Skills program. Your dedication does not go unnoticed, and we are extremely grateful for all that you do. The students and our department appreciate having you on our team.

Thank you very much!

Jamie

--

Jamie Smith

Assistant Director of Special Education

Bellefonte Area School District

(814) 355-4814 ext. 3019

--

Officer Shawn A. Luse, SRO

Bellefonte School District

Bellefonte Borough Police Department

236 West Lamb Street

Bellefonte, PA 16823

814-355-5466, ext. 5706

The letter sent to Penn State:

Keith, thank you for taking the time today to hear my request.

I'm Officer Shawn Luse of the Bellefonte Borough Police Department, I'm currently assigned to one of the two SRO positions within our department. I'm stationed at the Bellefonte Area Middle School where there is an Autistic Support program.

We have a student named Hank Miller who's 14 years old in the Autistic program. For over a year Hank displayed a fascination with blue buses to the degree that he makes them repeatedly every day. He makes a point every day to stop at my office on his way home, revealing his latest creations. I had recently learned that his mother is a graduate student at Penn State and takes video of the blue buses on campus sharing them with Hank. She has shared his reactions and desire for more videos of her sittings while on campus. Hank shared with her that one day he's going to attend Penn State.

On December 18th of 2023, Hank lost his older sister Elliana who succame to a sudden cardiac event after a long history of cardiac issues. When I arrived at the residence, I was directed to Hank, he was found in his bedroom making blue buses, relating to the bus he had made on poster board. He was so proud of his creation, stating I made this one for Elli.



Hank always has a positive outlook and willingness to share his creations with others, asking for little to nothing in return during his time at school and through the passing of Elli. Before his bus fascination, he was fascinated with police cars as I would find my door covered with police cars.

In a collaborative effort to make a very special surprise for Hank, we concluded that a ride in a blue bus would make Hank overwhelmed with joy. Learning of his desires for ice cream, I have reached out to Musser's Farm Market here in Bellefonte. Upon sharing my intentions, Musser's were willing to donate ice cream to the entire autistic class.

The endeavor began on finding a blue bus. I reached out to the school district's contracted bus company Fullington Auto Bus Company, as I had observed a blue bus at their depot. They responded that they indeed have a blue bus, however it's been modified and is not passenger worthy as it's utilized for Penn State tailgating.

So, the search continues leading me to Penn State; I'm reaching out asking for your assistance in making a special day for Hank and his classmates. A short field trip from the Middle School to Musser's Farm Market on Musser Lane here in Bellefonte. The trip would more than likely have around 20 passengers lasting approximately 1-2 hours.

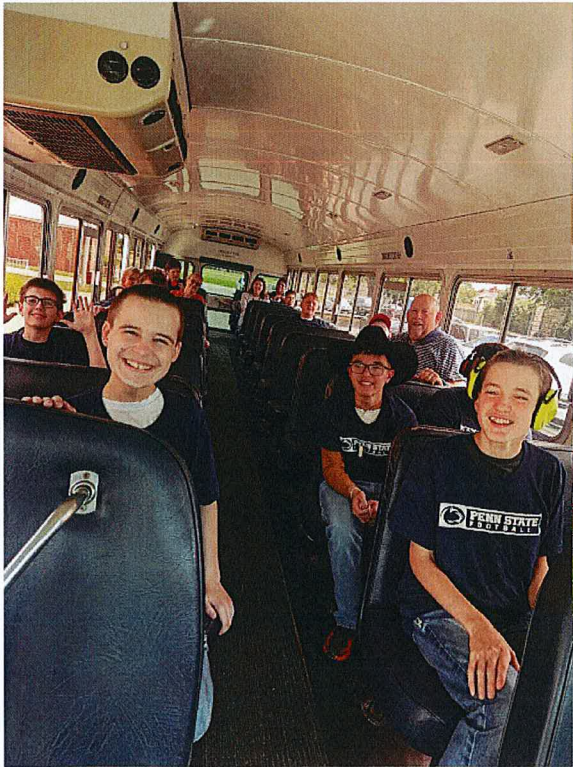
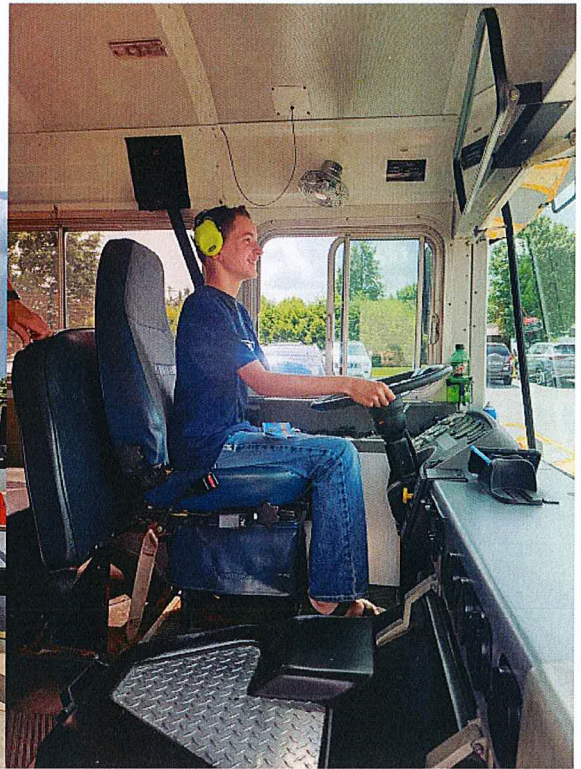
Is there a possibility of assisting with making this day a success? I know that this is short notice as school will be concluding in the next two weeks.

I appreciate your consideration in my request and look forward to hearing from you in hopes you will be able to facilitate this component.

Respectfully,  
Officer Shawn A. Luse, SRO  
Bellefonte Borough Police Department  
Bellefonte Area School District SRO  
814-548-6412 (c)





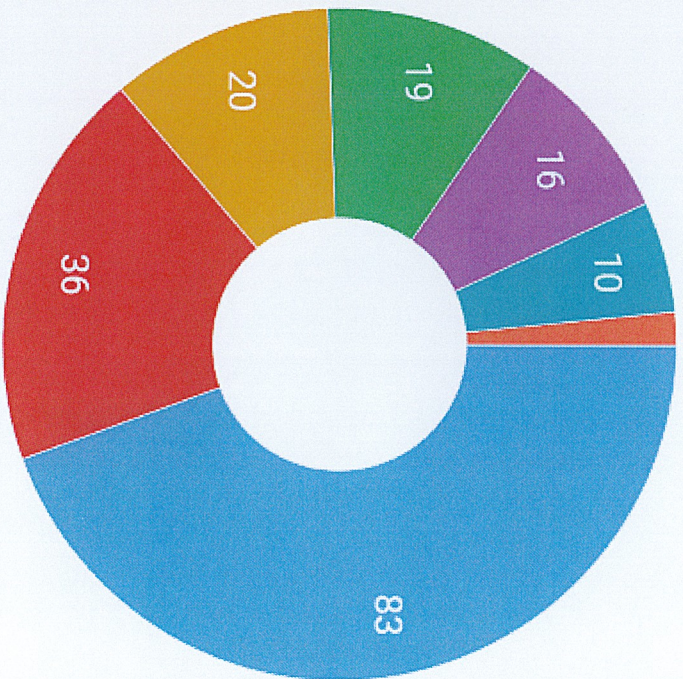








# Bellefonte PD - Active Permits By Type (Today)

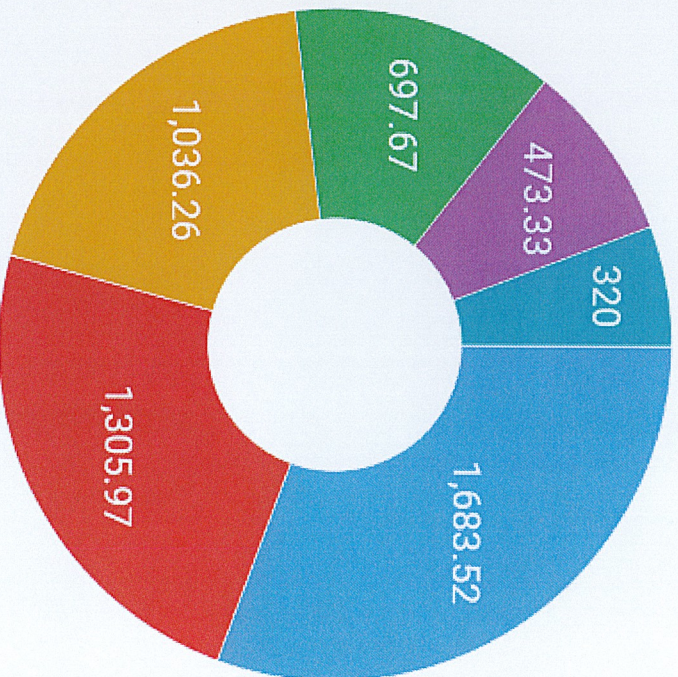


- On-Street Long-Term Parking R-Permit (Residential)
- Municipal Parking Lot South (W. Bishop St)
- Municipal Parking Lot North (W. Howard St.)
- On-Street Long-Term Parking C-Permit (Commuter)
- Municipal Parking Lot West (Potter St.)
- On-Street Long-Term Parking RC - ...
- A-NEW Temporary Residential Par





# Bellefonte PD - Revenue By Permit Type (Last 30 Days)



- Municipal Parking Lot South (W. Bishop St)
- On-Street Long-Term Parking R-Permit (Residential)
- Municipal Parking Lot North (W. Howard St.)
- Municipal Parking Lot West (Potter St.)
- On-Street Long-Term Parking C-Permit (Commuter)
- On-Street Long-Term Parking RC-Permit (Resident-Commuter)

Data as of 6/6/2024, 12:00:00 AM









2024 Online	North Lot	North Count	South Lot	South Count	West Lot	West Count
January	\$1,049.53	22	\$1,530.00	34	\$732.74	20
February	\$976.04	20	\$1,525.35	35	\$533.45	14
March	\$984.20	19	\$1,554.68	35	\$703.38	20
April	\$1,066.50	21	\$1,657.50	36	\$787.50	22
May	\$817.26	18	\$1,641.76	37	\$525.00	13
June						
July						
August						
September						
October						
November						
December						

Year/Line	Total/Permit					



<b>2022</b>	<b>R/RC/C Permit Online/In House</b>
January	78
February	78
March	74
April	84
May	84
June	101
July	94
August	95
September	95
October	92
November	91
December	103
<b>Total</b>	<b>1069</b>

<b>2023</b>	<b>R/RC/C Permit Online/In House</b>
January	115
February	122
March	125
April	128
May	125
June	133
July	118
August	128
September	124
October	118
November	123
December	125
<b>Total</b>	<b>1484</b>

<b>2024</b>	<b>R/RC/C Permit Online/In House</b>
January	128
February	122
March	114
April	122
May	117
June	
July	
August	
September	
October	
November	
December	
<b>Total</b>	



<b>2022</b>	<b>R/RC/C Permit In House</b>
January	0
February	1
March	1
April	1
May	1
June	9
July	9
August	9
September	10
October	10
November	10
December	10
Total	71

<b>2023</b>	<b>R/RC/C Permit In House</b>
January	10
February	11
March	13
April	12
May	11
June	8
July	12
August	11
September	11
October	4
November	12
December	16
Total	131

<b>2024</b>	<b>R/RC/C Permit In House</b>
January	13
February	12
March	6
April	12
May	10
June	
July	
August	
September	
October	
November	
December	
Total	



2023 In House	North Count	South Count	West Count
January			
February			
March			
April			
May			
June			
July			
August			
September			
October			
November	1	5	
December	1	5	

2024 In House	North Count	South Count	West Count
January	2		1
February	1		1
March	2		1
April	0	0	0
May			
June			
July			
August			
September			
October			
November			
December			

Special Permits	North Count	South Count	West Count	Any Count	R/RC/C
YMCA	6				
Bellefonte Art Museum					
Masonic Lodge				40	
Bellefonte Mews		5			

**MEMORANDUM**

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**TO:** Bellefonte Borough Council  
**FROM:** Gina Thompson: HARB, Zoning & Planning Administrator  
**SUBJECT:** Office of Community Affairs Update  
**DATE:** For Council Meeting June 17, 2024

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**HARB:**

HARB met on **Tuesday, May 28 at 8:30 a.m.** The agenda, meeting minutes, and presentation materials are in your packet.

**Recommended for approval/the issuance of a Certificate of Appropriateness:**

- **425 N. Spring Street (Tatterson)** – approve as presented
  
- **127 W. Bishop Street (Waffle Shop)** – approve the installation of a mural on the wall of the designated location. *(HARB does not review subject matter of mural, only location and method of attachment/painting.)*

Bellefonte Waterfront Development project was discussed at great length and eventually tabled. The applicants informed HARB that there was no rush on approval and appreciated their feedback. Please see the HARB minutes for more information. HARB would like to see a more historic aesthetic of the new combined building (commercial, garage, condominiums) and would like clarification from Council on building height.

I included the project applications for both the Waffle Shop mural and the Bellefonte Waterfront Development for your review.

HARB did not meet on Tuesday, June 11 as there were no projects to review. There have been several projects for internal review.

**The next scheduled meeting is Tuesday, June 25 at 8:30 a.m.**

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**PLANNING:**

The Planning Commission did not meet on **Monday, June 10**, as there were no projects to review.

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**ZONING:**

Nothing to report at this time. I field inquiries and process permit applications on an on-going basis.

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*If you have any questions about the current projects, or would like additional information, please do not hesitate to contact Gina Thompson at [gthompson@bellefontepa.gov](mailto:gthompson@bellefontepa.gov).*



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## AGENDA

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### HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: MAY 28<sup>TH</sup> 2024 TIME: 8:30AM

LARGE ROOM, 1<sup>ST</sup> FLOOR

301 N. SPRING STREET, BELLEFONTE

#### CALL TO ORDER:

#### Attendance:

Members	Alternates	Guests
Sam McGinley, Chair	Gay Dunne	
Megan Tooker	Robert Wagner (CRCA)	
Walt Schneider	Amy Kelchner	
Mike Leakey		
Marc McMaster		
Maria Day		
Philip Ruth		

**Approval of the HARB meeting minutes:** April 9<sup>th</sup>, 2024 meeting minutes (Unfortunately, the meeting did not record, so I had to piece together the minutes from my notes and memory. HARB members that were present are encouraged to review any discussion that may have been missing.)

#### Public Comment:

#### Additions / Corrections to the Agenda:

#### Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

#### Project Review: None

- **High Street / Dunlop Street (Bellefonte Waterfront Project)** – Revision to 2022 project: combines the proposed Building 2 and Building 3 into a single building for a parking garage, commercial space, and condominiums. Please see applicant's presentation for more information and visuals of project.
  - *Peter Laucks, Laucks Architects, PC, will be present to discuss the project.*
- **425 N. Spring Street (Tatterson)** – Replace deck and a few pavers. Deck will have the same footprint and design as current deck. Small material changes, building techniques, and aesthetic features. Deck will look similar to current. Painting will occur after the recommended drying period of the lumber manufacturer.
  - *Jacob Dorminy, contractor for project, will present to discuss the project.*
- **127 W. Bishop Street (Waffle Shop)** – Bellefonte mural project. See presentation for project description.
  - *Michael Pilato (artist) and Duane Reese (property owner) will be present to discuss the project.*

#### Administrative Approvals:

- \* **106 E. Bishop (Hofbrau) – shingle to shingle roof replacement**
  - Replacement of existing shingles: GAF Timberline HDZ, High-Definition Lifetime. Color: charcoal.

- **207 W. Linn Street (Harvey) – shingle to shingle roof replacement**
  - Replacement of existing shingles with Owens Corning True Definition, color: Estate Gray. Owens Corning Weatherlock Ice 3 Water Guard and Pro-armor Synthetic Felt for airtight house.
- **409 W. High Street (Blink) – business sign**
  - 36 x 24 black sign and housing with reversed white lettering and two green accent colors. Sign would be softly illuminated from the above hanger channel. Signage will be mounted perpendicularly with two supports (not flush) to the area above the door and below the top window. Materials: aluminum, carbon Steel supports.
- **111 E. High Street (Killian) – Re-paint front of building, sans brick**
  - Use same three historic color: Teal Stencil, Classical White, New London Burgundy. Contracted with RomanWorx, Dominick Romanini, for services. Clean and repair and cure mortar.
- **236 W. Lamb Street (Bellefonte Borough) – Exterior paint of trim and garage**
- **\* 243 N. Allegheny (Bratton) – deck replacement**
  - Replace decking on rear porch, deck and wood stair treads. Roughly 12' x 18' pressure treated deck, extending from the original approximately 9.5' X 6.5' rear porch. The current decking boards and railings are rotten. Replace with composite decking (Veranda Stone Gray) and wood railings with white PVC railings (Veranda Traditional).
- **127 W. Bishop Street (Waffle Shop) – three non-illuminated business signs**
  - Originally submitted late 2023 but were internally illuminated. None of the sizes or designs have changed, but signs will no longer be internally illuminated. Colors: Orange, brown white, aluminum channel letters
    - One set of 1'-8" H and ½" cut out acrylic letters on the 2'-6" H x 11'-9" W alupanel background
    - One set of channel letters 9" W individually reading: Breakfast, Brunch, Lunch
    - One set of channel letters 3' H x 8'-6" W aluminum background and 5'-0" diameter

*\* These projects require a building permit from Centre Region Code Administration and have been indicated on the issued COA.*

**Old Business:** None

**New Business:** None

**Information / Discussion Items:**

- Section 106 review, Mill Street Bridge – any questions?
- Email inquiry from Councilwoman, Johanna Sedgwick about the Gatehouse at 334 East Howard St. at the Union Cemetery regarding easement and Frank Grumbine's response.
- Discuss moving HARB review meetings to evenings. This will allow applicants that work during the day not to have to take time off of work to attend, and also provide more accessibility to public to attend meetings. (This was advised by Frank Grumbine at the last meeting.)
- Meeting minutes from Centre County Courthouse Concrete Coloration – 5-23-24

**Adjournment:**



HISTORIC

**Bellefonte**<sup>™</sup>

*Est. 1795*

**BOROUGH OF BELLEFONTE  
HISTORICAL ARCHITECTURAL  
REVIEW BOARD**

8:30 AM Tuesday May 28<sup>th</sup> 2024 Meeting

# Agenda Item 1

- **Call to Order:**
- **Attendance:**
- **Additions / Corrections to the Agenda:**
- **Declaration of Conflict of Interest / Ex Parte Communication:**
- **Public Comment:**
- **Approval of the HARB meeting minutes:**

April 9<sup>th</sup> 2024 meeting minutes



# Project 1: 303 W. High Street (and Dunlop Street) - Bellefonte Waterfront Project, re-design

## Project Applicant: Laucks Architects, PC (project architect)

### Character Defining Features & Setting:

New construction

### Project Description:

- **October 22, 2019** - Conceptual Approval. Will move onto Preliminary Approval in Jan. 2020. Will receive COA after final approval.
- **February 25, 2020**, COA issued March 3, 2020 - Exterior Materials as Presented
- **April 22, 2022** - Review of new additions to project and materials: include a boutique hotel, farm-to-table restaurant, rooftop experience, public parking garage, mixed-use commercial / retail / office space, and residential condominiums

**2024 Update** – Revision to 2022 project: combines the proposed Building 2 and Building 3 into a single building for a parking garage, commercial space, and condominiums. Please see applicant's presentation for more information and visuals of project.



# Applicable Secretary of the Interior's Standards for Rehabilitation

- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Project 2: 425 N. Spring Street

**Project Applicant: Jacob Dorminy (contractor); Bonita Tatterson (homeowner)**

## **Character Defining Features & Setting:**

Queen Anne; year built unknown

Condition: fair

Roof Shape: gable front roof

Foundation: limestone

Exterior Walls: asbestos siding

Windows: 1/1 DH replacement windows

Porch Details: full width porch, sq columns, arched scroll frieze

Bays: 3; Stories – 2

## **Project Description:**

Replace deck and a few pavers. Deck will have the same footprint and design as current deck. Small material changes, building techniques, and aesthetic features. Deck will look similar to current. Painting will occur after the recommended drying period of the lumber manufacturer.









# Applicable Secretary of the Interior's Standards for Rehabilitation

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

# Project 3: 127 W. Bishop Street - Mural project at Waffle Shop

## Project Applicant: Michael Pilato (artist) and Duane Reese (property owner)

### Character Defining Features & Setting:

Commercial use - restaurant, non-contributing, good condition.

### Project Description:

Inspired by the rich history shared by my friend Duane Reese and local historian Matt Maris, we aim to immortalize the legacy of Mr. Mills, a prominent figure in Bellefonte's narrative. Mr. Mills, a barber and historian, chronicled the Underground Railroad and purportedly descended from it. Additionally, he had the honor of cutting Frederick Douglass's hair. Our mural depicts these stories alongside other significant historical figures like Amelia Earhart, who frequented Bellefonte and stayed at the Bush House. To engage the community further, we plan to involve high school art students in painting pictures within the mural's frames, fostering collaboration and showcasing local talent.

In conjunction with The Waffle Shop, we've completed the first part of a mural for the alley side titled "Inspiration Bellefonte." Our vision entails creating a landmark mural that traverses the walls of The Waffle Shop and extends throughout the adjacent alleys, offering viewers a historical journey into downtown. Enclosed, you'll find a rendering of the mural we've completed and aim to install expeditiously. Additionally, we seek your assistance in expanding this mural on The Waffle Shop walls with painted windows featuring more historic figures, further enriching the community's spirit and visitor experiences.

I firmly believe this project has the potential to become a cherished aspect of Bellefonte's cultural tapestry, and I'm eager to explore this possibility further. Please take a moment to view this video tour of our mural "Inspiration Lycoming County" in Williamsport, PA, to gain insight into the scale of our work:

<https://pilatomurals.com/>

Yuriy and I have poured our hearts into this mural over the past four months, considering it our finest work to date. I am genuinely excited about the installation of this mural and the opportunity to bring our vision to fruition, contributing a meaningful piece to The Waffle Shop and Downtown Bellefonte's storied ambiance. Please find attached photos of our latest masterpiece.



# Applicable Secretary of the Interior's Standards for Rehabilitation

- 5.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  
- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

# Agenda Item 4

## **Information / Discussion Items:**

- Section 106 review, Mill Street Bridge – any questions?
- Email inquiry from Councilwoman, Johanna Sedgwick about the Gatehouse at 334 East Howard St. at the Union Cemetery regarding easement and Frank Grumbine's response.
- Discuss moving HARB review meetings to evenings. This will allow applicants that work during the day not to have to take time off of work to attend, and also provide more accessibility to public to attend meetings. (This was advised by Frank Grumbine at the last meeting.)





# Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# CERTIFICATE OF APPROPRIATENESS APPLICATION

## HISTORICAL ARCHITECTURAL REVIEW BOARD

BOROUGH OF BELLEFONTE

OFFICE OF COMMUNITY AFFAIRS

236 West Lamb Street, Bellefonte, Pennsylvania 16823

814-355-1501 ext 216

[www.bellefonte.net/historic-preservation](http://www.bellefonte.net/historic-preservation)

Property Address: 303 W. High St. (& Dunlop St.)

**Review Request:**

- Discussion/Feedback
- Conceptual\*
- Preliminary\*
- Final

\* Required only for new construction/large projects

**Project Scope:**

- Discussion/Feedback
- New Construction
- Normal Project
- Large Project
- Partial Demolition
- Full Demolition

Meeting Date Requested: May 28, 2024

**Owner/Applicant Information:**

Property Owner: Bellefonte Waterfront Project

Daytime phone: 814-231-2800

Property Owner's mailing address: 366 Walker Dr., Suite 201

City: State College

State: PA

Zip: 16801

Property Owner's email: tfsonger@torrongroup.com

*If the applicant and property owner are the same, please provide the contractor/design professional information in the space below*

Applicant: Laucks Architects, PC

Daytime phone: 610-939-9660

Applicant's mailing address: 110 W. Arch St., Suite 209

City: Fleetwood

State: PA

Zip: 19522

Applicant's email: peter@laucksarchitectspc.com

Applicant's relationship:  Owner  Design Professional  Contractor  Real Estate Agent  Other

**Project Description:** In your own words describe your project:

This is a revision to previously reviewed project from April of 2022. This revision combines the proposed Building 2 and Building 3 into a single building for a parking garage, commercial space and condominiums.

**Submittal Requirements:** See the appropriate project specific HARB Information & Submittal Requirements for complete information. INCOMPLETE APPLICATIONS WILL NOT BE INCLUDED ON A BOARD AGENDA.

*I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be inspected and will grant right of entry if necessary and right for the application to be heard by the Historical Architectural Review Board of the Borough of Bellefonte on or after the date specified.*

Applicant's Signature:

Date: May 10, 2024

Printed Name: PETER J. LAUCKS

Application Fee: \$25.00

For Office use only: Date Received: Staff person:  Complete To Be Reviewed by:  Staff  HARB Board

Any questions, please contact Gina Thompson, HARB Administrator, at [gthompson@bellefontepa.gov](mailto:gthompson@bellefontepa.gov) or 814-313-1573

## Bellefonte Waterfront


Peter Laucks <peter@laucksarchitectspc.com>

Fri 5/10/2024 8:01 AM

To:Gina Thompson <gthompson@bellefontepa.gov>

Cc:Tom Songer II <tfsonger@torrongroup.com>;Tommy Songer - CentreCRE (Tommy@CentreCRE.com)

<Tommy@CentreCRE.com>;Mark Morath <mrm107@centrehotel.com>

 1 attachments (17 MB)

HARB PRESENTATION 2024.pdf;

Gina,

Attached is the full power point presentation for HARB for the proposed Bellefonte Waterfront Project. This is different than the presentation from April of 2022 in that we have removed building 3 and combined with building 2. There are also some revisions to the hotel. 2/3 of this presentation is basically the same as previous. If you would like, I can separate the slide that highlight the revisions and just send them.

We would like to be placed on the docket for the May 28 meeting. Tom Songer should be providing the application.

**Peter J. Laucks, RA, AIA, NCARB**

**Laucks Architects, PC**

110 W. Arch St., Suite 209

Fleetwood, PA 19522

610-939-9660

www.laucksarchitectspc.com



# ***Bellefonte Waterfront Associates***

**366 Walker Drive, Suite 201**

**State College, PA 16801**

Phone: (814) 231-2800 Fax: (814) 231-2802 email: [tfsonger@torrongoroup.com](mailto:tfsonger@torrongoroup.com)

**[www.bellefontewaterfrontproject.com](http://www.bellefontewaterfrontproject.com)**

**March 2024**

## **VISION STATEMENT FOR THE BELLEFONTE WATERFRONT PROJECT**

With the completion of the floodwall along Spring Street from High Street to Lamb Street, it is believed that now is the time to implement a visionary development plan for the waterfront area of Bellefonte. Following is a summary of what the proposed development plan includes.

There will be a promenade along Spring Creek from High Street to Lamb Street that will serve as a pedestrian walkway and gathering space. There will be a nationally branded boutique hotel that will have 90 guest rooms, along with meeting and banquet rooms, a farm-to-table restaurant, and a rooftop lounge with indoor and outdoor seating. The hotel will be constructed at the corner of High Street and Dunlop Street. There will be outstanding views of Spring Creek and Talleyrand Park from many of the guestrooms. All the proposed buildings will be designed to complement the historic character of Bellefonte and will be constructed with high quality materials and will be very energy efficient. There will be a promenade all along Spring Creek that will serve as a public walkway and gathering space.

The location of the Bellefonte Waterfront is a short walk to downtown Bellefonte, the Courthouse, Talleyrand Park, Krauss Park, and the American Philatelic Building. In addition, the Bellefonte Waterfront is a short drive to the Titan Energy Park and Expo Center which is currently under development. Dunlop Street will be reconstructed adjacent to the existing Bellefonte mill race that fed water to the historic Gamble Mill. The water from the mill race cascades down a series of steps near the Gamble Mill and is then piped to Spring Creek. Dunlop Street is a two-way street and will connect High Street to Lamb Street. Next to Lamb Street is Krauss Park. People launch canoes and kayaks from this area into Spring Creek.

The main hotel entrance will be from Dunlop Street where guests will check in. This entrance will also serve as the primary entrance to the farm-to-table restaurant, rooftop lounge, meeting facility, and food and beverage service outlets. In addition, there will be an upscale pedestrian entrance from High Street and from the promenade. The front of the hotel will be professionally landscaped and will look toward Talleyrand Park.

The first floor of the hotel will feature registration, a lobby, and the farm to table restaurant as well as "back of the house" necessities such as kitchen, laundry, and offices. The restaurant will face the Spring Creek waterfront. Outdoor café-style seating will surround the restaurant allowing guests to experience the ambiance of the area along with a view of the brick promenade next to Spring Creek. Part of the exterior section of the restaurant facing the promenade will be covered by a roof over guest seating. Some meeting rooms will be provided on the first and second floors. Guests will enjoy the elevated vistas toward the two distinctive views: Talleyrand Park and the Spring Creek Waterfront. The restaurant will provide guests with a farm-to-table dining experience using locally sourced agricultural products along with locally crafted beers, wines, spirits, and ciders. One of the main goals of the project is to support local businesses. A rooftop lounge on the 6<sup>th</sup> floor will be a WOW factor in the hotel. It will provide panoramic views of Bellefonte and its surrounds. This lounge will seat approximately 50 people indoors and an additional 75 people outdoors. This lounge will be able to be reserved for special occasions.

The upper floors of the hotel will feature appropriately sized guestrooms with all the up-to-date amenities befitting a business or leisure guest that will complement the historic charm of Bellefonte. Some rooms will have windows facing the spectacular views of Spring Creek and the surrounding area which will be enhanced by opening to a Juliet-style balcony that will protrude from the plane of the building.

Next to the hotel will be a parking structure that will provide parking for the hotel guests, visitors to the waterfront area, and for residential condominium owners. There will be 293 parking spaces provided on floors 2 and 3 of the

parking garage. The latest in modern design and technology will be used in the garage. In addition, there will be approximately 25,000 square feet of commercial and retail space on the first floor of the parking structure. The Big Springs Spirits Distillery is interested in locating adjacent to the hotel in a commercial space. Above the parking floors of the parking garage on floors 4-6 will be residential condominiums. Each floor will have sixteen (16) condominiums. Residents of the condominiums will have reserved parking spaces on floor three of the garage.

The condominium units will be open to all age groups and will vary in size from approximately 1000 sf square feet for a one-bedroom unit to 2200 sf for a two-bedroom unit with a den. All the homes will be built to a high-quality standard and will be very energy efficient which will result in a maintenance-free lifestyle. Owners will be able to customize their unit and will be able to choose their flooring, lighting, appliances, paint colors, etc. All the condominium units will have a covered outdoor patio.

Our vision will also include an educational component. We will feature pictures throughout the hotel of Bellefonte's great history. We will collaborate with local historians, artists, and community members to get their input on how we can educate people on the history of Bellefonte and Centre County. We want the development of the Bellefonte Waterfront to be a community effort which will encourage other entrepreneurs to continue redeveloping Bellefonte.

We believe that our vision for the Bellefonte Waterfront development will be the catalyst to enhance Bellefonte's vibrant and active community, where people will want to visit and live, while supporting other businesses in the downtown area of Bellefonte and the surrounding area. The brick promenade along the waterfront will provide a gathering place for people and will provide a venue for outdoor events such as craft fairs and art exhibits.

Attached is a colored illustration of the Bellefonte Waterfront Development.

Tom Songer II, PE is a registered professional engineer who used to own PennTerra Engineering. Tom has more than 45 years of experience in developing residential and commercial projects in the State College-Bellefonte area. After selling his engineering business, Tom has continued to develop, own, and build both residential and non-residential projects in the State College-Bellefonte area. Tom serves as the managing partner of the Torron Group. See [www.torrongroup.net](http://www.torrongroup.net) for more information.

Mark Morath has more than 45 years working in the hotel and hospitality business and currently is the President and Chairman of Hospitality Asset Management (HAMCO) which he co-founded 25 years ago in State College. Mark is responsible for the management of fourteen (14) hotels and (5) five restaurants in the Central Pennsylvania area.

HAMCO has surrounded itself with over 450 dedicated employees throughout its operations. The nucleus of the HAMCO staff is based in State College. HAMCO was recognized in 2018 at the Choice Hotel World Convention in Las Vegas, NV as the Choice Hotels' Premier Hotelier. This honor is bestowed upon only the best of the hotel companies that epitomize quality. HAMCO's properties have been honored multiple times with Franchise Hotel of the Year, Quality Awards, and Chairman's Award recognitions. See [www.hamco4.com](http://www.hamco4.com) for more information.

Tom Songer and Mark Morath will be the co-managing partners for the Bellefonte Waterfront Project and will be responsible for assembling and managing a team of professionals to design, construct, and operate the project.



**PLANNING AND COMMUNITY  
DEVELOPMENT OFFICE**

**BOARD OF COMMISSIONERS**

MARK HIGGINS, *Chair*  
AMBER CONCEPCION  
STEVEN G. DERSHEM

Willowbank Office Building  
420 Holmes Street  
Bellefonte, Pennsylvania 16823-1488  
Telephone (814) 355-6791  
FAX (814) 355-8661  
[www.centrecountypa.gov](http://www.centrecountypa.gov)

**DIRECTOR**  
RAYMOND J. STOLINAS, JR.

**ASSISTANT DIRECTOR**  
ELIZABETH A. LOSE

March 25, 2024

Mr. Rick Siger, Secretary  
Department of Community and Economic Development  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120

Re: PA DCED Business in Our Sites Grant Application | **Bellefonte Waterfront Project**  
*Centre County Planning & Community Development Office • Letter of Plan Consistency*

Dear Mr. Siger:

Our office was provided with an overview of the **Bellefonte Waterfront Project** from the Bellefonte Waterfront Associates, LLC, as part of their **DCED Business in Our Sites** application. It is our understanding that this funding opportunity offers grants and loans for planning, and preparing sites for future use, such as, previously used sites and undeveloped sites to eligible applicants, including, municipalities and municipal authorities, redevelopment and industrial development authorities, and private developers.

This office is providing a *Letter of Plan Consistency* for the Bellefonte Waterfront Project and PA DCED Business in Our Sites Grant as the developer, Bellefonte Water Associates, LLC, pursues the development of a mixed-use site along Spring Creek in historic Bellefonte Borough, Centre County. The Bellefonte Waterfront Project is envisioned to include a nationally branded 90-room boutique hotel featuring a farm-to-table restaurant, rooftop lounge, and meeting and banquet rooms. Adjacent to the hotel is a proposed parking structure which will provide parking for hotel guests, waterfront visitors, and residential condominiums owners, another mixed-use component of this proposal. The developer's concept details maximizing the parking structure to include ground-floor commercial space, parking on levels 2 and 3, and forty-eight condominiums on floors 4 to 6 which will be both one- and two-bedroom. The Bellefonte Waterfront Project will span from High Street to Lamb Street, anchored between Krauss Park and Talleyrand Park, and fronted by Spring Creek. Additional site infrastructure considerations such as connecting Dunlop Street between High and Lamb and constructing a pedestrian promenade are part of the larger Bellefonte Waterfront vision.

Further, within Article III, Section 303 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247 as reenacted and amended), legal status of the comprehensive plan is

provided within the jurisdiction of the adopted plan. This provision allows planning agencies to review community projects for general consistency with county, regional, and municipal comprehensive plans. The following county, regional, and local comprehensive plan sources demonstrate the interrelationships between plan policy and the developer's desire to revitalize Bellefonte's Waterfront and, hence, catalyze other borough and regional economic efforts.

The recently adopted **Centre County Comprehensive Plan, Phase II | Economic Development** (June 2016), expands upon the Commonwealth's Keystone Principles that focus on reinvestment and reuse of assets, especially providing efficient infrastructure, concentrate development, increase job opportunities, and restore and enhance the environment. Moreover, build on existing assets and support revitalization for communities where the economy is in transition. The Phase II plan outlines goals and strategies that demonstrate consistency with the ***Bellefonte Waterfront Project***:

#### **Objective for Living Wages in Centre County**

*"Promote and support diverse employment opportunities across a spectrum of salary levels through education and workforce development, entrepreneurial ventures, and small business retention and expansion."*

**Goal 1:** Encourage the creation of higher wage jobs and/or provide advancement opportunities.

**Goal 3:** Support and promote the initiatives to grow the private business sector countywide.

#### **Objective for Identifying Available Land and Buildings**

*"Integrate the reuse of existing assets and infrastructure as a priority in locating economic activities."*

**Goal 1:** Identify areas of potential economic development with reach of existing infrastructure based on zoning, land use, and transportation.

**Goal 3:** Identify sites where zoning and land use are inconsistent which is a barrier to economic development.

The adopted **Nittany Valley Regional Comprehensive Plan | Economic Development** (2019), also recognized the value in revitalization and, in simple terms, vacant and/or abandoned properties can add to community blight and do not add to a community's tax base. Bellefonte Borough officials provided input to the regional plan. With regards to the Waterfront Development Project, the site has undergone preparation to make it "shovel-ready". However, the Plan's goals as follows demonstrate consistency with the project:

**Goal 1:** Provide opportunities for new business locations or locations for existing businesses that are expanding.

**Goal 2:** Reuse and redevelop vacant and partially vacant properties to increase the local tax base, utilize existing infrastructure, and practice in-fill development.

The **Centre County Housing Needs Assessment** (2023) captured the *current housing inventory* and *presented a housing gap analysis*. The most significant housing gap for which little housing inventory exists is the “Missing Middle Housing Types”. Missing middle housing includes dwelling unit styles after, but not including, the conventional single family detached dwelling up to, but not including the multi-story high rise apartment buildings. The Bellefonte Waterfront Project’s proposal to include 48 condominiums offering a range of square footages, number of bedrooms, and other customizable amenities makes the project consistent with the Housing Needs Assessment in providing a missing middle housing type.

Based on the review by this office, we find that the **Bellefonte Waterfront Project** and the Bellefonte Waterfront Associate’s funding request to the PA DCED Business in Our Sites Program application is consistent with the *Centre County Comprehensive Plan Phase II, the Nittany Valley Regional Comprehensive Plan update*, and the Centre County Housing Needs Assessment. On behalf of the Centre County Planning and Community Development Office, I thank you for the opportunity to provide a letter of consistency for the Bellefonte Waterfront Project.

Should you have any questions or need further information, please feel free to contact me at (814) 355-6791.

Kind regards,



Elizabeth A. Lose  
Assistant Director

EAL

cc: John Franek, Jr., County Administrator (email)  
Raymond J. Stolinas, Jr., AICP, County Planning Director (email)  
Christopher D. Schnure, Subdivision and Land Development Planner (email)  
Elyse H. Crawford, Community Planning Specialist (email)  
file





Water & High St. Rendered View

# Bellefonte Waterfront Project

Borough of Bellefonte, PA

HISTORIC ARCHITECTURAL REVIEW BOARD

MAY 28, 2024



View along Spring Creek

# Bellefonte Waterfront Project





Building 2 creek side view

# Bellefonte Waterfront Project



BOROUGH OF HISTORIC  
**Bellefonte**

Bellefonte  
Waterfront Project

366 Walker Dr., Suite 201  
State College, PA 16801



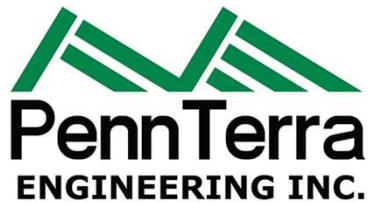
366 Walker Dr., Suite 201, State College, PA 16801



2007 Cato Ave., State College, PA 16801



110 W. Arch St., Suite 209, Fleetwood, PA 19522



3075 Enterprise Dr., Suite 100  
State College, PA 16801



2571 Park Centre Blvd., Suite 2  
State College, PA 16801



403 S. Allen St., #115 State College, PA 16801



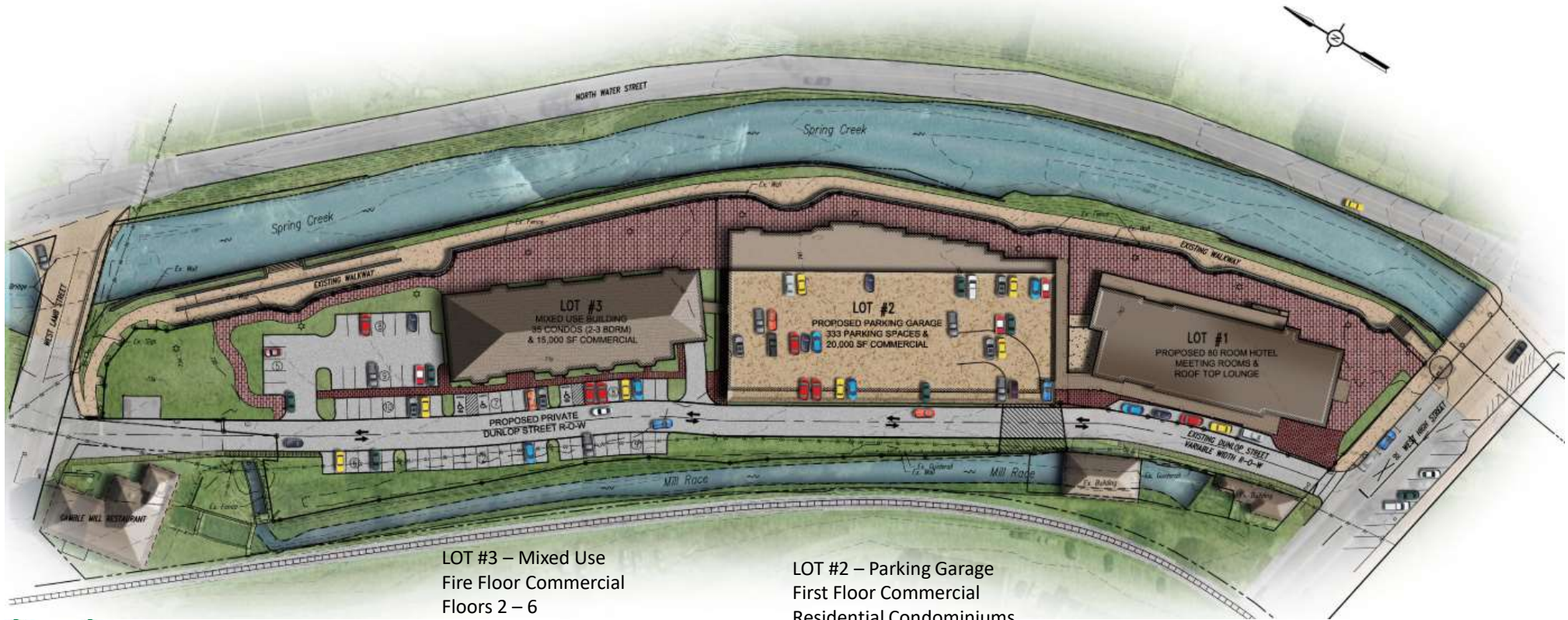
Edward L. Olsen, Jr.  
Architect

539 E. Church Ln. Bellefonte, PA 16823

Bellefonte Waterfront Project



APRIL 12, 2022 LAYOUT



LOT #3 – Mixed Use  
Fire Floor Commercial  
Floors 2 – 6  
Residential Condominiums

LOT #2 – Parking Garage  
First Floor Commercial  
Residential Condominiums

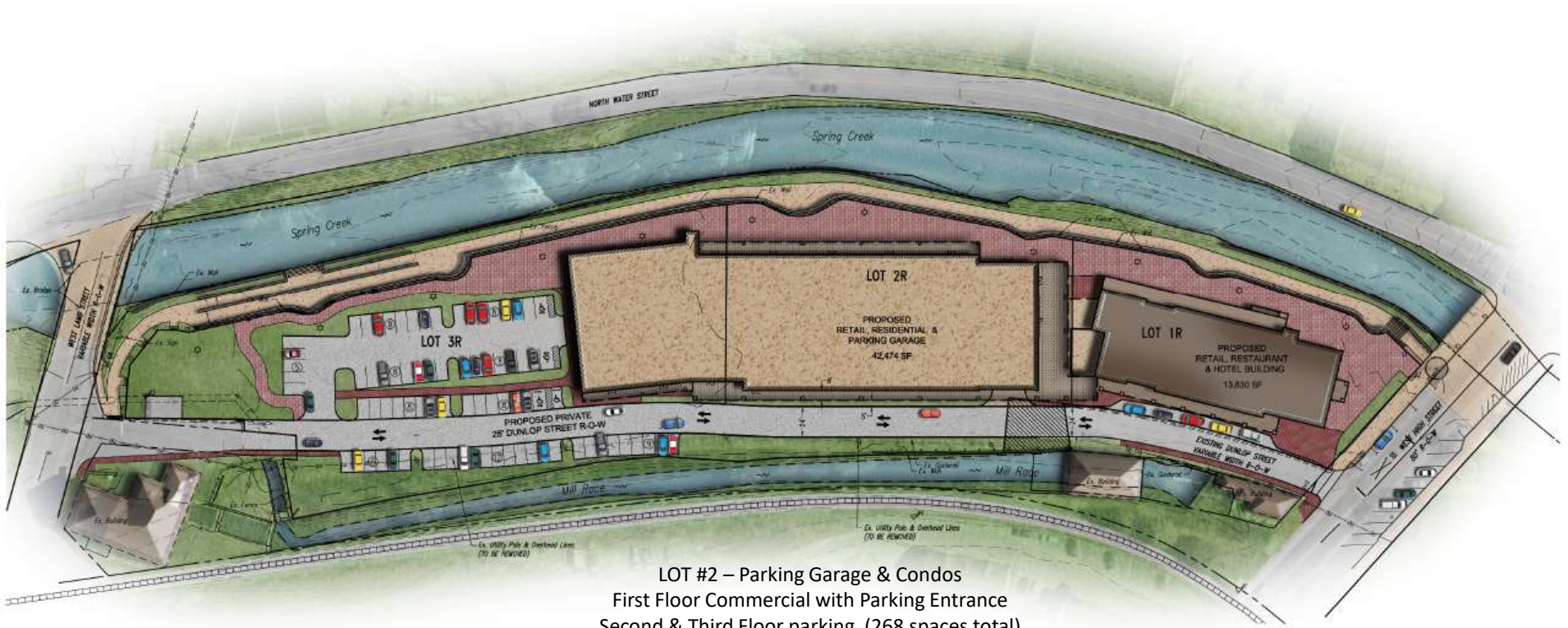
LOT #1 – Boutique Hotel, 80 Guest Rooms  
Banquet Facility  
Farm to Table Restaurant  
Roof Top Experience



# Bellefonte Waterfront Project







LOT #2 – Parking Garage & Condos  
 First Floor Commercial with Parking Entrance  
 Second & Third Floor parking. (268 spaces total)  
 Floors 4 thru 6 condominiums

LOT #1 – Boutique Hotel, 93 Guest Rooms  
 Farm to Table Restaurant  
 Roof Top Experience



**WMF** WEBER MURPHY FOX

# Bellefonte Waterfront Project



## Building 1 – Boutique Hotel – National Brand

93 Guest Rooms – Farm to Table Restaurant – Roof Top Experience



Dunlop St. Elevation

Bellefonte Waterfront Project



High St. Elevation

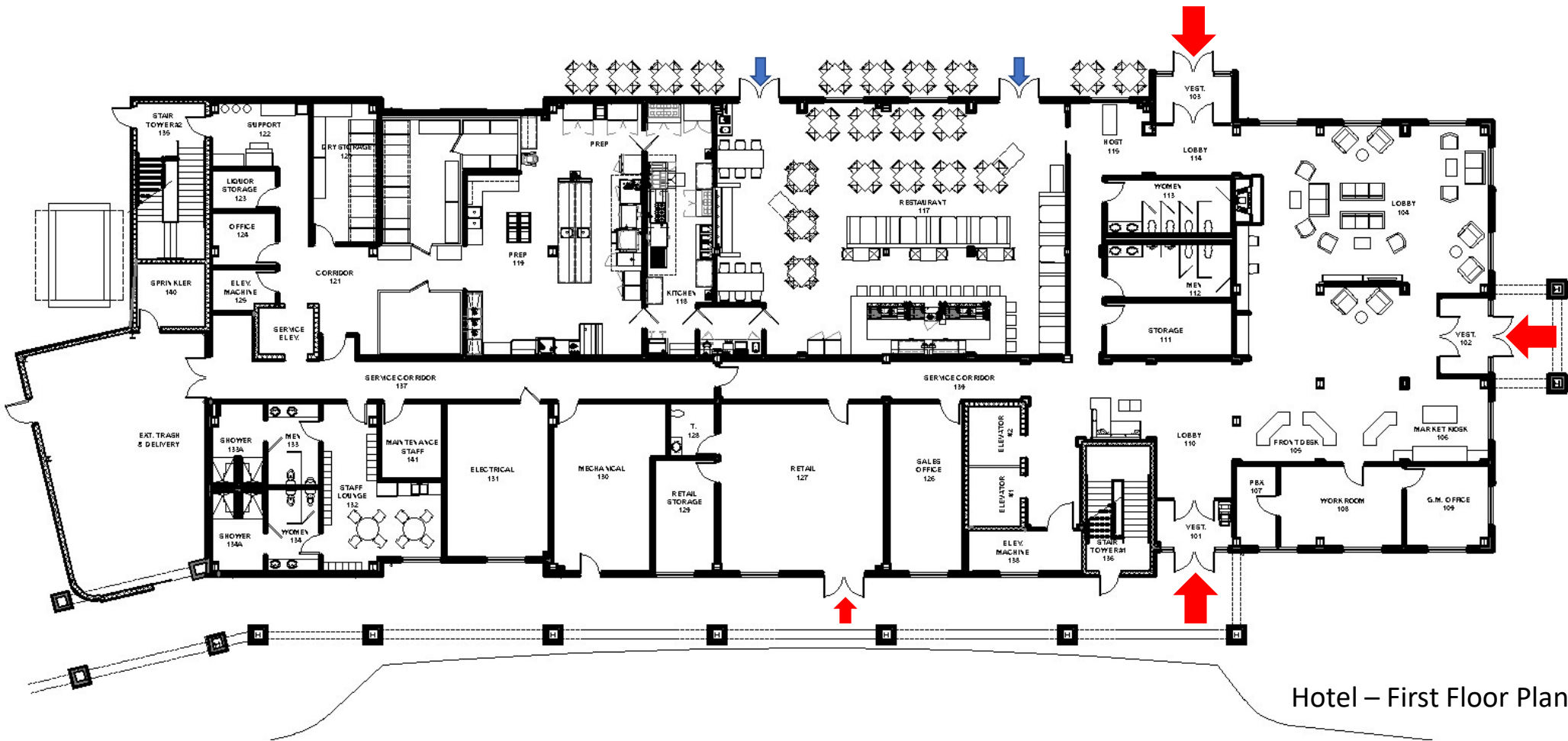
Bellefonte Waterfront Project



Spring Creek Elevation

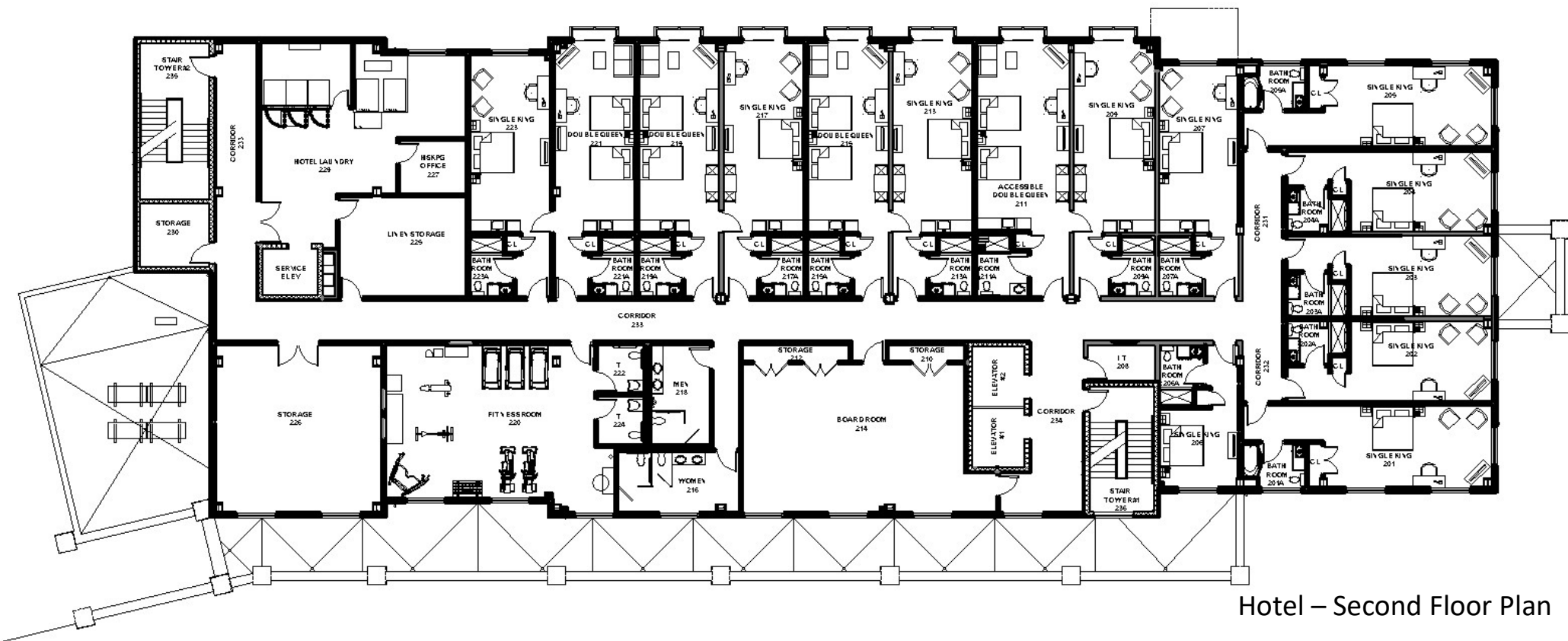
Bellefonte Waterfront Project



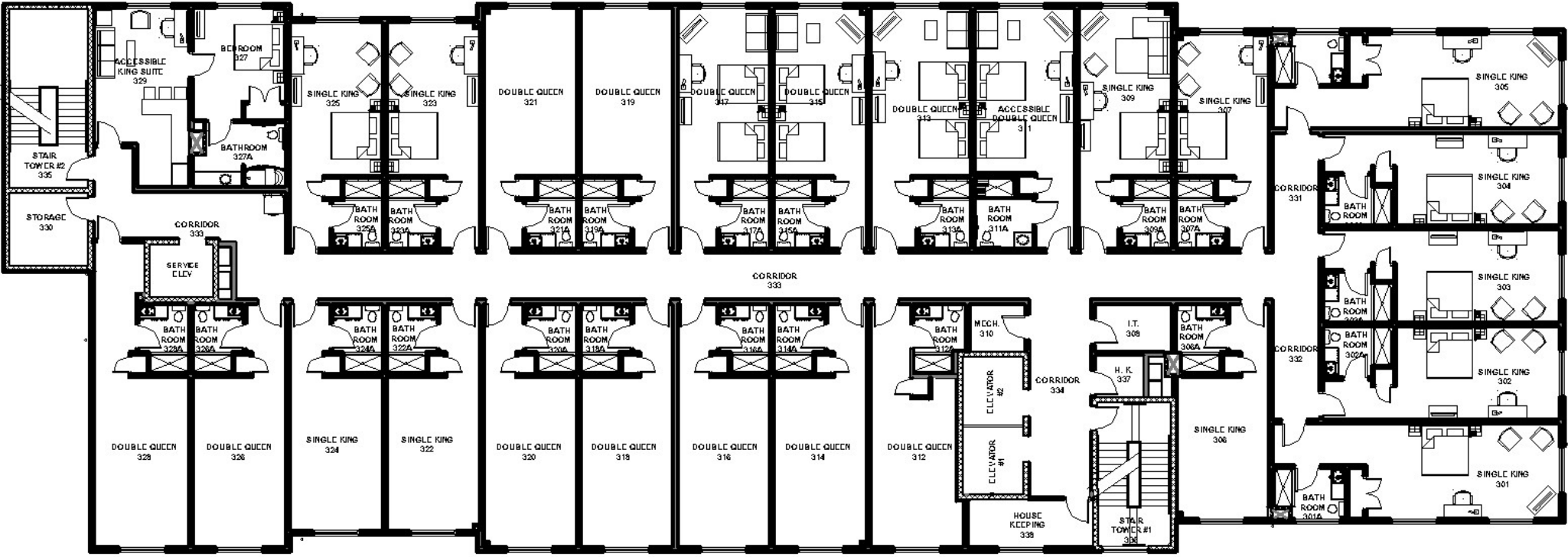


# Bellefonte Waterfront Project

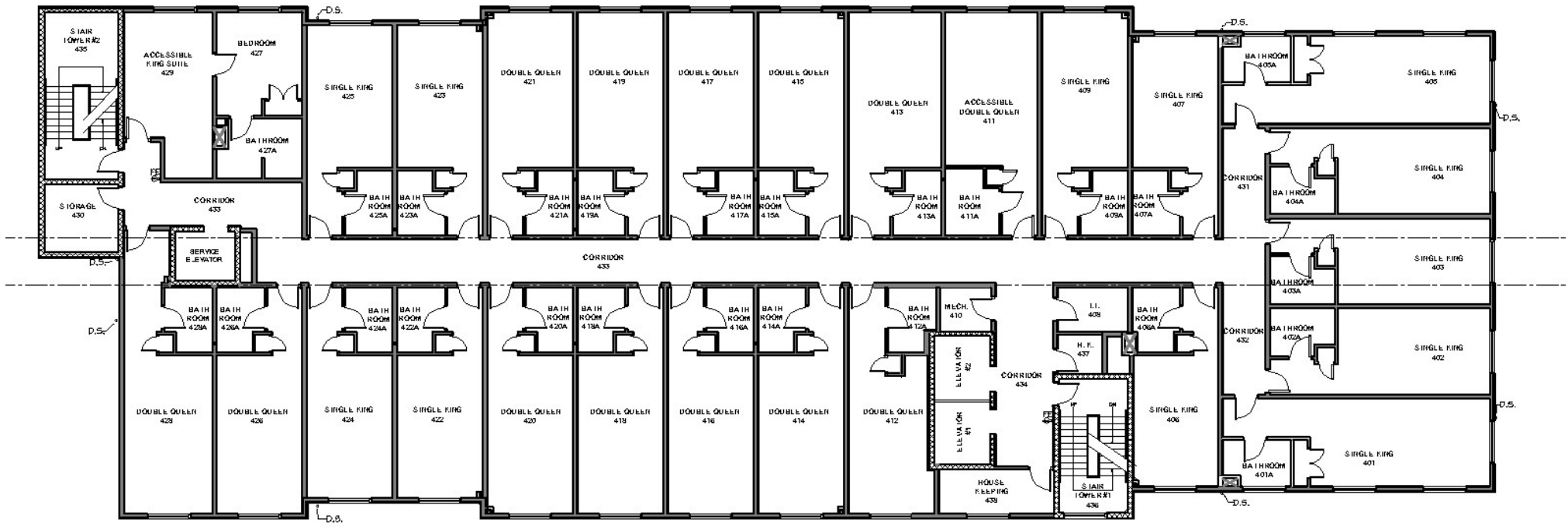




Hotel – Second Floor Plan

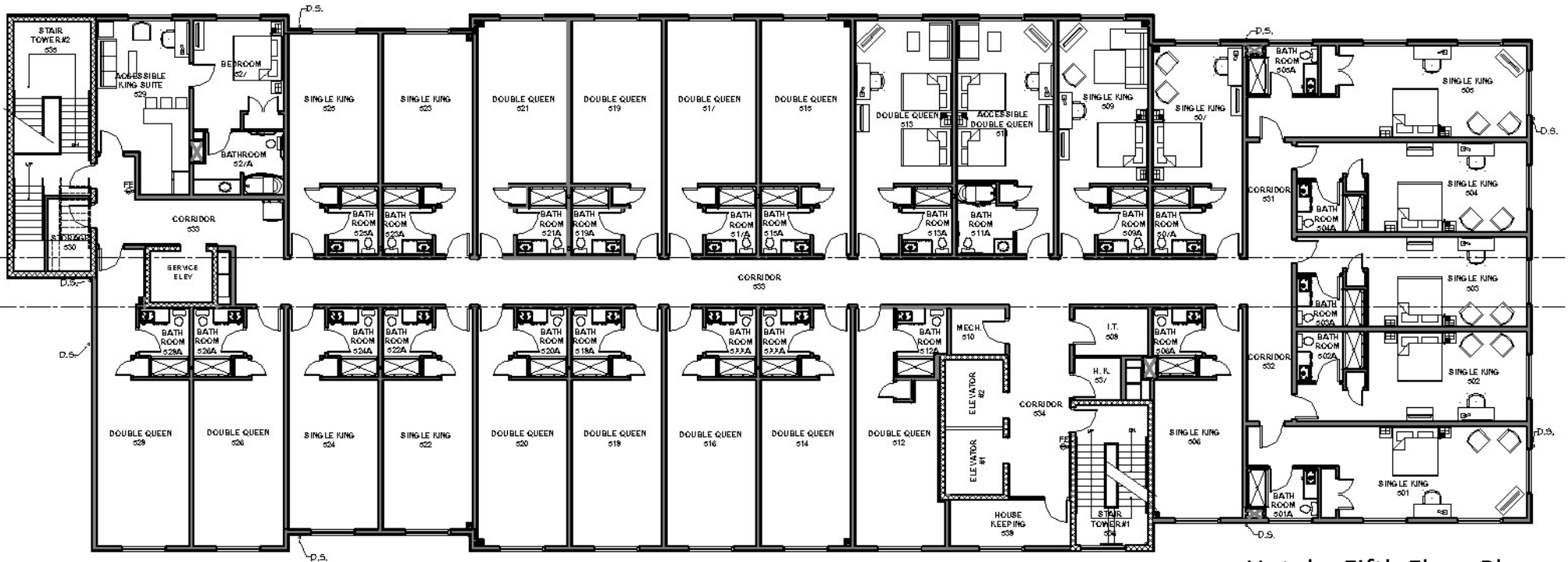


Hotel – Third Floor Plan

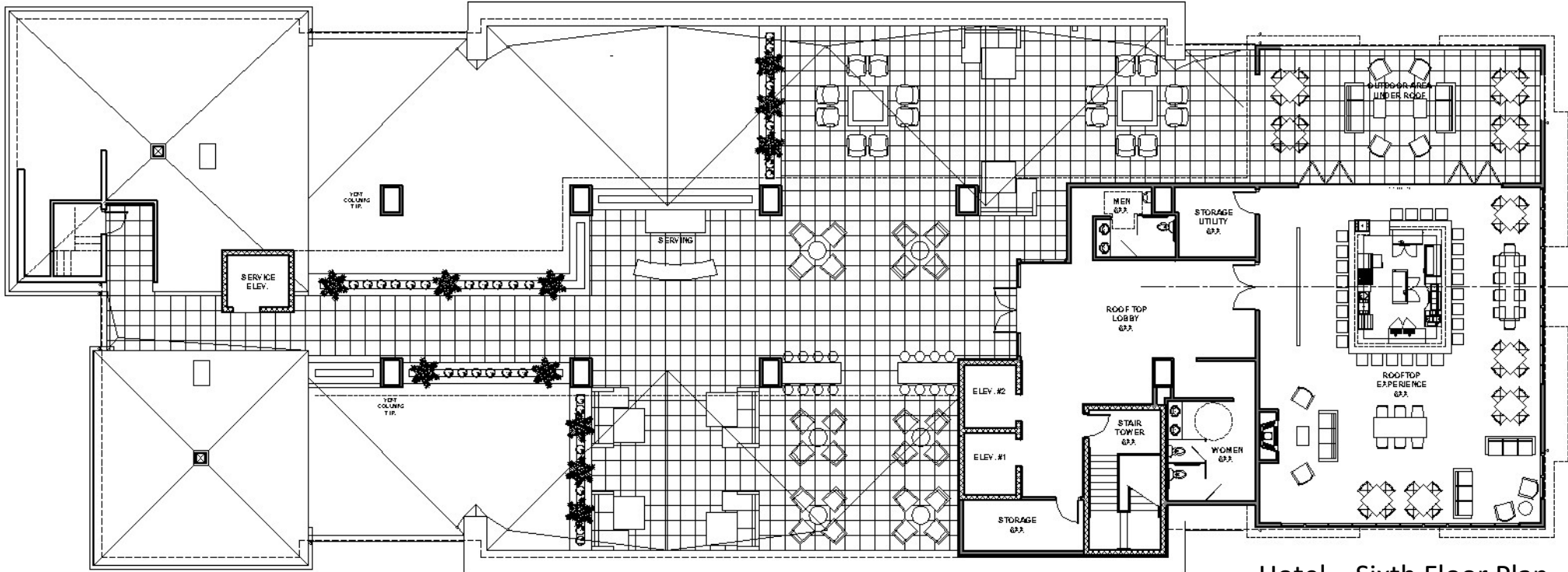


Hotel – Fourth Floor Plan





Hotel – Fifth Floor Plan



Hotel – Sixth Floor Plan  
Roof Top Experience



Rendered Image - Roof Top Experience  
Looking towards Court House

# Bellefonte Waterfront Project





Rendered Image - Roof Top Experience  
Outdoor Area

# Bellefonte Waterfront Project



Hotel - Spring Creek Elevation

# Bellefonte Waterfront Project

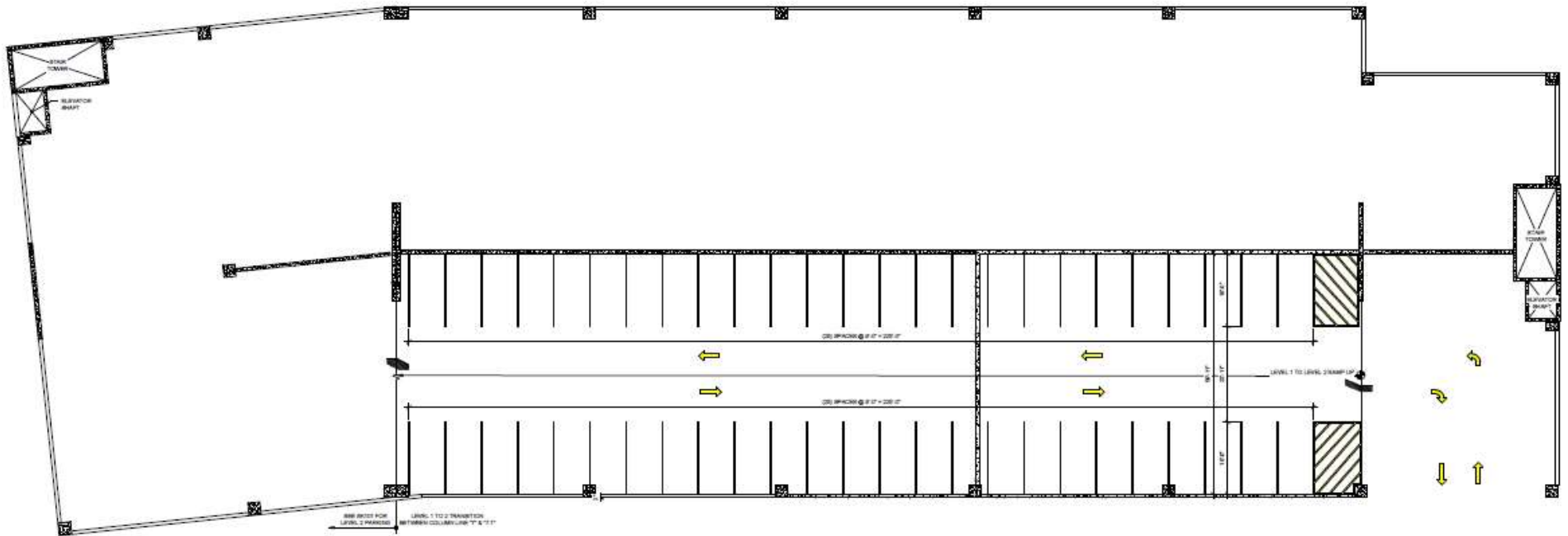




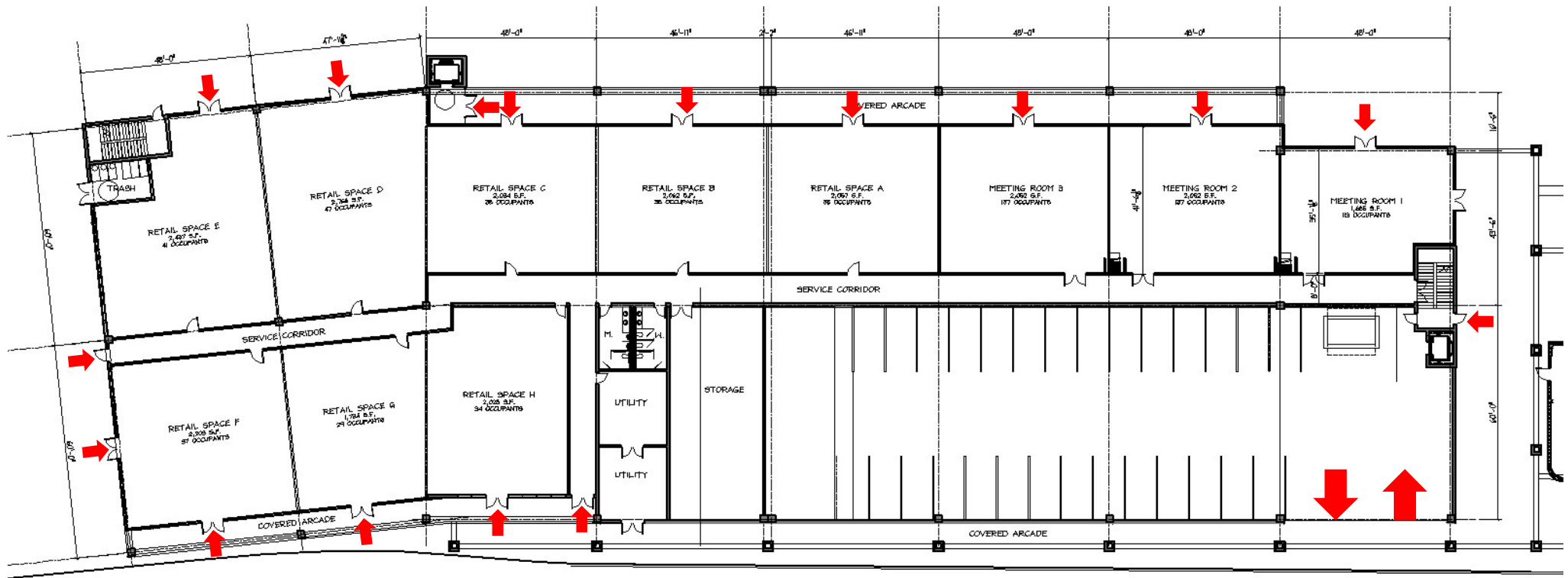
Hotel outdoor dining

# Bellefonte Waterfront Project

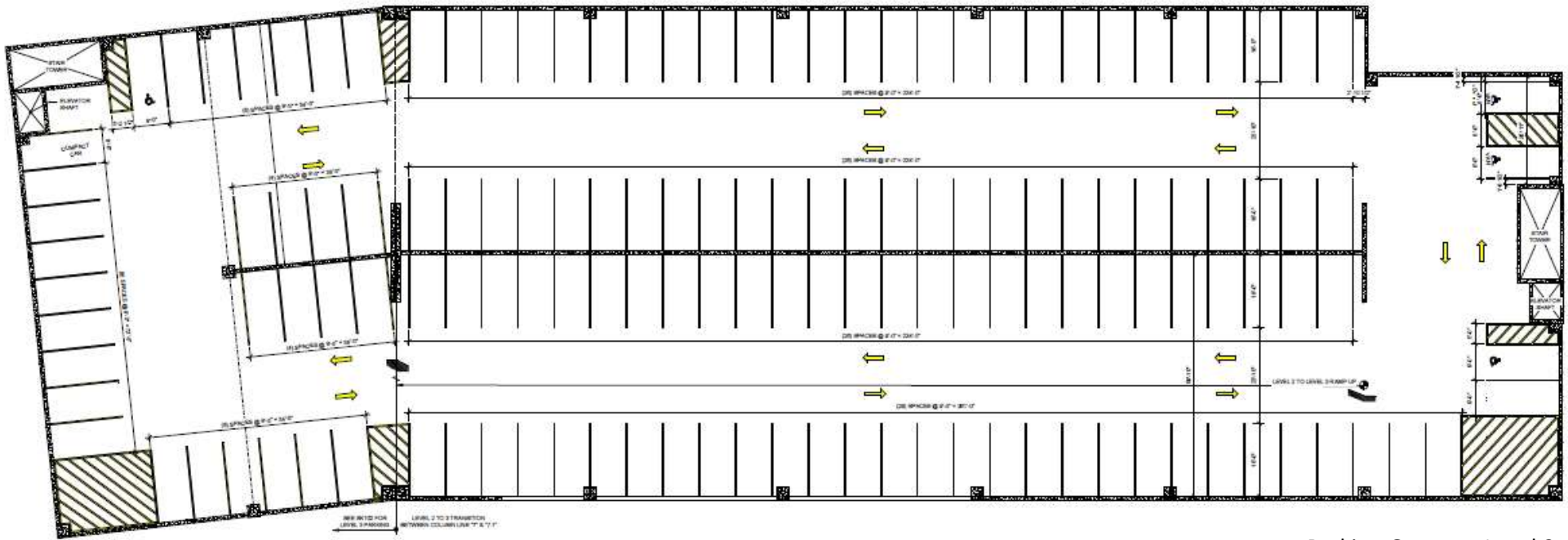




Parking Garage - Ground Floor Plan  
 Parking Entrance and Retail Space  
 268 Parking Spaces total

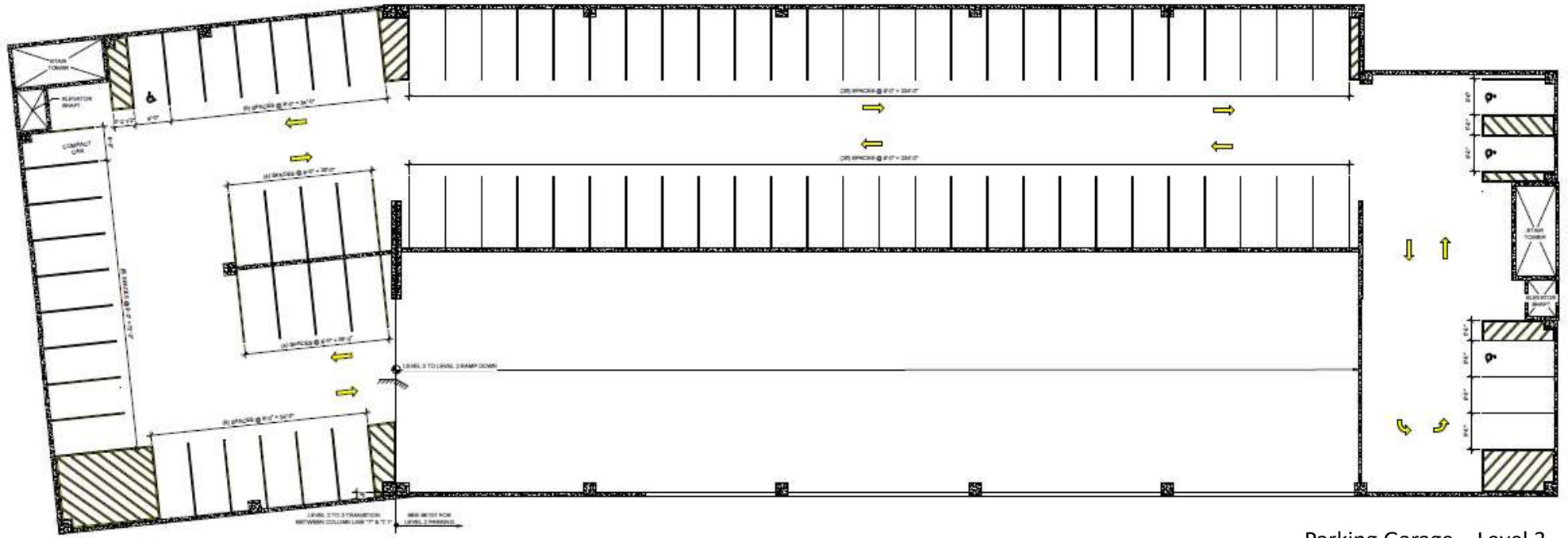


Parking Garage - Ground Floor Plan  
 Parking Entrance and Retail Space

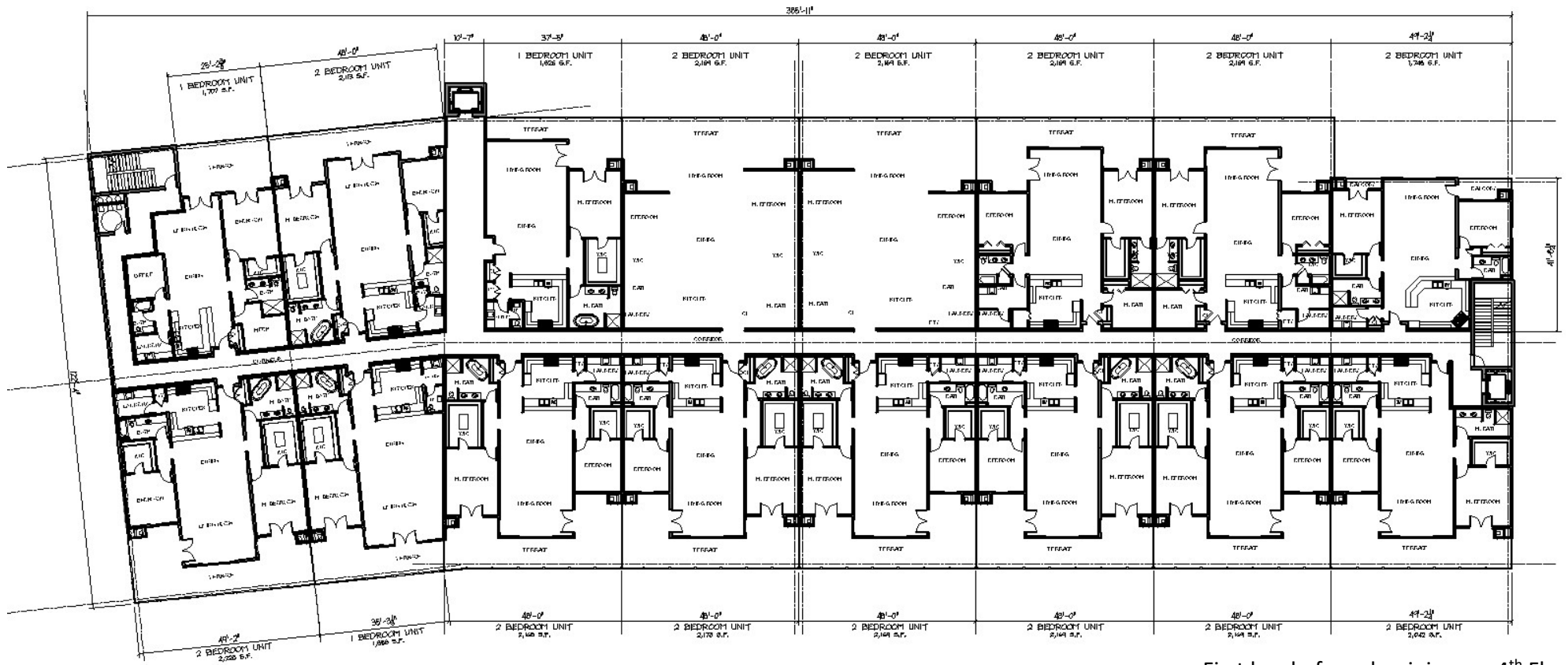


Parking Garage – Level 2



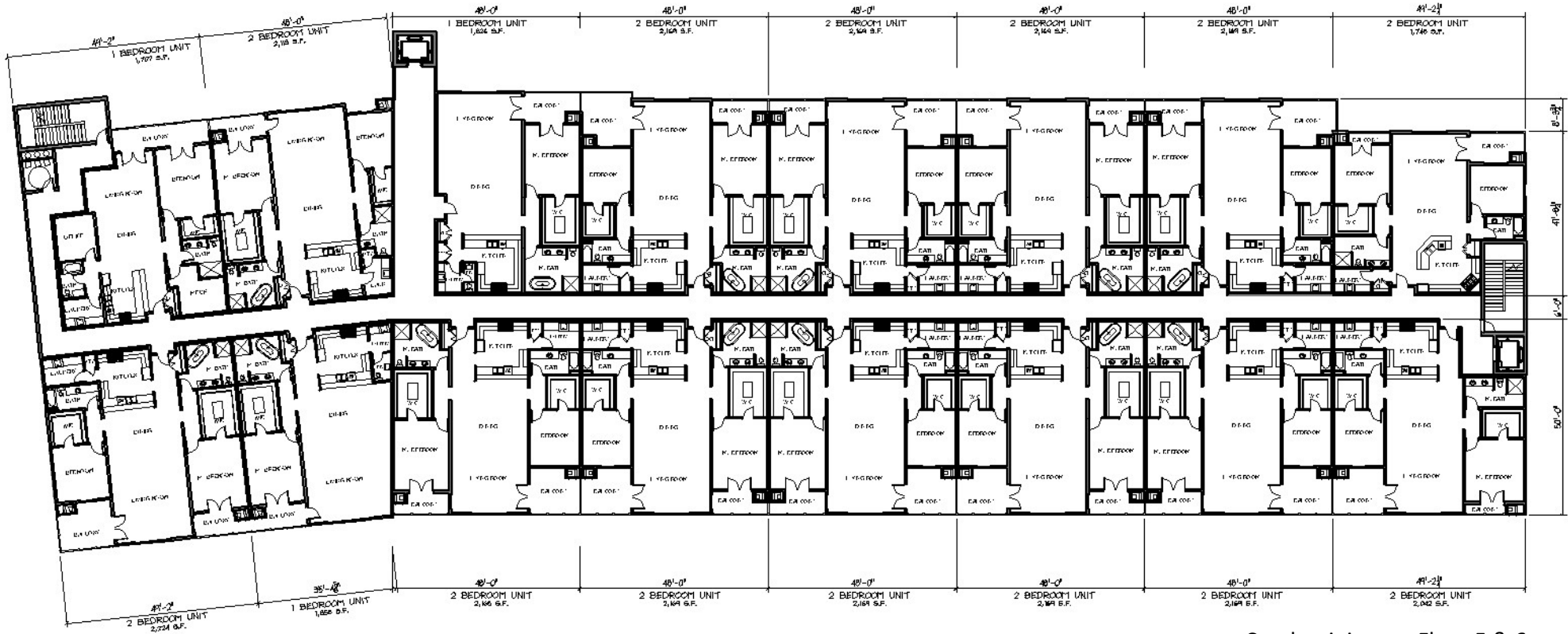


Parking Garage – Level 3



First level of condominiums – 4<sup>th</sup> Floor

# Bellefonte Waterfront Project



Condominiums – Floor 5 & 6

# Bellefonte Waterfront Project





Parking Garage – Spring Creek Elevation

# Bellefonte Waterfront Project



Parking Garage – Dunlop St. Elevation

# Bellefonte Waterfront Project





Parking Garage – Dunlop St. Elevation

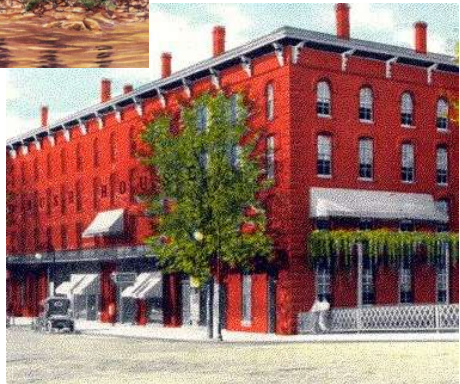
# Bellefonte Waterfront Project





Promenade along Building 2

# Bellefonte Waterfront Project



BUSH HOUSE

# Bellefonte Waterfront Project



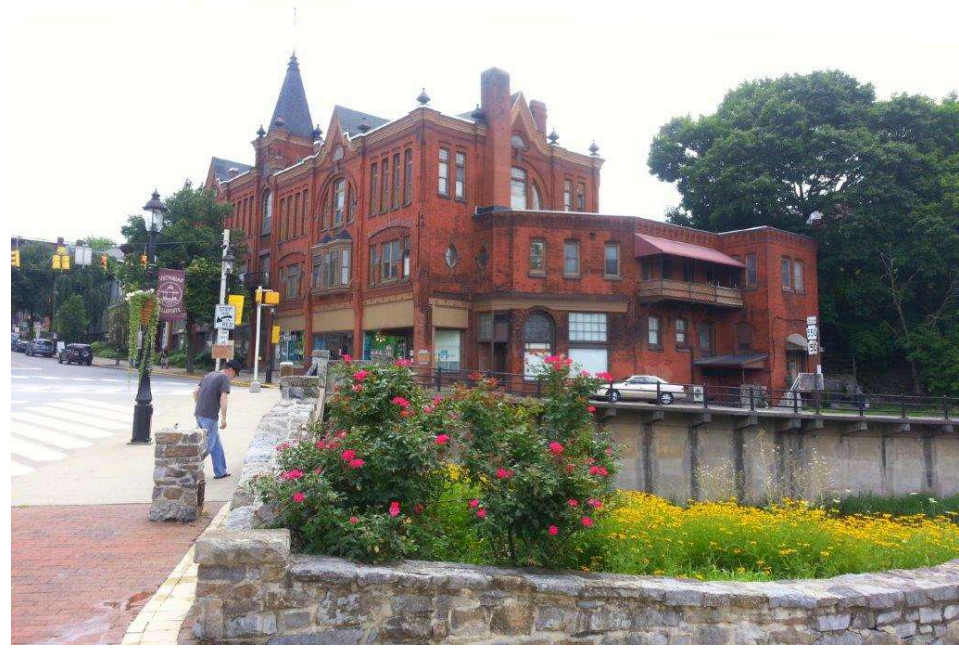


ARMORY

# Bellefonte Waterfront Project

 **LAUCKS**  
ARCHITECTS, PC





BUSH ARCADE

# Bellefonte Waterfront Project

BROCKERHOFF



# Bellefonte Waterfront Project



# Bellefonte Waterfront Project





# Bellefonte Waterfront Project



GARMAN OPERA



PETRIKIN HALL

# Bellefonte Waterfront Project





GARMAN HOUSE

# Bellefonte Waterfront Project





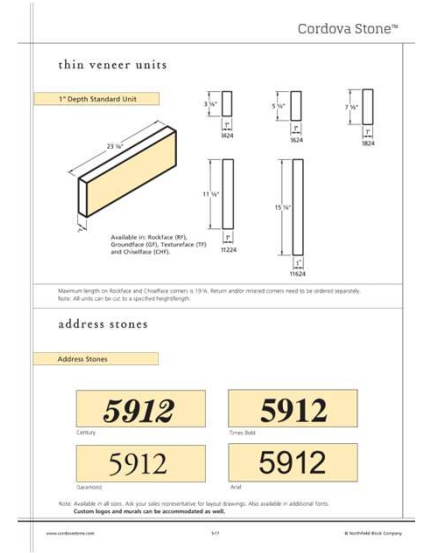
SURROUNDING AREA

# Bellefonte Waterfront Project



MATERIALS – SIDING: BASF SENERGY SYSTEM





MATERIALS – SIDING: CORDOVA STONE

Bellefonte Waterfront Project





## Glen-Gery Clay Thin Brick (1/2", 3/4" and 1" thick)

### General

Glen-Gery provides clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

Glen-Gery's greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Glen-Gery's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 1" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Glen-Gery Thin Tech® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Glen-Gery representative for each thin brick wall system.

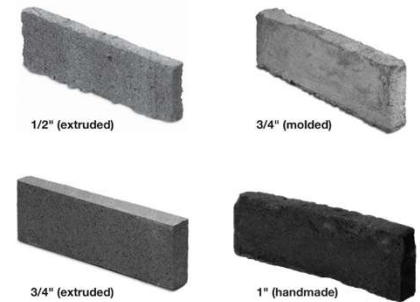
### Unit Specifications

Glen-Gery thin brick are typically manufactured to conform to the requirements of American Society for Testing

and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

- 1) The product name and state "as manufactured by Glen-Gery Corporation."
- 2) Conformance to the requirements ASTM C 1088, Grade Exterior.
- 3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1

## MATERIALS – SIDING: GLEN GERY THIN BRICK

Bellefonte Waterfront Project



### HardiePlank®

Thickness 5/16 in  
Length 12 ft planks

#### SELECT CEDARMILL®



#### SMOOTH



#### BEADED CEDARMILL®



#### BEADED SMOOTH



### ColorPlus® Technology

Col

#### Plank, Panel, Shingle and Batten Color Offering



#### Trim Color Offering



Selecting a color? Request a product sample at [jameshardiepros.com/samples](http://jameshardiepros.com/samples)

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

### HardiePlank®



**SELECT CEDARMILL®**  
Width 8.25 in  
Exposure 7 in



**SMOOTH**  
Width 8.25 in  
Exposure 7 in

### HardiePanel™



**SELECT CEDARMILL®**  
Size 4 ft x 10 ft



**SMOOTH**  
Size 4 ft x 10 ft

### HardieShingle®



**STRAIGHT EDGE PANEL**  
Height 15.25 in  
Exposure 7 in

### HardieTrim®



**4/4 SMOOTH**  
Thickness .75 in  
Length 12 ft boards  
Width 3.5 in 5.5 in 7.25 in 11.25 in



**5/4 SMOOTH**  
Thickness 1 in  
Length 12 ft boards  
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

### BATTEN BOARDS



**4/4 SMOOTH & RUSTIC GRAIN®**  
Thickness .75 in  
Length 2.5 in

## MATERIALS – SIDING: HARDIE SIDING

# Bellefonte Waterfront Project

**LAUCKS**  
ARCHITECTS, P.C.



EFO TTER

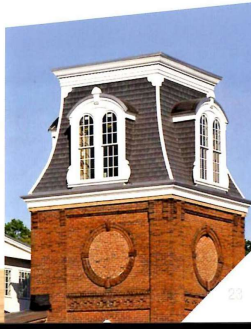


### MADE TO MEET WITH THE RIGHT APPROVAL.

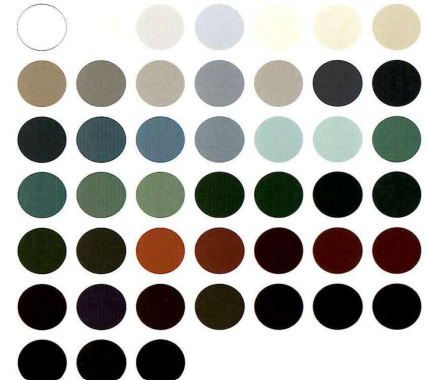
The uncompromising craftsmanship and specifications of our windows makes them unusually good at meeting the approval of historic preservation groups. We'll also work directly with you on specific custom needs.



© - Burdick Inv. Co. Construction - Developer: Trina Louza Ventresca - Mount Vernon Mfg. Co. 1  
Group of Mount Vernon Single Hang Windows - National Park Services Baltimore Office.



COLOR STAY® COLLECTION



TEXTURED COLLECTION



WEATHERED COLLECTION



INDUSTRIAL COLLECTION



PEARL METALLIC COLLECTION



METALLIC COLLECTION



ANODIZED COLLECTION



Custom color matching also available.

MATERIALS – WINDOWS: SIERRA PACIFIC

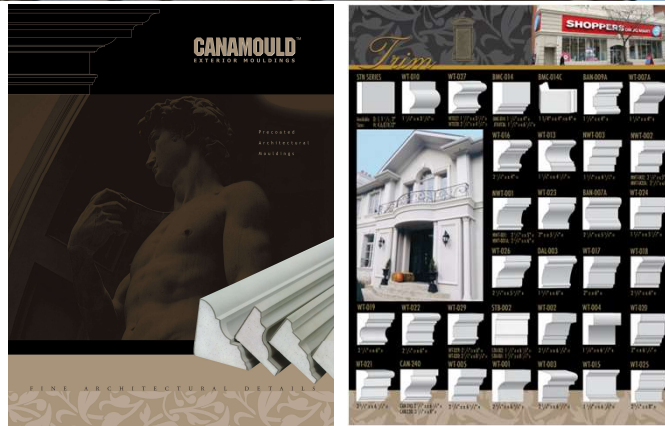
# Bellefonte Waterfront Project





MATERIALS – ROOFING: GAF SLATELINE

# Bellefonte Waterfront Project



MATERIALS – TRIM: CANAMOULD

# Bellefonte Waterfront Project

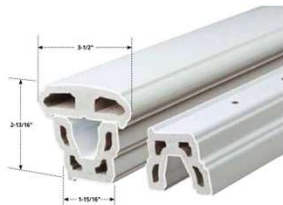




with square balusters in white

# Panorama®

## COMPOSITE RAILING SYSTEM



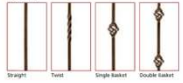
The Panorama® capped composite railing system features a classic painted wood railing design with handcrafted authenticity and true architectural details you won't find on any other composite railing. Panorama's concealed, corrosion-resistant stainless steel hardware provides a seamless appearance and years of worry-free performance. Panorama integrates with CertainTeed's vinyl accessories, allowing you to create exciting new exterior designs.

- Classic painted wood style with true architectural details
- Top and bottom universal rails with a decorative top rail cap
- Concealed external rail-to-post connection for flat, stair, column and 45° applications
- Available in two heights and two lengths
- Available in three colors: white, almond and black
- Choice of two baluster styles: square composite and decorative steel
- Powder-coated, hot-dipped galvanized steel decorative balusters create a reliable customizable system approach for both flat and stair applications
- Suitable for one- and two-family dwellings/townhouses not more than three stories high
- Independent tested as designated in report CCR8-0115 (white and almond)
- Class A flame-spread rating
- 25-year limited warranty with 2-year SureStart™ protection

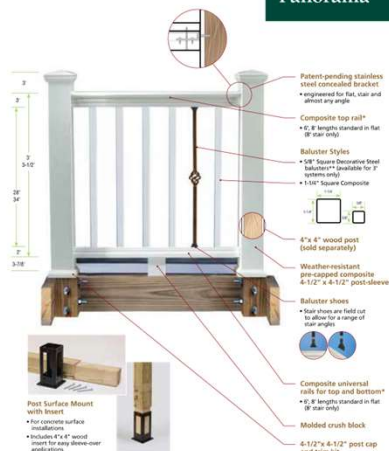


### Decorative Steel Baluster Styles

Finishes: Antique Bronze and Oil-Rubbed Bronze  
 5/8" square, four styles of powder-coated galvanized steel, pre-cut to 26.75" to post 30" finished rail height, for either flat or stair

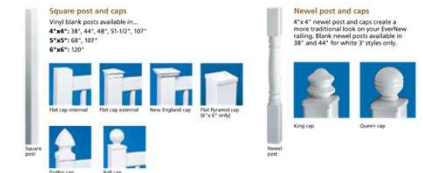


## Panorama®



\*Refer to product matrix for actual product specifications.

## Vinyl Railing Accessories



### Post trim



### Post Support Kits (at a glance)

"Original" Post Support Kit		EZ Set-Up Post Support Kit	The Mount Post Support Kit	Post Surface Mount with Wood Insert
For Routed Systems*		For Bracketed Systems		
Outford	Outford	Outford	Outford	Panorama
Wood & Concrete	Concrete	Wood or Concrete	Concrete	

\*\*Not all accessories available in all colors. Refer to product catalog for colors and style availability.

# MATERIALS – RAILINGS: PANORAMA BY CERTAINTED



# MATERIAL SELECTION

## BRICK

- Glen Gery Thin-Brick
- Rustic Burgundy

## SIDING

- Hardie Plank Statement Collection
- Select Cedarmill
- “Night Gray”

## SENERGY FINISH

- Color – Kilim Beige
- (Sherwin Williams SW6106)
- Finish – Fine
  
- Color – Patchwood #346
- Finish - Fine

## WINDOW

- Sierra Pacific H3
- White Clad Exterior Finish





# Bellefonte Waterfront Project



## Re: Mural Project

Ralph Stewart <rstewart@bellefontepa.gov>

Wed 5/8/2024 10:49 AM

To:lostguy <lostinsc@gmail.com>

Cc:Gina Thompson <gthompson@bellefontepa.gov>

Hi Duane,

I have copied in Gina Thompson. She can assist you with the Historic District review process and council approval. This is a great project!

Thank you!

Ralph

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

---

**From:** lostguy <lostinsc@gmail.com>

**Sent:** Wednesday, May 8, 2024 9:45:14 AM

**To:** Ralph Stewart <rstewart@bellefontepa.gov>

**Subject:** Mural Project

Ralph,

I am looking for some direction on who or where to send the following email... I have already sent Romayne Naylor a similar email to get things rolling n the Historical Society side of things. Let me know your thoughts.

Duane

Dear Bellfonte City Council,

I am Duane Reese, proud owner of The Waffle Shop in our esteemed community. I am excited to share an inspiring project I've embarked on in collaboration with Pilato and Karabash Studios, marking the inception of an ongoing mural initiative that I hope to undertake with the city's support. As you may know, according to the National Endowment for the Arts, every dollar invested in the arts yields an impressive \$11 return for the community. I firmly believe in the transformative power of art to enrich the lives of our residents and visitors alike. They have already completed the first phase of the mural project, which is ready to be installed. Allow me to introduce Michael Pilato, the lead artist behind this endeavor.

Greetings esteemed members of the City Council. I trust this message finds you in good spirits. My name is Michael Pilato, and alongside my artistic partner Yuriy Karabash, we've been embellishing urban landscapes with our murals for over three decades, notably within downtown State College. Please find attached our portfolio for your perusal, showcasing our local pieces and recent project,



"Inspiration Orlando United," which stands as a testament to communal healing and resilience, as featured in Smithsonian Magazine...

<https://www.smithsonianmag.com/smart-news/pulse-nightclub-shooting-mural-180982384/>

I'm thrilled to announce our recent expansion into Manhattan with the inauguration of a new studio. This space serves not only as our creative hub but also hosts our Artist in Residency Program, International Apprenticeship Program, and Teacher and World Mural Curriculum Building Program, all in support of our ongoing "Inspiration Mural Project." Our "Orlando United" mural will serve as the cornerstone of this new venture, perpetuating its message of transformation and healing.

As we embark on this endeavor, I extend a special proposition to the fine city of Bellfonte. Inspired by the rich history shared by my friend Duane Reese and local historian Matt Maris, we aim to immortalize the legacy of Mr. Mills, a prominent figure in Bellfonte's narrative. Mr. Mills, a barber and historian, chronicled the Underground Railroad and purportedly descended from it. Additionally, he had the honor of cutting Frederick Douglass's hair. Our mural depicts these stories alongside other significant historical figures like Amelia Earhart, who frequented Bellfonte and stayed at the Bush House. To engage the community further, we plan to involve high school art students in painting pictures within the mural's frames, fostering collaboration and showcasing local talent.

In conjunction with The Waffle Shop, we've completed the first part of a mural for the alley side titled "Inspiration Bellfonte." Our vision entails creating a landmark mural that traverses the walls of The Waffle Shop and extends throughout the adjacent alleys, offering viewers a historical journey into downtown. Enclosed, you'll find a rendering of the mural we've completed and aim to install expeditiously. Additionally, we seek your assistance in expanding this mural on The Waffle Shop walls with painted windows featuring more historic figures, further enriching the community's spirit and visitor experiences.

I firmly believe this project has the potential to become a cherished aspect of Bellfonte's cultural tapestry, and I'm eager to explore this possibility further. Please take a moment to view this video tour of our mural "Inspiration Lycoming County" in Williamsport, PA, to gain insight into the scale of our work.

Yuriy and I have poured our hearts into this mural over the past four months, considering it our finest work to date. I am genuinely excited about the installation of this mural and the opportunity to bring our vision to fruition, contributing a meaningful piece to The Waffle Shop and Downtown Bellfonte's storied ambiance. Please find attached photos of our latest masterpiece.

Thank you,

Duane Reese







Michael Pilato



Full mural, Inspiration Bellfonte PA



Detail of Mills brother scene





Mr Mills and the Mills Brothers



Underground Railroad, fictitious characters.





Frederick Douglass, and a young Mr. Mills cutting his hair in the reflection of mirror and his father and uncle in civil war scene in picture frame.





Detail



Amelia Earhart and her plane she landed in Bellfonte in, and the late great Mama King a loved Bellfonte Historian.





Amelia Earhart, notice the picture frame next to her. This would be a spot for a student Artist we paint on Pelon material so that material could be given to the student to work on and then installed on the mural

**HISTORICAL ARCHITECTURAL REVIEW BOARD  
BELLEFONTE BOROUGH  
(DRAFT) MEETING MINUTES  
May 28, 2024 - 8:30 a.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**(The sound is still TERRIBLE for meetings)**

**CALL TO ORDER:**

The May 28, 2024 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:34 a.m.

**MEMBERS PRESENT:** Sam McGinley  
Amy Kelchner  
Gay Dunne  
Marc McMaster  
Megan Tooker  
Walt Schneider

**ABSENT:** Mike Leakey  
Maria Day  
Philip Ruth

**STAFF MEMBERS:** Gina Thompson, HARB Administrator

**GUESTS:** Joanne Tosti-Vasey  
Debbie Cleeton  
Tom Songer - Bellefonte Waterfront  
Tommy Songer - Bellefonte Waterfront  
Peter Laucks – Bellefonte Waterfront  
A.J. Laucks - Bellefonte Waterfront  
Jacob Dorminy – 425 N. Spring Street

**Approval of the HARB meeting minutes:**

*Dunne motioned to approve the minutes of the April 9, 2024 meeting. Schneider seconded. There was no discussion. Motion carried.*

**Public Comment:**

Joanne Tosti-Vasey spoke regarding enforcement of feather signs and lights in the Historic District.

**Additions / Corrections to the Agenda:** N/A

**Declaration of Conflict of Interest / Declaration of Ex Parte Communication:** N/A



**Project Review:**

- **High Street / Dunlop Street (Bellefonte Waterfront Project)** – Revision to 2022 project:
  - combines the proposed Building 2 and Building 3 into a single building for a parking garage, commercial space, and condominiums. Please see applicant's presentation for more information and visuals of project.
  - Revised from 3 lots/3 buildings to 2 lots/2 buildings
  - Parking garage will have 6 levels, 2 levels will be parking with 297 parking spaces, 1 level will be commercial space, and 3 levels will be 2-3 bedroom residential condominiums (each condo will be a custom design).
  - Each condo will have a parking space in the garage.
  - The hotel will have 90 rooms, and will offer a rooftop lounge and a farm to table restaurant with both indoor and outdoor seating.
  - The project has 3 letters of intent for the commercial space.
  - The project is hoping for groundbreaking next year, with an opening in 2026 (approximately 15 months to build the project).
  - Peter Laucks, Laucks Architects, PC, was present to discuss the project.

*Motion by Schneider to approve the project revision. Second by Tooker.  
Discussion included questions and comments regarding the project design.*

*Added by Ms. Thompson:*

*Members expressed concerned about the visual aesthetic of the new building. The praised the architect and developer for the hotel design complementing the historic character and architecture of the downtown, and felt that the new building design was much more urban and modern looking, not incorporating those same historic features. There was also concern about massing and the overall height of the building. Mr. Laucks stated that the height could be a maximum of 75 feet, measured from height of ceiling. HARB asked Ms. Thompson to confirm this with Council minutes when this amendment was passed. Members agreed that the new building location helped with the massing of the Gamble Mill. Mr. Laucks and Mr. Songer were agreeable to exploring alternative designs that featured more historic architecture, similar to the hotel design.*

*Motion to table this project approval pending more information from Council regarding building heights and pending alternative design options of the new building to reflect a more historic look. Motion to table carried.*

- **425 N. Spring Street (Tatterson)** – Replace deck and a few pavers.
  - Deck will have the same footprint and design as current deck. Small material changes, building techniques, and aesthetic features. Deck will look similar to current. Painting will occur after the recommended drying period of the lumber manufacturer.
  - Jacob Dorminy, contractor for project, will present to discuss the project.

*Schneider motioned and Dunne seconded to approve this project as presented. Motion carried. The project will go to Council for final approval.*

- **127 W. Bishop Street (Waffle Shop)** – Bellefonte mural project. See presentation for project description.

*Schneider motioned and Kelchner seconded to approve a mural project at 127 W. Bishop Street.*

*Added by Ms. Thompson:*

*Discussion reflected that HARB does not review the subject matter of the mural, only the placement and attachment method of the mural. There were no concerns with the mural being placed on the Waffle Shop exterior wall. Although HARB does not review the subject matter, members complementing the mural design and felt it would be a great addition to the community. Motion carried.*

#### **Administrative Approvals:**

- **106 E. Bishop (Hofbrau) – shingle to shingle roof replacement**
  - Replacement of existing shingles: GAF Timberline HDZ, High-Definition Lifetime. Color: charcoal.
- **207 W. Linn Street (Harvey) – shingle to shingle roof replacement**
  - Replacement of existing shingles with Owens Corning True Definition, color: Estate Gray. Owens Corning Weatherlock Ice 3 Water Guard and Pro-armor Synthetic Felt for airtight house.
- **409 W. High Street (Blink) – business sign**
  - 36 x 24 black sign and housing with reversed white lettering and two green accent colors. Sign would be softly illuminated from the above hanger channel. Signage will be mounted perpendicularly with two supports (not flush) to the area above the door and below the top window. Materials: aluminum, carbon Steel supports.
- **111 E. High Street (Killian) – Re-paint front of building, sans brick**
  - Use same three historic color: Teal Stencil, Classical White, New London Burgundy.
  - Contracted with RomanWorx, Dominick Romanini, for services. Clean and repair and cure mortar.
- **236 W. Lamb Street (Bellefonte Borough) – Exterior paint of trim and garage**
- **243 N. Allegheny (Bratton) – deck replacement**
  - Replace decking on rear porch, deck and wood stair treads. Roughly 12' x 18' pressure treated deck, extending from the original approximately 9.5' X 6.5' rear porch. The current decking boards and railings are rotten.

Replace with composite decking (Veranda Stone Gray) and wood railings with white PVC railings (Veranda Traditional).

- **127 W. Bishop Street (Waffle Shop) – three non-illuminated business signs**
  - Originally submitted late 2023 but were internally illuminated. None of the sizes or designs have changed, but signs will no longer be internally illuminated. Colors: Orange, brown white, aluminum channel letters
  - One set of 1'-8" H and 1/2" cut out acrylic letters on the 2'-6" H x 11'-9" W alupanel background
  - One set of channel letters 9" W individually reading: Breakfast, Brunch, Lunch
  - One set of channel letters 3' H x 8'-6" W aluminum background and 5'-0" diameter

*These projects require a building permit from Centre Region Code Administration and have been indicated on the issued COA.*

**Old Business:** NONE

**New Business:** NONE

**Information / Discussion Items:**

- Section 106 review, Mill Street Bridge – any questions?
- Email inquiry from Councilwoman, Johanna Sedgwick about the Gatehouse at 334 East Howard St. at the Union Cemetery regarding easement and Frank Grumbine's response.
- Discuss moving HARB review meetings to evenings. This will allow applicants that work during the day not to have to take time off work to attend, and also provide more accessibility to public to attend meetings. (This was advised by Frank Grumbine at the last meeting.) There was no decision made at tonight's meeting.
- Meeting minutes from Centre County Courthouse Concrete Coloration – 5-23-24

**Adjournment:**

*Schneider motioned and Dunne seconded to adjourn the meeting. With no other business to come before HARB, the meeting adjourned at 9:59am.*



# Code Enforcement Monthly Report

May 2024 Summary

Properties Inspected	4782	Calls/Emails Received	89
Routine	4775	Info Request	10
Citizen Request	14	Complaint	27
Warnings Issued	104	Fines Issued	12
Grass / Weeds	38	Grass / Weeds	12
ROW Obstruct	2	ROW Obstruct	
SW Obstruct	2	SW Obstruct	
LOS Obstruct		LOS Obstruct	
Vehicles	2	Vehicles	
Refuse Cans	11	Refuse Cans	
Snow Removal		Snow Removal	
Sidewalks	41	Sidewalks	
Animals	3	Debris	
Junk / Rubbish	4	Junk / Rubbish	
Prop Maint	1	Other	
Training	2	Other	



HISTORIC  
**Bellefonte**<sup>™</sup>  
*Est. 1795*

To: Council

From: Ralph

Date: June 14, 2024

Subject: Borough Manager's Report – **May 2024**

Operations/Staff Updates:

- **ADA Updates per DOJ Settlement Agreement** – Staff has received an addendum to the original agreement. The addendum allows for the borough to only provide a sign language person if proper notice is given in advance of a council meeting. Julie Brooks, our ADA Coordinator, is working on/watching for training opportunities. The staff is scheduled for training the week of June 17<sup>th</sup>.
- **Armory building/Spring Street** – construction for the elevator is complete. All sound panels that were on order have been installed. The installer was at the May 20<sup>th</sup> meeting to listen and make some frequency adjustments. He reminded us to turn on the microphones for speaking and then turn them off when finished. The borough administrative offices were moved the week of May 20<sup>th</sup>. It will take some time to get things organized in the new space. The police department is in the process of moving to the 2<sup>nd</sup> floor of the old borough building.
- **Bandshell Memorandum of Understanding (MOU)** – A meeting was held on March 4<sup>th</sup>. We are not sure if the project will be downsized or not. Penn DoT has indicated that no changes to SR 150 are needed, based on what the group submitted.
- **Big Spring Cover project** – DEP has requested a feasibility study for the Authority's desired concept. The Authority at their April meeting approved a feasibility study from B & L Engineering. Work has begun on the feasibility study. The project is tentatively slated for bidding and construction in 2025.

- **CATA Service Fee Increase/Exploration of Options** – following Spring and Benner Townships notice of exiting CATA services on June 30, 2025, Council voted to do the same at the May 20<sup>th</sup> meeting. Action for establishing a task force to explore options will be considered by borough council at the June 17<sup>th</sup> meeting.
- **Former National Guard Armory property along Zion Road** – The owner has put a hold on the brewery project due to high cost estimates to renovate the buildings. No further updates have been received.
- **Kepler Pool /Nittany Valley Rec. Authority** – The group updated borough council at the March 18<sup>th</sup> work session. They are seeking additional grant funding. They will not hear about the success of the grant funding until sometime in 2025.
- **New Elementary School along Airport Road** – This project was reviewed at the February 5<sup>th</sup> council work session. Conditional approval was granted by borough council at their February 19<sup>th</sup> meeting. Penn DoT has indicated that a traffic signal will be needed at Zion and Airport roads. Additionally, modifications will be made to the intersection of Airport and Governors Park Roads.
- **Parks/Governors Park/Pickle Ball** – Don and I met (November 2023) with Shawn Thompson, YMCA Director at Governors Park. Shawn will be submitting a proposal to take the tennis court and lay it out for four pickle ball courts. We will get the proposal to council once received.
- **Parks/seasonal personnel** – The crews are back and taking care of seasonal tasks.
- **Parkview Heights Stormwater Project** – work is complete. A walk-through inspection has been completed. Final invoices are being prepared.
- **Pennsylvania Highlands Community College (PHCC)** – The PHCC is coming to Bellefonte/Centre County. They have signed a lease for space in the Match Factory. They plan to start classes in the Fall of 2024. I plan to put an official welcome on an upcoming council agenda.
- **Personnel** – there was a retirement and resignations in the police department. Council appointed an Acting Chief and hired two officers. The Civil Service eligibility list for hiring full-time officers has been exhausted. Efforts to create a new eligibility have begun. The non-uniform or public works union contract expires at the end of 2024. We are asking department heads for input on changes to the contract. At the May 20<sup>th</sup> council meeting, a negotiation committee was appointed. The negotiation committee



has met and will soon set up meetings with the union.

- **Police Department Upgrades** – as mentioned above under the Armory report, the police department will move from the first floor to the second floor (current space of the general offices). Acting Chief Witmer is reviewing the estimate and plans for the first-floor renovations. A walk through of the space with Mike Leakey is scheduled for June 14<sup>th</sup>.
- **SEDA-COG Joint Rail Authority (JRA) RR Spur along Potter Street** – council has approved the purchase of the spur with the rail conditional upon having an agreement with Bellefonte Historical Railroad Society (BHRS) regarding access and use of the spur. We have to determine the best and most cost-effective way to proceed as the spur will require a subdivision plan.
- **Service Line Inventory Project** – The Borough Authority and all water systems have been mandated by US EPA and PA DEP to inventory all water service lines from the water main to the inside shut-off/meter. The purpose is to identify lead service lines. The inventory is due on October 16<sup>th</sup> 2024. Verification of the material has limited options and the rules are still being revised. A presentation will be made during the work session on June 17<sup>th</sup> to help explain the project.
- **Streets** – The street crew completed the Spring cleanup and moved into painting/refreshing the yellow and white markings as weather permits.
- **Streets/Columbia Gas work** – work has started up again and is progressing onto Wilson and East Linn Streets. We had a resident ask about a curb replacement/installation program. We worked with the contractor to set up this program and notified residents.
- **Streets/Traffic Signal at Parkview and Zion Update** – A formal design has been submitted to Penn DoT. Borough staff is submitting for grant funding.
- **Streets/Downtown lighting/stamped crosswalks/flashing lights at crosswalks** – Late in the budget process, we began talking about doing a larger downtown improvement project which would replace the current street lighting (including the conduit under the sidewalk), finish the street crosswalk imprinting, and add the flashing lights at crosswalks. We would use the added millage increase in the Street lighting fund toward making a loan payment. We will also be looking for grant funding. The increase was approved in December. At the May 6<sup>th</sup> council meeting, council approved an engineering services agreement with B & L Engineering.

- **Waterfront development** – the owners are seeking additional state funding. They have indicated that groundbreaking could happen this year.
- **1201 Pine Circle Property Encroachment** – No action by the property owner has been taken. The borough solicitor and the borough authority solicitor filed a joint complaint with Centre County Court. The property owner has an attorney involved and has filed objections and is pushing back via legal proceedings. The property owner was taken to District Magistrate court by Centre Region Code and our zoning administrator for not having a fence/pool cover or zoning permit for that work. The property owner was found guilty. No action has been taken. The lack of action has been brought up to Code and Zoning officials. The issuance of citations and determining the next steps (legal perspective) was recommended.

May	Meetings/Activities Attended
1	➤
2	➤ Airport committee meeting via zoom
3	➤ Phone call – HR attorney
4	➤
5	➤
6	➤ Department head meeting ➤ Council work session and business meeting
7	➤ Staff meeting ➤ Authority meeting
8	➤ IDA meeting
9	➤ Walk through with IT, Armory building
10	➤ PRWA Board meeting ➤ PHCC Graduation ceremony
11	➤
12	➤
13	➤
14	➤
15	➤ Police week ceremony, Talleyrand Park
16	➤ Committee meeting via conference call, PSAB trustee board
17	➤ Meeting with CATA – stenciling
18	➤
19	➤
20	➤ Moving offices to the Armory building ➤ Council CDBG hearing, council meeting
21	➤ Moving offices to the Armory building
22	➤ Meeting to review union contract

23	➤ Airport Authority meeting
24	➤
25	➤
26	➤
27	➤
28	➤ Meeting to discuss Big Spring cover project
29	➤
30	➤ Onsite meeting, East Linn Street, issue with placement of handicap parking space
31	➤ Travel to, attend PSAB trustee board meeting

Activities
Work session and Council Agenda formatting and preparation
Agenda/Meeting preparation and follow up, coordinate with staff – directives, policy questions
Unscheduled, informal, meetings, calls, emails to/from staff – Department day-to-day operations
Correspondence – elected, fellow staff, residents, business owners, other government staff, realtors, customers, etc. via emails, phone calls, letters
Draft meeting minutes review



**Centre County Library & Historical Museum Board of Trustees Meeting**  
**Thursday, March 28 2024**  
**6:00 pm**

**Trustees Present:** Deborah Cleeton, Carl Inglesby, Kathleen Gomez, Vickie Barnett, Bryce Taylor, Mary Prendergast

**Trustees Absent:** Justin Miller, Lyndsey Kurtz

**Staff Present:** Michele Reese, Denise Sticha

**Guests Present:**

**Call to Order:** Carl Inglesby, President, called the meeting to order at 6:00 pm.

**Public Comments and Correspondence:** Inglesby stated that he had attended the Staff Development training in February. He learned some important information on what staff have to deal with on a daily basis and had suggestions from staff on some training that they would like, AED training, active shooter, First Aid/CPR training. Discussion was held regarding staff training and events. McCloskey stated that the State College YMCA is offering self-defense training Sunday afternoons in April. The classes are free

**Consent Agenda:** Cleeton made a motion to approve the January 25, 2024 minutes as corrected and the Director's January and February Operations Report. Seconded by Gomez. Motion carried.

**Director's notes-** Sticha reported that she will be meeting with Nicholas Struble at the end of April to discuss having Vigilant come in to do an evaluation of the Bellefonte branch to see where the best place will be to put security cameras. This will help to make the staff feel more secure when they are leaving in the evening.

**Finance Report and Investment Summary:** Sticha reviewed the P&L for the past two months and stated that the funds were received from the HVAB Tourism Grant from last year's grant. Sticha explained the PPVLS Expansion account. She stated that the funds were paid to us to offset the cost for Jim Keller's invoices. A new checking account will be opened for the Centre Hall expansion so that all income and expenses for the project can be tracked separately. Reviewed the municipal donations received the past two months. Reese reviewed the Investment Summary with the Board and explained the updates made. She reported that she has made a call to FNP to speak with Cheryl Jones regarding the unpaid Employee Retention Credits and will work with her to see what can be done to receive the outstanding funds. Inglesby asked about the County Funds and the breakout of the funds received through the year. Sticha stated that we will receive a slight increase in the funds due to a change in the formula.

**Barnett made a motion to approve the Finance Report and Investment Summary. Seconded by Cleeton. Motion carried.**

**New Business:**

**United Way 2024- 2025 application** -Sticha stated that the United Way application has been completed and reviewed. She stated that the site Visit at Holt Memorial Library, Monday, April 22nd at noon, and discussed what will happen during the time the panel will be there. Sticha asked to have some Board members attend the visit. Gomez stated that she plans to attend. Sticha will be participating on a panel and will be going to the Beech Creek Library. **Cleeton made a motion to approve the United Way application. Seconded by Barton. Motion carried.**

**Annual State Report** - Sticha stated she feels that it is important for the board to see what information is required to be submitted to the Commonwealth of Libraries .Sticha informed the Board that the Office of Commonwealth Libraries has submitted an exposure draft of the new regulations. Discussion held regarding the statue regulations. **Taylor made a motion to approve the Annual State Report. Seconded by Cleeton. Motion carried.**

**April 11th Legislative Event** - We will be hosting a legislative event in the PA Room in recognition of National Library Week. The elected officials will be in session so the office staff from Representative Benninghoff, Senator Dush and possibly Representative Conklin's will be in attendance. The PA Room staff will discuss the Family Search project, the patrons that use the Historical Museum collection, and mention funding.

**Young Author April 25th** - Sticha will not be able to attend the event and encouraged a board member to attend the event and make an introductory speech to the participants.

**2024 MOU – Friends of the Holt Memorial Library** - The Holt Friends made no changes. **Cleeton made a motion to accept the Holt Friends MOU. Seconded by Barnett. Motion carried.**

#### **Old Business:**

**Centre Hall Expansion:** Sticha stated that she is working on the Covid 19 ARPA Multi-Purpose Capital Improvements Community Facilities Program. She stated that it is an online application, the work from Jim Keller has helped tremendously, letters of support are needed. The County Commissioners will write a support letter, and will vote to do that at their meeting on April 9th. The Penns Valley School District will also submit a letter and she discussed the other letters needed. She is requesting \$2,000,000. She would like to have the grant submitted by the 17th of April. The deadline is April 20th and the state will make their decision by June.

**After Hours Pickup Lockers:** The lockers have been installed at the Centre Hall branch. Inglesby stated that the lockers looked good. Sticha is hoping to have a soft launch during National Library Week for patron use. Sticha stated that Troy did a great job in getting the lockers and shed assembled. The next set of lockers to be completed will be for Holt and Bellefonte. Then East Penns Valley once permission is received from the Borough. Discussion was held regarding the grant funds and inviting the Rotary Group to the official launch. Inglesby stated that the lockers look good and asked if any help would be needed to help with the assembly of the lockers for the other branches. Inglesby suggested a Friend of the library may be able to help. He will give Sticha the contact information for the person.

**Municipal Visits:** No discussion.

### **Committee Reports:**

**Finance:** Inglesby stated the committee met with FNB and We Are Invested earlier in the month. Both investors suggested being less conservative. Finance committee presented to the Board the suggestion to increase the equity exposure for the Woods PP account to 60%, keeping a \$25,000 balance in the principal protection account. **Cleeton made a motion to decrease the Wood 261706 account from \$59015.20 to \$25,000 and shift the funds into the Wood 250437 account. Increase the Potter restricted funds by 5%. Seconded by Barnett. Motion carried.** The FNB investments will stay the same. **Taylor made a motion to invest the \$102947.96 into a 5 month CD at Kish bank. Cleeton seconded. Motion carried.** Reese and Sticha will open the CD after Sticha returns.

**Personnel:** The PA Room staff only overlap two days a week and they are not always able to provide backup coverage for each other. Sticha stated that she discussed hiring a part-time staff member for the PA Room with Bonnie and Judy and Joyce Adgate was there for the discussion. She stated that she would be interested in working as needed. This will allow the Museum to stay open when Bonnie and Judy are both out. She will be hired as a part-time library assistant and work on an as needed basis. Discussion was held regarding possible additional hours for her. Discussion was held regarding having Saturday hours in the Museum. Sticha will discuss with Bonnie and Judy being open on a Saturday.

Sticha stated that there are a number of staff in Centre Hall who would like to donate their sick time hours to a co-worker while they are out on leave. We used to have a policy but it was never clearly defined in the Personnel Policy and has not been used in the past few years. Sticha has reached out to the state library listserv to see what libraries use this type of policy. She received a couple policies to review. Discussion was held regarding the policy, the setup and other companies that have them. Sticha is hoping to have a draft policy in place by May for the board to review and then pass it in July.

### **Property:**

**Museum** - Inglesby stated that he will be contacting an exterminator to come in. He, also, discussed the logs and chair in the Children's Garden. Reese stated that he should contact Ann Sager from the Bellefonte Garden Club regarding the logs and chair. Sticha stated that she had talked with Ann regarding the roots from the bushes that were removed and landscaping the area to hide the heat pumps.

**Bellefonte branch** – Vigilant Security will be contacted to give a system quote. The KIA is in for an engine replacement. The engine and labor is covered 100% with the KIA warranty.

**Bookmobile**- Nothing to report.

**Centre Hall** – Noting to report.

**Holt** – Window project is still not completed. Sengle has been in contact with Eric regarding the completion.

**Fundraising/Development:** The Annual Appeal was closed out and the amount raised was \$33,521. Just a little shy of the goal. We are currently getting ready for Centre Gives. It is on May 8th & 9th. Beth is working on media posts for the event. Discussed having a booth on the 8th

at Talleyrand for the end of the event. Discussion held regarding the Friends group participating in the event as well. Taylor stated that he met with Beth Schwartz and Lisa Shaffer regarding



NovelCon and general fundraising. NovelCon will not happen this year. Taylor stated that staff would like to meet with the fundraising committee to discuss fundraising. Sticha stated she will add a Friends Committee update to the agenda.

**Planning:** No updates.

**Nomination:** No discussion.

**Comments for the Good of the Order and Adjournment: Holt Friends** - Holt Friends had a photo opportunity with Centre Foundation for the electrical upgrade grant.

**Bellefonte Friends** - Cleeton stated that the Friends group will have a table at Talleyrand for the Community Easter egg hunt, are participating in Centre Gives, a member has been in contact with the owner of PizzaMia to get some fundraiser ideas and will be participating in a spring birding event at Bald Eagle State Park on May 18th. They are planning to have a table with a children's activity.

**PPVLS-** Sticha stated that the Friends group will have the name change survey in either June or July in the Grapevine.

**Cleeton made a motion to adjourn the meeting at 7:26pm. Seconded by Taylor. Motion carried.**

Respectfully submitted,  
Michele Reese  
Office Manager



HISTORIC  
**Bellefonte™**

*Est. 1795*

**WORKPLACE SAFETY COMMITTEE MEETING**

**7:30 AM**

**WEDNESDAY, MAY 29<sup>TH</sup>, 2024**

**AGENDA**

**Members:**

Steve Caldana (Member, Refuse) <b>Chair</b>	Jason Ostroskie (Member, Streets) <b>V. Chair</b>
Samuel Horner (Member, Refuse)	Shannon Struble (Member, WWTP- Mgmt)
Bill Witmer (Member, Police)	Matt Auman (Member, PW-Mgmt)
Scott Rhoat (Member, EMS)	Julie Brooks (Member, Mgmt)
Tim Schreffler (Member, Fire Dept)	Randy Brachbill (Member, Council Rep)
Seth Klinefelter (Member, WWTP)	VACANT (Member, Water)

**Administrative:** Alyssa Doherty

**Guests:** Ralph W Stewart  
Don Holderman  
Barb Smith  
April Ressler

**CALL TO ORDER**

**APPROVAL OF MINUTES** –April 24<sup>th</sup>, 2024 1<sup>st</sup> 2<sup>nd</sup>

**OLD BUSINESS**

- Safety Concern Forms Review
- Recent safety incidents or near misses review
- 2<sup>nd</sup> Quarter Facility Inspection-Refuse- deadline May 31<sup>st</sup>, 2024

**NEW BUSINESS**

- **Heat Stress in Construction Environments Video-** 12 minutes

**COMMITTEE MEMBER COMMENTS/ FOR THE GOOD OF THE ORDER**

- Please try to limit all comments to three minutes maximum.

**NEXT MEETING**

- The next meeting will be held on Wednesday, June 19<sup>th</sup>, 2024 @ 7:30 AM.

**ADJOURNMENT** 1<sup>st</sup> 2<sup>nd</sup> @ AM

**BOROUGH OF BELLEFONTE**  
**WORKPLACE SAFETY COMMITTEE MEETING MINUTES**  
**WEDNESDAY, APRIL 24<sup>TH</sup>, 2024, 7:30 A.M.**  
**BELLEFONTE BOROUGH BUILDING COUNCIL ROOM**

**Members Present:**

Jason Ostroskie (Member, streets)  
Matt Auman (Member, Mgmt)  
Steve Caldana (Member, Water) Chair  
Sam Horner (Member, Refuse)  
Julie Brooks (Member, Mgmt)  
Seth Klinefelter (Member, WWTP)  
Bill Witmer (Member, Police)  
Scott Rhoat (Member, EMS)  
Tim Schreffler (Member, Fire Dept)-Zoom

**Members Absent:**

Shannon Struble (Member, WWTP-Mgmt)  
Randy Brachbill (Member, Council Rep)

**Administrative:** Alyssa Doherty

**Guests:** Barb Smith, Teeter Group-Zoom

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**CALL TO ORDER:**

**APPROVAL OF MINUTES – March 27<sup>th</sup>, 2024**

*Mr. Auman moved to approve the meeting minutes. Mr. Ostroskie seconded. Motion carried.*

**OLD BUSINESS:**

**Safety Concern Forms Review:** None.

**Recent Safety incidents or near-miss reviews:** None.

**2<sup>nd</sup> Quarter Facility Inspection- Refuse-** The inspection will be scheduled before May 31<sup>st</sup>, 2024.

**NEW BUSINESS:**

**Loss Analysis Reports from Barb Smith-Teeter Group:** Barb Smith provided Loss Analysis for Bellefonte Borough and for the Bellefonte Fire Company for policy years 2019-2023.

**Video: Dog Bite Prevention (9 Minutes):** After the completion of the video, the Committee completed a quiz as a group and reviewed the answers.



**COMMITTEE MEMBER COMMENTS/ FOR THE GOOD OF THE ORDER:**

None.

**NEXT MEETING:** The next meeting will be held on Wednesday, May 15<sup>th</sup>, 2024, @ 7:30 a.m.

**ADJOURNMENT:** *Mr. Auman moved to adjourn. Mr. Horner seconded the motion. Motion carried. Meeting adjourned at 8:00 a.m.*

# QUIZ

## "HEAT STRESS IN CONSTRUCTION ENVIRONMENTS"

Employee Name: \_\_\_\_\_

Training Date: \_\_\_\_\_

1. True or False?... To replace the fluids that you lose when you're sweating, you should try to drink from five to seven ounces of liquid every 15 to 20 minutes.  
 True       False
2. True or False?... In hot conditions, we can rely on our natural thirst to get us to drink enough liquids to replace the water we lose by sweating.  
 True       False
3. True or False?... Heat cramps are most likely to appear in the muscles of the calf, thigh and shoulder.  
 True       False
4. True or False?... If we don't make a point of replacing the water and vital minerals that are lost when we sweat, we can develop heat-related illnesses.  
 True       False
5. True or False?... Heat-related illnesses reduce the levels of vital minerals in our body.  
 True       False
6. True or False?... It can take from 5 to 10 days for your body to get used to working in an extremely hot environment.  
 True       False
7. True or False?... While sunglasses may make you look "cool", they don't really make you feel any cooler.  
 True       False
8. True or False?... You should ask your doctor whether any medication you're taking could cause you to lose water faster while working in hot conditions.  
 True       False
9. True or False?... Heat cramps are likely to occur when sweating depletes the body's reserves of both fluids and electrolytes.  
 True       False
10. True or False?... A person whose body is no longer able to sweat is suffering from heat syncope.  
 True       False

## FW: Stage Update

Ralph Stewart <rstewart@bellefontepa.gov>

Tue 6/11/2024 4:22 PM

To: Alyssa Doherty <adoherty@bellefontepa.gov>

Hi Alyssa,

Please include this in the council meeting materials for the next meeting.

Thanks,

Ralph

---

Ralph W. Stewart, Borough Manager

Borough of Bellefonte

301 North Spring Street STE 200

Bellefonte PA 16823

Phone: 814-355-1501 x214



---

**From:** Rick Jacobs <rjacobs@psionline.com>

**Sent:** Tuesday, June 11, 2024 4:00 PM

**To:** Doug Johnson <djohnson@bellefontepa.gov>; Barbara Dann <Bdann@bellefontepa.gov>; Deborah Cleeton <dcleeton@bellefontepa.gov>; Talley Fisher <talleyfisher@gmail.com>; Andrea Murrell <andreajmurrell@gmail.com>; Thomas A. Bathgate <tabathgate@pwius.com>; Centretainment T Wilson <centretainment@verizon.net>; Holly Wilson <relaymoney@verizon.net>; Ed Olsen <olsenarch@comcast.net>; Kay Kustanbauter <kaykusty@icloud.com>; Delone, Michael (US - Philadelphia) <mdelone@deloitte.com>; mfdesmond1@gmail.com; S Echols <spechols@gmail.com>; Melissa Hombosky <melissa@3twenty9.com>

**Cc:** Ralph Stewart <rstewart@bellefontepa.gov>; Donald Holderman <dholderman@bellefontepa.gov>; Michael Leakey <mleakey@hl-architects.com>; Bob Leahey <rleahey@mccrossin.com>

**Subject:** Stage Update

As we roll into summer, it seems like the right time to provide an update even though things have been quiet in terms of work on the Stage At Talleyrand. As noted previously, we got a thumbs up from Penn Dot regarding the project and the fact that with no changes to access from Water street we are clear to move forward. Said more directly, no traffic study needed. With that in hand and the understanding that the project would NOT include the Subway/Pelican building, we asked our architect, Michael Leakey to create a new plan which maintains the size of the actual stage (to accommodate larger groups like the Bellefonte Community Band and the Nittany Valley Symphony) but a smaller, more modest building and surrounding areas. Michael said the drawings should be ready by the end of this month along with building cost estimates from Bob Leahey at McCrossin. Once we receive the above, we would like to bring this group together to review the work, discuss potential



changes, and talk about next steps, hopefully sometime in early July. If we all believe we are on the right track, we would then like to schedule a presentation to the full Council.

Thanks.

## Rick Jacobs, PhD

Emeritus Professor of Psychology, College of Liberal Arts  
Distinguished Honors Faculty, Schreyer Honors College  
Board of Directors, Presidential Leadership Academy

[Penn State University](#)



Science Advisor



237 West Linn Street  
Bellefonte, PA 16823  
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Time Zone: Eastern

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**From:** Doug Johnson <[djohnson@bellefontepa.gov](mailto:djohnson@bellefontepa.gov)>

**Sent:** Thursday, May 2, 2024 5:59 AM

**To:** Rick Jacobs <[rjacobs@psionline.com](mailto:rjacobs@psionline.com)>; Barbara Dann <[Bdann@bellefontepa.gov](mailto:Bdann@bellefontepa.gov)>; Deborah Cleeton <[dcleeton@bellefontepa.gov](mailto:dcleeton@bellefontepa.gov)>; Talley Fisher <[talleyfisher@gmail.com](mailto:talleyfisher@gmail.com)>; Andrea Murrell <[andreamurrell@gmail.com](mailto:andreamurrell@gmail.com)>; Thomas A. Bathgate <[tabathgate@pwi.us.com](mailto:tabathgate@pwi.us.com)>; Centretainment T Wilson <[centretainment@verizon.net](mailto:centretainment@verizon.net)>

**Cc:** Ralph Stewart <[rstewart@bellefontepa.gov](mailto:rstewart@bellefontepa.gov)>; Donald Holderman <[dholderman@bellefontepa.gov](mailto:dholderman@bellefontepa.gov)>

**Subject:** Re: Stage Update

Thank you, Rick.

Sounds like great progress. Look forward to the new design and presentation to all.

Doug.

Get [Outlook for iOS](#)

---

**From:** Rick Jacobs <[rjacobs@psionline.com](mailto:rjacobs@psionline.com)>

**Sent:** Tuesday, April 30, 2024 10:51:51 AM

**To:** Doug Johnson <[djohnson@bellefontepa.gov](mailto:djohnson@bellefontepa.gov)>; Barbara Dann <[Bdann@bellefontepa.gov](mailto:Bdann@bellefontepa.gov)>; Deborah Cleeton <[dcleeton@bellefontepa.gov](mailto:dcleeton@bellefontepa.gov)>; Talley Fisher <[talleyfisher@gmail.com](mailto:talleyfisher@gmail.com)>; Andrea Murrell <[andreamurrell@gmail.com](mailto:andreamurrell@gmail.com)>; Thomas A. Bathgate <[tabathgate@pwius.com](mailto:tabathgate@pwius.com)>; Centretainment T Wilson <[centretainment@verizon.net](mailto:centretainment@verizon.net)>

**Cc:** Ralph Stewart <[rstewart@bellefontepa.gov](mailto:rstewart@bellefontepa.gov)>; Donald Holderman <[dholderman@bellefontepa.gov](mailto:dholderman@bellefontepa.gov)>

**Subject:** Stage Update

Tom Bathgate, Tom Wilson, and I met with the architect, Michael Leakey and builder, Bob Leahey for the stage. As you know, Michael was instrumental in discussions with Penn Dot that led to the decision that with our simplified plan and no changes to the access to Water street we do will not require approval. Michael presented a rough plan for the smaller stage, sitting behind the Pelican building facing the park.

Michael is working on a detailed plan for the stage that we will share with you once completed. His schedule is quite busy so we do not anticipate getting the plan until early June. Once completed we are hopeful Bob can quickly provide a cost estimate that we can then share with you and the full council to continue our discussions.

Thanks.

**Rick Jacobs**, PhD

Emeritus Professor of Psychology, College of Liberal Arts  
Distinguished Honors Faculty, Schreyer Honors College  
Board of Directors, Presidential Leadership Academy

[Penn State University](#)



## Science Advisor



237 West Linn Street  
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May 22, 2024

Bellefonte Borough Council  
301 N. Spring Street, Suite 200  
Bellefonte, PA 16823

**CERTIFIED MAIL NO. 7017 1450 0001 7956 8155**

**RE: Bellefonte Waterfront Associates 1, LLC, 2, LLC, and 3, LLC  
Bellefonte Waterfront Development Project  
129 and 130 North Dunlop Street and 315 West High Street  
Borough of Bellefonte, Centre County, Pennsylvania**

Dear Council:

Notice is hereby given that BAI Group, LLC, on behalf of Bellefonte Waterfront Associates, 1 LLC, 2, LLC, and 3, LLC have submitted a Risk Assessment/Final Report to the Pennsylvania Department of Environmental Protection, North-central Regional Office, for the site known as the Bellefonte Waterfront Development Project located at 129 and 130 North Dunlop Street and 315 West High Street, Borough of Bellefonte, Centre County, Pennsylvania. The report indicates that the remediation performed has attained compliance with the Site-Specific Standard for soil and groundwater beneath the property, and that the existing Environmental Covenant will be revised to remove the requirement for operation of a vapor treatment system in site buildings. This notice is made under the provision of the Land Recycling and Environmental Standards Act, the Act of May 19, 1995, P.L. 4, No. 2.

Sincerely,

**BAI Group, LLC**

Evan T. Teeters, P.G.  
Licensed Professional Geologist

ET

cc: Jessica Ritenour (PADEP)  
Tom Songer, II (BFWA)

BELLEFONTE BOROUGH

At the regular meeting of the Bellefonte Borough Council held on the 17th day of June 2024, 7:30 PM, in the Bellefonte Borough Building, 301 North Spring Street, 1st Floor, Bellefonte, Pennsylvania, Centre County, at which meeting a quorum was present, the following motion was made, seconded, and approved:

Bellefonte Borough Council requests that Centre County, on behalf of Bellefonte Borough, submit an application to the Pennsylvania Department of Community and Economic Development for FFY 2024 Community Development Block Grant Entitlement funding for the following activities:

1. Talleyrand Park Suspension Bridge RAB	*\$97,993.00
2. Administration	* <u>\$20,000.00</u>
Total	*\$117,993.00

DATED: June 17, 2024

\*Fund amounts based on 2023 allocations; actual amounts may increase/decrease when 2024 allocations are released.

Bellefonte Borough Council

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Kent Bernier, Council President



# Memo

To: COUNCIL  
From: Don  
Date: June 17, 2024  
Re: Special Projects Update

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There are a few items I wish to report to Council. They are as follows:

1. The Parkview Heights Stormwater project is complete. We had a final walk-thru on May 15<sup>th</sup> with the Engineer. The only outstanding item is the release of retainage funds and release of co-permittee for the NPDES permit. They were waiting for the grass to grow so they could remove the silt-socks (required by the permit).
2. The Tree grant called TreePennsylvania is opening for a fall opportunity. We plan to apply for 10-15 trees.
3. Drawings are finalized for the second phase of the Streetscape Project (S. Spring Street & W. Bishop Street). PennDOT bid the project and the low-bidder is Big Rock Paving in the amount of \$316,316.00. The total cost of the project is approximately \$417,466.00 including inspection services and engineering services. The TASA grant is for \$325,000, therefore the balance of \$92,466.00 will come from the Liquid Fuels funding. There is a pre-construction meeting set up for the end of July. Construction will begin around August 17<sup>th</sup> with a completion date prior to Thanksgiving.
4. We are working on getting an estimate from Laural Asphalt for stamped crosswalks for the Spring Street and W. Bishop Street project. We would like to determine how many crosswalks we can do with the \$50K in grant funds we received from the County Liquid Fuels Program.
5. We obtained a price for the construction of the Batting Cage at Governor's Park. It is \$124K. We also obtained the Building Permit. We are working with Nastase Construction to determine a start date. In addition, we applied and received a 6-month extension on the grant to get this completed. The grant now expires on December 31, 2024.
6. We submitted a pre-application for a PennDOT ARLE grant to cover the costs of the stop light at Parkview Blvd. The response we received is the application meets the eligibility requirements for the ARLE funding program, however the project is NOT competitive because it is not addressing a safety issue (no records of any fatal or injury crashes for the past five years. Due to their comments, we will not be submitting for this funding.



7. I wanted to thank Borough Council for allowing me to attend the annual Borough's Conference. I always find this conference very beneficial and this year was no exception as there were many timely breakout sessions.
8. The Borough, in a typical year receives approximately 20-25 right-to-know requests. For some reason, this year is an exception as we are halfway through the calendar year, and thus far we have received 42 requests. These requests place more work on staff. We are working to keep track of the number of hours spent on these RTK requests—specifically those that come from data collection centers.
9. The Labor Management Team that will be working on the negotiations with the Public Works Union met for the first time last week and briefly before the meeting this evening to draft their first proposal. We plan to set up our first meeting with the Union either later this month or in early July.
10. At this evening's meeting, Council will be voting on the 2024 CDBG Project – Suspension Bridge. SEDA-GOG has bid out the RFP for Engineering Services. To design the project and obtain any necessary permits. We are waiting on receiving the list after their review. On another note, our CDBG Representative from SEDA-COG, Tanya Collins informed me she is leaving to take a similar position with DCED. Our new POC will be Leslie Hosterman.