



HISTORIC
Bellefonte™

Est. 1795

Borough of Bellefonte Council Work Session

AGENDA

6:30 – 7:25 PM, Monday, March 3rd, 2025

**In-Person, Large Room,
301 N. Spring St, 1st 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 **ATTEND IN PERSON.** The meeting room is open with normal occupancy limits.

I. CALL TO ORDER – Council President Dann

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.

III. ITEMS FOR DISCUSSION:

Note – All Times are approximate

A) Property Maintenance Codes Discussion – **30 minutes**

B) Stage at Talleyrand Group – **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.



HISTORIC
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Est. 1795

Bellefonte Borough Council Business Meeting
7:30 PM, Monday, March 3rd, 2025
In-Person, Council Chambers/Large Meeting Room
301 N. Spring St, 1st 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 **ATTEND IN PERSON.** The meeting room is open with normal occupancy limits.

AGENDA

I. 7:30 PM CALL MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Mr. Bernier, <i>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>President, South Ward</i>	Mr. Larson, <i>Junior Council Member</i>	
Mr. Johnson, <i>Vice-President, North Ward</i>	Ms. Meckley, <i>Junior Council Member</i>	
Ms. McKean, <i>West Ward</i>	Mayor Johnson, <i>At Large</i>	

IV. ADDITIONS TO THE COUNCIL MEETING 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.

V. PUBLIC COMMENT (Oral)

Borough Council intends to take public comment related to the motion that is on the floor after it has been duly made and seconded. The order of comment will be public comment and then council comment including, proposed amendments by council members. If amendments are proposed to the original motion, the public will then only comment on the amendment(s) before final votes are taken. You must be a Bellefonte resident, non-profit representative, business owner, or an official representative of another governmental agency. Speakers shall identify themselves by name and street, municipality, if outside of the Borough of Bellefonte. Comments are limited to three (3) minutes.

VI. COMMUNICATIONS (written)

Thank you letter from former resident John Brouse. FYI, no council action is requested.
Reminder – community group summit, 6:30PM, Wednesday, March 5 th , Oak Room or (Council Chambers if needed), 301 North Spring Street, Bellefonte. FYI, no council action is requested.
FERC Notice, Gas line Compressor Work to take place in Centre County, other Counties. Public comment/participation is due by 5pm, March 6 th . Council may vote to comment on the scope of work related to this project.
Logan Fire Company Banquet Invitation to elected officials. April 12 th , 2025. RSVP to Bobbi Salvanish by March 31 st , 2025. FYI, no council action is requested.

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	DRAFT Council Meeting Minutes February 18 th , 2025
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Call for a motion/2nd to approve the Consent Agenda.

VIII. REPORTS

<i>Please limit all reports/rebuttals/deliberations to three minutes maximum.</i>		
DEPARTMENT	OFFICIAL/ STAFF	REPORT
Mayor	Mayor Johnson	Verbal
Jr. Council Member ➤ February 2025 Report	Mr. Larson	Submitted
OCA Memo: <i>See memo for report and updates</i> ➤ The HARB meeting for March 11 will be canceled. The next scheduled meeting will be Tuesday, March 25 at 8:30 a.m. ➤ The Planning Commission meeting for March 10 has been moved to Tuesday, March 18 at 5:00 p.m. in the Large Meeting Room. Motion/2nd to approve the revised designs of Building 1 (hotel) and Building 2 (garage, condo, commercial) of the Bellefonte Waterfront Project.	Ms. Thompson	Submitted

IX. CURRENT and OLD BUSINESS

<p>Follow Up from Traffic Signal Discussion at February 18th Work Session.</p> <p>Stamped Asphalt Crosswalks at Airport/Zion and Parkview Blvd/Zion Traffic Signals– PennDOT will permit, but the design for both intersections will need to be submitted under a separate Highway Occupancy Permit (HOP) application and be in the Boroughs name. PennDOT will require a letter from the Borough stating that they understand that the Borough is responsible for paying for all future maintenance of the crosswalk asphalt material. Also, that they understand that when the Department repaves these intersections, these crosswalks will not be replaced in kind using PennDOT money. Those conditions will also be in the HOP when issued. The HOP engineering/design costs are not the scope of the borough’s engineer (working on the Parkview Intersection) or the School’s engineer (working on the Airport Road intersection) and would be additional fees.</p> <p>Accessible Pedestrian Signals (APS) pushbuttons will be installed at all locations.</p> <p>Leading Pedestrian Indicator (LPI) (gives pedestrians the opportunity to enter the crosswalk at an intersection 3-7 seconds before vehicles are given a green ...) will be installed at the Airport Road crossing. It can’t be added to the Parkview crossing due to the advance left on S.R. 550. It will be part of the timings for the 550 crossing though.</p>

Crossing at Triangle Road – At the work session on February 18th, there was discussion about having a pathway on the Triangle Road Right-of-Way, in place of a sidewalk along the South side of Zion Road. PennDOT has given their ok for an Rectangular Rapid Flashing Beacon (RRFB) light here. Grant funds can be applied for however, there is no guarantee. If a grant is awarded, there will be a local match. Fees for the design work, the RRFB, the stamped crosswalk, and the pathway on Triangle Road need to be committed.

Motion/2nd to have council’s Streets Committee review these matters and to bring back recommendations.

Street Paving Street Selection, Budgeted Funds. **Motion/2nd to have council’s Street Committee review staff recommendations for the streets to include in this year’s paving project and to bring back recommendations.**

Legal Opinion, borough staff member application for appointment to Shade Tree Commission. Borough Solicitor Jeff Stover’s opinion, based on the position and facts, a conflict of interest does not exist. **Council may vote to appoint Mr. Jason Ostroskie to the Shade Tree Commission to fill the current vacancy for the remainder of the term.**

RFP for Grant Writing Services has been issued. Proposals are due on Friday, March 14th. **FYI, no council action is requested.**

Signed agreement contract for Section 902 Municipal Recycle Program Development and Implementation Grant received by the Borough. Awarded amount \$200,000, purchase of equipment can begin. **FYI Please see Grants update memo. No council action requested.**

Settlement Agreement between the US Department of Justice and Bellefonte Borough: All deadlines for implementation of services, ADA training and documentation have been met by the borough ADA Coordinator within timeframes and deadlines set forth in the settlement. The borough remains under the settlement until February 20, 2026. ADA training and improvements to borough services will be ongoing as outlined in Title II. **FYI no council action requested.**

Approval of Ordinance No. 03032025-01 Amendment to Chapter 108: Police Department. **Motion/2nd to approve Ordinance No. 03032025-01 Amendments to Chapter 108: Police Department.**

X. NEW BUSINESS

Bellefonte Waterfront Property National Pollutant Discharge Elimination System (NPDES) Permit. Owners notified staff that they had inadvertently left their NPDES permit expire. Riparian zone regulations near waterways had changed after the permit was originally issued. Staff is working with their engineers and PA DEP on a new permit application that may involve Borough Authority property downstream of the waterfront property. **FYI, no council action is requested.**

Discussions regarding bike path/walkway to/from former Cerro complex in Spring Township to Talleyrand Park. Discussions are underway primarily through the Happy Valley Adventure Bureau and stakeholders. **FYI, no council action is requested.**

Approval of Resolution No. 03032025-01 Amending the Police Department’s updated Policies Vehicle Pursuits 4.2.1, Objective Risk Factors in vehicle pursuits 4.2.1.1, Pursuit Decision-Making Matrix 4.2.1.2. **Motion/2nd to approve Resolution No. 03032025-01 Amending the Police Department’s updated Policies as presented.**

XI. PUBLIC COMMENT REGARDING ISSUES NOT ON THE AGENDA

This Public Comment period is for oral comments regarding items not listed on this meeting agenda. Speakers shall identify themselves by name and street, municipality, if outside of the Borough of Bellefonte. Comments are limited to three (3) minutes maximum.

XII. COUNCIL MEMBER COMMENTS/FOR THE GOOD OF THE ORDER

Please try to limit all comments/rebuttals to three minutes maximum.

XIII. ADJOURNMENT

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

EXECUTIVE SESSION – Personnel Matters

The Council Public Comment Policy and the 2025 List of Goals/action items will be included with each Agenda.

235 Bamberg Drive
Bluffton, SC 29910
February 20, 2025

Ms. Barbara Dann, Council President
Mr. Buddy Johnson, Mayor
301 N. Spring St. Suite 200
Bellefonte, PA 16823

Dear Barbara and Buddy:

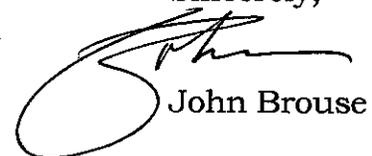
For months, I've been thinking about dropping you a note and today, since it's a cool, forty-six degrees and, at least for me, too cold to play golf, I decided (to quote a Nike commercial) to **"just do it!"** Getting to the point, congratulations are in order for you and the volunteers who have worked vigorously and tirelessly keeping Bellefonte relevant. Bellefonte continues to reinvent itself and, clearly, this renaissance is the product of visionaries like yourselves and many others.

Whether it's Talleyrand Park, the Big Spring, the Match Factory, the train station, the "river walk" (beside the former site of the Penn Belle) or the Victorian Christmas, Bellefonte remains vibrant, a wonderful home for its residents and a source of enjoyment and education for its visitors. So, repeating myself, congratulations on a job well done!

Unfortunately, I haven't been to Bellefonte in years but hoping to do so this summer. As for me, I was born in Bellefonte in 1940, grew-up at 107 S. Thomas St., graduated from BHS (1958), worked at the Penn Belle, was a part-time radio announcer at WBLF, graduated from Lock Haven University '63 & IUP in '67, taught school from '63 to '67 and retired as President/CEO of Highmark, Inc. in 2002.

Notwithstanding bouncing around from Lock Haven to Lewistown to Camp Hill, to Pittsburgh, to Mechanicsburg, to Okatie (SC) to Bluffton (SC), memories of Bellefonte haven't faded. A great place to grow-up and a great place to live!

Sincerely,



John Brouse



Ralph Stewart

From: Phil Breidenbaugh <breidenbaugh.p@gmail.com>
Sent: Wednesday, February 19, 2025 9:59 AM
To: boc@centrecountypa.gov; Fritz Smith; david@capperella.com; Ralph Stewart; Edward Stoddard; greg@cbicc.org
Subject: Bellefonte Organizational Summit Meeting #1 - Invitation

To: Centre County Commissioners and Leaders at HVAB, Centre County Chamber and Bellefonte Borough,

My name is Phil Breidenbaugh. I am a Bellefonte resident and business owner, member of the Chamber of Commerce and Downtown Bellefonte Inc. As stakeholders in the welfare and vitality of Bellefonte I am inviting you to an upcoming Bellefonte Organizational Summit meeting planned for March 5th at 6:30 pm in the Bellefonte Borough Building (Oak Room)

I began meeting individually with various Bellefonte organizations (below) late last summer in an attempt to organize an all-group meeting where new ways of working together might be explored. As a result each of the groups agreed to meet together on March 5th.

The organizations involved are:

1. Historic Bellefonte Inc
2. Intervalley Bellefonte Chamber of Commerce
3. Downtown Bellefonte Inc
4. Bellefonte Historical and Cultural Association

This meeting is intended to start discussion on how we can best communicate and collaborate as we work within each of the organizational missions.

This meeting is primarily a discussion amongst these groups. You are being invited as a stakeholder and your role would be to stay informed of the discussion and provide perspective and observations from your particular viewpoint. If time permits, it could be at the meeting, but it will be requested sometime following the meeting. We know that these groups benefit from the support and resources you provide and therefore value your input.

Please consider coming to this meeting and let me know if you plan to attend so I can be sure there is space.

If you have any questions please get back to me.

Thanks
Phil Breidenbaugh
717-891-0158

UNITED STATES OF AMERICA
FEDERAL ENERGY REGULATORY COMMISSION

Eastern Gas Transmission and Storage

Docket No. CP25-29-000

NOTICE OF SCOPING PERIOD REQUESTING COMMENTS ON
ENVIRONMENTAL ISSUES
FOR THE PROPOSED **CAPITAL AREA PROJECT**

February 4, 2025

The staff of the Federal Energy Regulatory Commission (FERC or Commission) will prepare an environmental document, that will discuss the environmental impacts of the Capital Area Project involving construction and operation of facilities by Eastern Gas Transmission and Storage (EGTS), in Clinton, Centre and Franklin Counties, Pennsylvania, and Loudoun County, Virginia. The Commission will use this environmental document in its decision-making process to determine whether the project is in the public convenience and necessity.

This notice announces the opening of the scoping process the Commission will use to gather input from the public and interested agencies regarding the project. As part of the National Environmental Policy Act (NEPA) review process, the Commission takes into account concerns the public may have about proposals and the environmental impacts that could result from its action whenever it considers the issuance of a Certificate of Public Convenience and Necessity. This gathering of public input is referred to as “scoping.” The main goal of the scoping process is to focus the analysis in the environmental document on the important environmental issues. Additional information about the Commission’s NEPA process is described below in the NEPA Process and Environmental Document section of this notice.

By this notice, the Commission requests public comments on the scope of issues to address in the environmental document. To ensure that your comments are timely and properly recorded, please submit your comments so that the Commission receives them in Washington, DC on or before 5:00pm Eastern Time on **March 6, 2025**. Comments may be submitted in written form. Further details on how to submit comments are provided in the Public Participation section of this notice.

Your comments should focus on the potential environmental effects, reasonable alternatives, and measures to avoid or lessen environmental impacts. Your input will help the Commission staff determine what issues they need to evaluate in the

environmental document. Commission staff will consider all written comments during the preparation of the environment document.

If you submitted comments on this project to the Commission **before** the opening of this docket on December 23, 2024, you would need to file those comments in Docket No. CP25-29-000 to ensure they are considered as part of this proceeding.

This notice is being sent to the Commission's current environmental mailing list for this project. State and local government representatives should notify their constituents of this proposed project and encourage them to comment on their areas of concern.

If you are a landowner receiving this notice, a pipeline company representative may contact you about the acquisition of an easement to construct, operate, and maintain the proposed facilities. The company would seek to negotiate a mutually acceptable easement agreement. You are not required to enter into an agreement. However, if the Commission approves the project, the Natural Gas Act conveys the right of eminent domain to the company. Therefore, if you and the company do not reach an easement agreement, the pipeline company could initiate condemnation proceedings in court. In such instances, compensation would be determined by a judge in accordance with state law. The Commission does not subsequently grant, exercise, or oversee the exercise of that eminent domain authority. The courts have exclusive authority to handle eminent domain cases; the Commission has no jurisdiction over these matters.

EGTS provided landowners with a fact sheet prepared by the FERC entitled "[An Interstate Natural Gas Facility On My Land? What Do I Need To Know?](#)" which addresses typically asked questions, including the use of eminent domain and how to participate in the Commission's proceedings. This fact sheet along with other landowner topics of interest are available for viewing on the FERC website (www.ferc.gov) under the Natural Gas, [Landowner Topics](#) link.

Public Participation

There are three methods you can use to submit your comments to the Commission. Please carefully follow these instructions so that your comments are properly recorded. The Commission encourages electronic filing of comments and has staff available to assist you at (866) 208-3676 or FercOnlineSupport@ferc.gov.

- 1) You can file your comments electronically using the [eComment](#) feature, which is located on the Commission's website (www.ferc.gov) under the link to [FERC Online](#). Using eComment is an easy method for submitting brief, text-only comments on a project;

- 2) You can file your comments electronically by using the [eFiling](#) feature, which is located on the Commission's website (www.ferc.gov) under the link to [FERC Online](#). With eFiling, you can provide comments in a variety of formats by attaching them as a file with your submission. New eFiling users must first create an account by clicking on "[eRegister](#)." You will be asked to select the type of filing you are making; a comment on a particular project is considered a "Comment on a Filing"; or
- 3) You can file a paper copy of your comments by mailing them to the Commission. Be sure to reference the project docket number (CP25-29-000) on your letter. Submissions sent via the U.S. Postal Service must be addressed to: Debbie-Anne A. Reese, Secretary, Federal Energy Regulatory Commission, 888 First Street NE, Room 1A, Washington, DC 20426. Submissions sent via any other carrier must be addressed to: Debbie-Anne A. Reese, Secretary, Federal Energy Regulatory Commission, 12225 Wilkins Avenue, Rockville, Maryland 20852.

Additionally, the Commission offers a free service called eSubscription which makes it easy to stay informed of all issuances and submittals regarding the dockets/projects to which you subscribe. These instant email notifications are the fastest way to receive notification and provide a link to the document files which can reduce the amount of time you spend researching proceedings. Go to <https://www.ferc.gov/ferc-online/overview> to register for eSubscription.

The Commission's Office of Public Participation (OPP) supports meaningful public engagement and participation in Commission proceedings. OPP can help members of the public, including landowners, community organizations, Tribal members and others, access publicly available information and navigate Commission processes. For public inquiries and assistance with making filings such as interventions, comments, or requests for rehearing, the public is encouraged to contact OPP at (202) 502-6595 or OPP@ferc.gov.

Summary of the Proposed Project

The proposed project is known as the Capital Area Project (Project) and would enable EGTS to deliver an additional 67,500 dekatherms per day (Dth/d) of natural gas from an existing upstream pipeline interconnect in Clinton County, Pennsylvania, for delivery to local natural gas utilities in Frederick County, Maryland, and Loudoun County, Virginia. The Project would increase natural gas capacity on EGTS' existing PL-1 pipeline system through the addition of compression and facility modifications at its existing Finnefrock, Centre, and Chambersburg Compressor Stations in Pennsylvania and Leesburg Compressor Station in Virginia.

Specifically, the Project would consist of the following modifications to EGTS facilities:

- adding one 6,130 horsepower (hp) gas-fired turbine compressor unit and ancillary facilities at Centre Compressor Station in Centre County, Pennsylvania;
- adding one 11,110 hp gas-fired turbine compressor unit and installing ancillary facilities at Chambersburg Compressor Station in Franklin County, Pennsylvania;
- adding one 5,000 hp electric-driven compressor unit and ancillary facilities at Leesburg Compressor Station in Loudoun County, Virginia; and
- replacing gas coolers and headers and cold recycle piping, and installing new check valves, at Finnefrock Compressor Station in Clinton County, Pennsylvania

The Project Location Overview of the facilities is shown in appendix 1.¹

Land Requirements for Construction

The Project would require the use of a total of 64.0 acres of land during construction, of which 42.5 acres would be permanent impacts. At the Centre, Leesburg, and Finnefrock Compressor Stations, all Project modifications and facility components would be installed within the fenced boundary of the existing stations. Overall, construction would require the use of about 33.7 acres within existing station fence lines, 23.8 acres of adjacent land that would be used for temporary construction workspace outside the existing facilities, and 6.6 acres of land for the expansion of the Chambersburg Compressor Station. Following construction, the temporary workspaces would be restored.

NEPA Process and the Environmental Document

Any environmental document issued by the Commission will discuss impacts that could occur as a result of the construction and operation of the proposed project under the relevant general resource areas:

¹ The appendices referenced in this notice will not appear in the Federal Register. Copies of the appendices were sent to all those receiving this notice in the mail and are available at www.ferc.gov using the link called "eLibrary". For instructions on connecting to eLibrary, refer to the last page of this notice. For assistance, contact FERC at FERCOnlineSupport@ferc.gov or call toll free, (886) 208-3676 or TTY (202) 502-8659.

- geology and soils;
- water resources and wetlands;
- vegetation and wildlife;
- threatened and endangered species;
- cultural resources;
- land use;
- air quality and noise; and
- reliability and safety.

Commission staff will also evaluate reasonable alternatives to the proposed project or portions of the project and make recommendations on how to lessen or avoid impacts on the various resource areas. Your comments will help Commission staff identify and focus on the issues that might have an effect on the human environment and potentially eliminate others from further study and discussion in the environmental document.

Following this scoping period, Commission staff will determine whether to prepare an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). The EA or the EIS will present Commission staff's independent analysis of the issues. If Commission staff prepares an EA, a *Notice of Schedule for the Preparation of an Environmental Assessment* will be issued. The EA may be issued for an allotted public comment period. The Commission would consider timely comments on the EA before making its decision regarding the proposed project. If Commission staff prepares an EIS, a *Notice of Intent to Prepare an EIS/Notice of Schedule* will be issued, which will open up an additional comment period. Staff will then prepare a draft EIS which will be issued for public comment. Commission staff will consider all timely comments received during the comment period on the draft EIS and revise the document, as necessary, before issuing a final EIS. Any EA or draft and final EIS will be available in electronic format in the public record through eLibrary² and the Commission's natural gas environmental documents webpage (<https://www.ferc.gov/industries-data/natural-gas/environment/environmental-documents>). If eSubscribed, you will receive instant email notification when the environmental document is issued.

With this notice, the Commission is asking agencies with jurisdiction by law and/or special expertise with respect to the environmental issues of this project to formally cooperate in the preparation of the environmental document.³ Agencies that would like to request cooperating agency status should follow the instructions for filing comments provided under the Public Participation section of this notice.

² For instructions on connecting to eLibrary, refer to the last page of this notice.

³ Cooperating agency responsibilities are addressed in Section 107(a)(3) of NEPA (42 U.S.C. § 4336(a)(3)).

Consultation Under Section 106 of the National Historic Preservation Act

In accordance with the Advisory Council on Historic Preservation's implementing regulations for section 106 of the National Historic Preservation Act, the Commission is using this notice to initiate consultation with the applicable State Historic Preservation Office(s), and to solicit their views and those of other government agencies, interested Indian tribes, and the public on the project's potential effects on historic properties.⁴ The environmental document for this project will document findings on the impacts on historic properties and summarize the status of consultations under section 106.

Environmental Mailing List

The environmental mailing list includes federal, state, and local government representatives and agencies; elected officials; environmental and public interest groups; Native American Tribes; other interested parties; and local libraries and newspapers. This list also includes all affected landowners (as defined in the Commission's regulations) who are potential right-of-way grantors, whose property may be used temporarily for project purposes, or who own homes within certain distances of aboveground facilities, and anyone who submits comments on the project and includes a mailing address with their comments. Commission staff will update the environmental mailing list as the analysis proceeds to ensure that Commission notices related to this environmental review are sent to all individuals, organizations, and government entities interested in and/or potentially affected by the proposed project.

If you need to make changes to your name/address, or if you would like to remove your name from the mailing list, please complete one of the following steps:

- 1) Send an email to GasProjectAddressChange@ferc.gov stating your request. You must include the docket number CP25-29-000 in your request. If you are requesting a change to your address, please be sure to include your name and the correct address. If you are requesting to delete your address from the mailing list, please include your name and address as it appeared on this notice. **This e-mail address is unable to accept comments.**

OR

- 2) Return the attached "Mailing List Update Form" (appendix 2).

⁴ The Advisory Council on Historic Preservation's regulations are at Title 36, Code of Federal Regulations, Part 800. Those regulations define historic properties as any prehistoric or historic district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places.

Additional Information

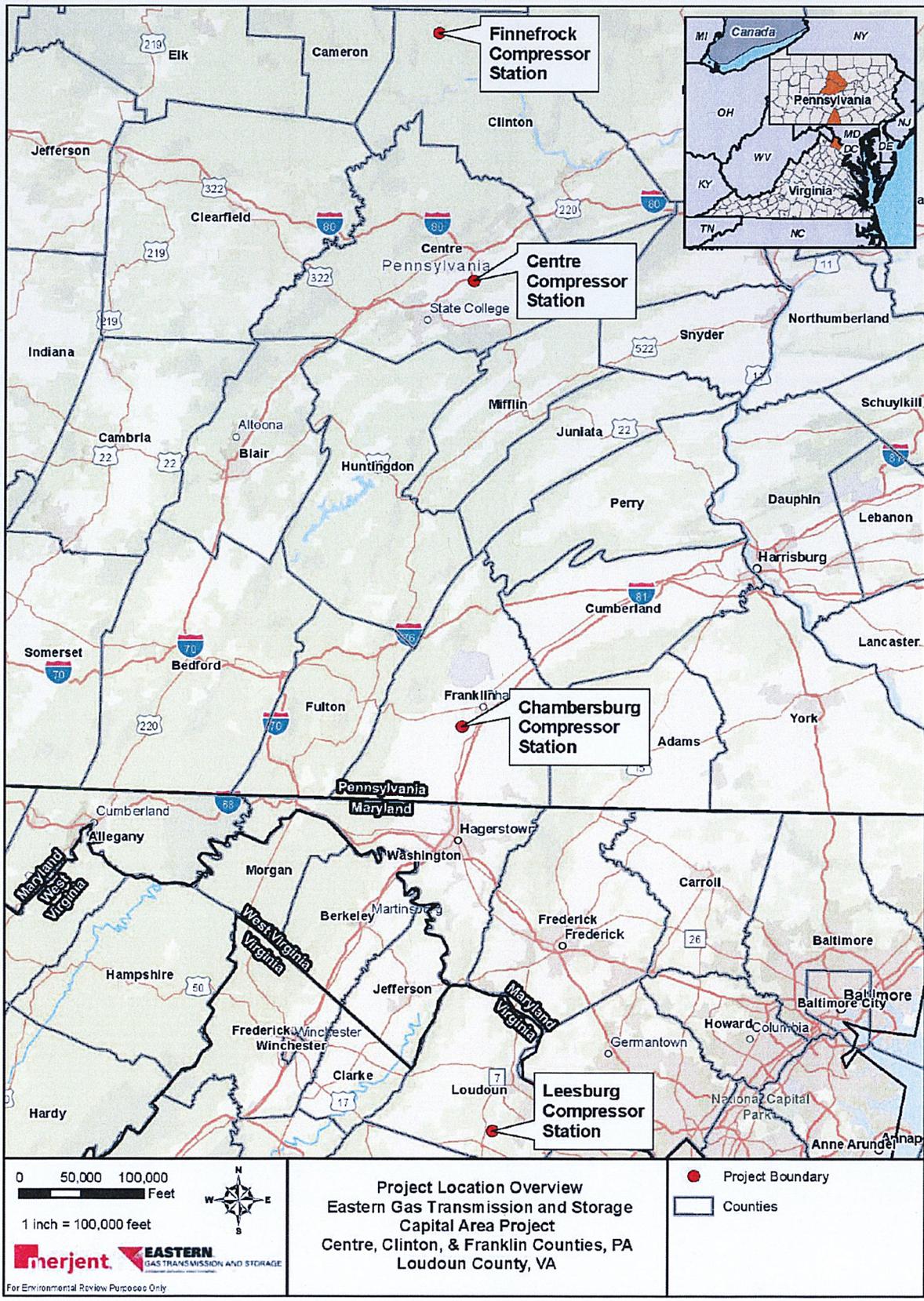
Additional information about the project is available from the Commission's Office of External Affairs, at (866) 208-FERC, or on the FERC website at www.ferc.gov using the [eLibrary](#) link. Click on the eLibrary link, click on "General Search" and enter the docket number in the "Docket Number" field. Be sure you have selected an appropriate date range. For assistance, please contact FERC Online Support at FercOnlineSupport@ferc.gov or (866) 208-3676, or for TTY, contact (202) 502-8659. The eLibrary link also provides access to the texts of all formal documents issued by the Commission, such as orders, notices, and rulemakings.

Public sessions or site visits will be posted on the Commission's calendar located at <https://www.ferc.gov/news-events/events> along with other related information.

Debbie-Anne A. Reese,
Secretary.

Appendix 1

Project Location Overview



0 50,000 100,000 Feet
 1 inch = 100,000 feet

Merjent EASTERN GAS TRANSMISSION AND STORAGE
 For Environmental Review Purposes Only

Project Location Overview
 Eastern Gas Transmission and Storage
 Capital Area Project
 Centre, Clinton, & Franklin Counties, PA
 Loudoun County, VA

- Project Boundary
- Counties

Appendix 2

MAILING LIST UPDATE FORM

Capital Area Project

Name _____

Agency _____

Address _____

City _____ **State** _____ **Zip Code** _____

Please update the mailing list

Please remove my name from the mailing list

FROM _____

ATTN: OEP - Gas 3, PJ – 11.3
Federal Energy Regulatory Commission
888 First Street NE
Washington, DC 20426

(Docket No. CP25-29-000, Capital Area Project)

Staple or Tape Here

Join us for our Annual Logan Fire Company No. 1 Banquet

April 12, 2025
Lambert Hall
303 Forge Road
Bellefonte, PA
16823



Social Hour: 17:00
Dinner: 18:00
Speaker
BYOB
Live Band to follow:
Big Daddy Bangers

**Please RSVP for you and a guest to
Bobbi at 814-777-5775 by March 31, 2025**

BELLEFONTE BOROUGH COUNCIL
Regular Meeting
MEETING MINUTES
February 18, 2025 - 7:30 p.m.
301 N. Spring Street, Suite 200, Bellefonte, Pennsylvania 16823
www.bellefonte.net

I. CALL TO ORDER (Council President Barbara Dann)

The February 18, 2025 meeting of the Bellefonte Borough Council was called to order at 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

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

STAFF PRESENT

Mr. Bill Witmer, Police Chief
Mr. Ralph Stewart, Borough Manager

IV. ADDITIONS TO THE AGENDA

Brachbill requested to move the executive session scheduled for after tonight's meeting to the next scheduled meeting.

Brachbill motioned and Tosti-Vasey seconded to take the Executive session scheduled for after this meeting of the agenda. Roll call vote. Motion to move the meeting to March 3, 2025 carried.

V. PUBLIC COMMENT (Oral)

NONE

VI. COMMUNICATIONS (written)

Centre County Transportation Update, February 2025. No council action is requested.
 Mill Race Bridge Replacement Onsite Meeting Minutes. Project is scheduled for 2026. No council action is requested.

Email - Consider a pesticide/herbicide spray ban for absentee landlords in Bellefonte Borough. This item was turned over to Council’s Environmental Committee for review and recommendation.

Email -Thank you from Mark Stitzer for the Work Session to discuss the lighting issue in Masullo Park. No council action is requested.

Letter - BASD School Directors changed compensation rates for elected Real Estate Tax Collectors whose term begins in 2026. No council action is requested.

Email – Community Groups planning to meet to discuss common issues. The meeting will be held at 6:30PM on Wednesday, March 5th in the Oak Room, 1st Floor, 301 North Spring Street. Elected officials are welcome to attend. No council action is requested.

Letter - Spring Township is concerned with the Big Spring Well Drilling Project.

Letter – Response to Spring Township from Bellefonte Borough Authority on Exploring the Placement of Wells in the expanded area of Talleyrand Park.

Letter-Stage information received on February 14, 2025.

Email Exchange– Borough Authority and Stage at Talleyrand Committee re: Big Spring wells project, asking to be put on an agenda, and to have a definitive timeline. Council may take action or consider scheduling discussion/action at another time.

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

Consent Agenda includes the following items:

1. Finance	Budget v. Actual January 2025
2. Finance	Budget v. Actual Summary January 2025
3. General	DRAFT Council Meeting Minutes February 3
4. General	Solicitor Stover Invoice
5. Finance	Treasurer’s Report January 2025
6. Finance	Voucher Summary January 2025

McKean motioned to approve the consent agenda. Brachbill seconded. Roll call vote. Motion to approve Consent Agenda items 1-6 listed above 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		

VIII. REPORTS

Mayor Johnson

Mayor Johnson presented a Proclamation - School Resource Officer Awareness Day February 15, 2025

Mayor Johnson also offered a short report about the Community Action Meeting. He said the meeting was a wonderful collaboration of community leaders. He is looking forward to future meetings.

Police (Acting Chief Witmer)

January 2025 Report

Paul Miller’s Law (Hands Free Law)

Parking

January 2025 report

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

NONE

Borough Manager

January 2025 Report

IX. CURRENT and OLD BUSINESS

Shade Tree Commission Volunteer Application. A legal opinion has been requested. No council action is requested at this time.

Light at Masullo Park Update. Staff contacted West Penn Power (WPP) about taking out the light. WPP said to pull the photo cell. Our staff did that and the light is out. Staff is researching LED options. No council action is requested at this time.

RACP Funding for the Waterfront Project. The owners have a Cooperation Agreement with the Borough. The owners are submitting new forms to the PA DCED and need Council approval and official signing.

Brachbill motioned and Sedgwick seconded for approval of the forms to be submitted to PA DCED and to be signed, contingent upon all Cooperation Agreements being reviewed and updated where needed. It is further motioned that Council strongly encourages the owners to break ground on this long-anticipated economic development project as soon as possible. Discussion included details regarding the project and funding for the project. Roll call vote. Motion 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		

X.NEW BUSINESS

2025 Paving Bid opening.

BIDS:

1. Glenn O Hawbaker \$207,878.50
2. HRI, INC \$300,732.55
3. Wyde \$189,160.85
4. Big Rock Paving \$187,512.60

Tosti-Vasey motioned and Brachbill seconded to allow staff to review, make deletions to fit the budget, approve the lowest responsible bid. 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		

Letter from Chief Witmer requesting Ordinance amendment Chapter 108 Police.

Brachbill motioned and McKean seconded to approve advertising Ordinance amendment for Council vote on March 3rd, 2025. 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		

Approval of Resolution No. 02182025-01 Adopting the Police Department’s updated Policies.

McKean motioned and Tosti-Vasey seconded to approve Resolution No. 02182025-01 Adopting the Police Department’s updated Policies. 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		

Consider Approval of issuing a Request for Proposals (RFP) for Grant Writing Services.

Purnell motioned and Bernier seconded to approve the motion as stated. Discussion included clarification of the motion. Roll call vote. Motion carried 6:3.

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

Cooperation Agreement Approval. Owners of the former Sutton Engineering property (also known as Bellefonte Works) on South Potter Street, received a RACP Grant several years ago that is passing through the Borough. Owners are interested in making improvements to the property. Owners must have the Borough’s Assistance with this Grant. The Agreement states the obligations of the owners.

Brachbill motioned and Bernier seconded to approve the Borough assisting with this Grant contingent upon the owners entering into a Cooperation Agreement with the Borough. No discussion. Roll call vote. Motion carried.

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

XI. PUBLIC COMMENT REGARDING ISSUES NOT ON THE AGENDA

NONE

XII. COUNCIL MEMBER COMMENTS/FOR THE GOOD OF THE ORDER

NONE

XIII. ADJOURNMENT

Brachbill motioned to adjourn. McKean seconded. Meeting adjourned at 8:32pm.

Junior Council Member Report
March 3, 2025

- Junior Council Member Report will be provided at the first meeting of every month.
- Please contact me if you have any questions or topics you would like me to look into.

School Report:

- We are about halfway through the third quarter!
- The Red & White had a special Valentine's Day release!
 - The Red & White is the high school student newspaper!
 - bahsredandwhite.com/
- Students completed AAPPL testing to earn their Seal of Biliteracy
- MAP testing took place this month

Extra Curricular Report:

- Student Council is holding its first-ever Pickleball Event on March 15th to help raise money for Mini Thon
- Winter Sports are coming to an end soon.
- Spring Sports have started.

MEMORANDUM

TO: Bellefonte Borough Council
FROM: Gina Thompson: HARB, Zoning & Planning Administrator
SUBJECT: Office of Community Affairs Update
DATE: For Council Meeting March 3, 2025

PLANNING:

The Planning Commission meeting for March 10 has been rescheduled for **Tuesday, March 18th at 5:00 p.m. in the Large Meeting Room.**

On the agenda will be the review several SALDO projects:

- Revisions to the submitted Preliminary/Final Plan of Mach-One Clubhouse on Sunnyside Boulevard
- Preliminary/Final Plan for Centre County Community Services Building Parking Lot Expansion
- Subdivision of Ranio Lot on Railroad Street

ZONING:

Short term rental renewal permits went out in this mail on Monday, February 25. **There are 21 total short-term rentals in the Borough.** That does not include addresses with multiple units. Multi-units are only in the commercial districts and bring the total of short-term rentals to 24.

- 7 are in the R-2 Town Residential District (preexisting, nonconforming)
- 6 are in the R-1 Suburban Residential District (preexisting, nonconforming)
- 7 are in the Central Business District
- 1 is in the Waterfront Business District

Ongoing projects include:

- Addressing zoning inquiries – phone, email, in-person.
- Processing zoning permit applications
- 911 Address clean up – downtown commercial and rental addresses mostly.
- Zoning/Code property checks, outstanding permits, follow-up with maintenance
- Research relevant zoning laws and suggest zoning amendments and updates as necessary.

** update on specific property maintenance issues will be given during the Work Session with Walt Schneider, Agency Director of Centre Region Code Administration.*

HARB:

HARB met on Tuesday, February 24. Tom Songer and Peter Laucks from the Bellefonte Waterfront Group were in attendance to present the final design of the Waterfront Project, including some modifications to the Building 1 (hotel) and revisions of design of Building 2 (condos, garage, commercial) based on feedback from HARB at the May 2024 and December 2024 meetings.

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

- Bellefonte Waterfront Project
 - Revised Waterfront Development Project design, including modifications to the previously HARB & Council approved Building 1 (hotel). Building 2 (garage, condos, commercial) will have modifications made per discussion between HARB and the developer and architect.

Administrative Approvals:

- 107 N. Spring Street (Witherite)
- 231 W. Linn Street (Boylston)
- 125 N. Allegheny Street (Edward Jones)
- 216 S. Allegheny Street (Hazel Plumbing)
- * 234-247 N. Allegheny Street (Bratton)
- * 121 S. Potter Street (Witherite)
- 203 N. Spring Street (Bellefonte Presbyterian Church)

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

The HARB meeting for March 11 has been canceled. The next scheduled HARB meeting will be on Tuesday, March 25 at 8:30 a.m., likely to be held in the Oak Room.

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: FEBRUARY 25TH 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Amy Kelchner	
Megan Tooker, Vice Chair	Robert Wagner (CRCA)	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Gay Dunne		

Approval of the HARB meeting minutes: January 14, 2025

Public Comment:

Additions / Corrections to the Agenda:

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

Project Review:

- **Bellefonte Waterfront Development** – Updated project design based on feedback given at the December 10, 2024 HARB meeting.

Administrative Approvals:

- **107 N. Spring Street (Witherite)** - Replace existing asbestos siding shingles with identical looking non-asbestos shingles. Siding will be painted to match the color of previous siding. Product: GAF WeatherSide™ Purity™ Fiber-Cement Siding Material is on recommended list of Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
- **231 W. Linn Street (Boylston)** - Replace north-facing roof on barn along Church Lane with shingles to match south-facing side of roof, replaced several years ago. Two dormers will be removed and replaced with shingles to match the other side. Shingles: Owens Corning Supreme 3-tab, color: Estate Gray. Dormer removal was discussed at the 12/10.2024 HARB meeting. There were no concerns with project.
- **125 N. Allegheny Street (Edward Jones)** - Updated design for current business sign. Size: 24" x 36" | Material: Wood | Maker: Fast signs National Accounts | Colors: Gray and white. Location: Bladed sign hanging in front of store. Street hanging sign. Zoning permit issued on February 3, 2025.

- **216 S. Allegheny Street (Hazel Plumbing)** - Black flat cut acrylic letters, all caps (see application for mockup). Size: 15" x 72" wide. Maker: Gavek Graphics. Location: Front of building.
- * **234-247 N. Allegheny Street (Bratton)** – Rear north porch/deck: reframe and repair; rear south deck: demo and replace. See application for specific details of project.
- * **121 S. Potter Street (Witherite)** - New doghouse at rear elevation for OA intake and new exhaust air louver on left side elevation
- **203 N. Spring Street (Bellefonte Presbyterian Church)** – Construction of fence along south property line, with one 6-foot section of fence will extend 90 degrees westward (toward Spring Street). Materials: 4 ft high x 6 ft long panels of black powder-coated aluminum, with twin top rails, a flat top and picket bottom. The new fence will match the fence installed around the walkway/patio in 2017. All posts and hardware will match black color of the panels and gate.

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

Information / Discussion Items:

- At the February 3, 2025 meeting, Borough Council approved **removing the Sign Ordinance from our Zoning into its own chapter within the Borough Code**. This would allow me to more easily modify the ordinance and allow for easier enforcement. I still need to look into the process for removing an ordinance from Zoning.
 - **OCA Memo to Council:** I have included this so you can read the rationale for the Sign Ordinance request and also information about new businesses in the borough.
- For consideration: Adding an “after the fact” application fee for projects that are done without prior approval. This fee would be significantly greater than the normal application fee.
 - Norfolk, VA: “we require an after-the-fact approval. We don’t have fines, but we do have a separate application fee for after-the-fact applications (\$15 regular; \$840 for after-the-fact). If work is found to be inappropriate, we will recommend that it be removed. “

Old Business:

New Business:

- Recommendations for HARB vacancy.

Adjournment:

**HISTORICAL ARCHITECTURAL REVIEW BOARD
BELLEFONTE BOROUGH
(DRAFT) MEETING MINUTES
February, 25th, 2025 - 8:30 a.m.
Small Meeting Room, 1st FLOOR
301 N. Spring Street
Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The February 25, 2025 regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order at 8:30 a.m.

MEMBERS PRESENT: Megan Tooker, Vice Chair
Maria Day
Philip Ruth
Gay Dunne
Amy Kelchner

MEMBERS ABSENT: Walt Schneider, Chair
Mike Leakey
Marc McMaster

STAFF MEMBERS: Gina Thompson, HARB Administrator

GUESTS: Joanne Tosti-Vasey
Tom Songer, BWG
Peter Laucks, BWG

Approval of the HARB meeting minutes: (January 14, 2025)

Ruth motioned to approve the minutes of the January 14, 2025 meeting. Kelchner seconded. No discussion. Motion carried.

Public Comment: NONE

Additions / Corrections to the Agenda: NONE

Declaration of Conflict of Interest / Declaration of Ex Parte Communication: NONE

Project Review:

Bellefonte Waterfront Development – Updated project design based on feedback given at the December 10, 2024 HARB meeting.

- There was extensive discussion regarding the project – clarification of various details and features.
- A 62-slide presentation was presented to HARB that detailed various design elements and materials to be used.

Added by Thompson:

HARB members were impressed by the redesign presented by architect Peter Laucks and appreciated the changes made in response to discussions at the May 2024 and December 2024 HARB meetings. They felt that the architectural features complemented the town's historic aesthetic and that the revisions to Building 2 created a more cohesive relationship with the Hotel's design. At the conclusion of the discussion, Mr. Songer expressed his appreciation for HARB's input throughout the project, noting that their suggestions contributed to a stronger final design. There were some recommendations for minor adjustments to both the Hotel and Building 2, which Ms. Songer and Mr. Laucks agreed to incorporate.

Motion by Ms. Day and seconded by Mr. Ruth to approve the updated Waterfront Development Project design, including modifications to the already HARB approved Building 1 (hotel). Building 2 (garage, condos, commercial) will have modifications made per discussion between HARB and the developer and architect. Motion approved.

Building 1 (hotel) modifications from original HARB approval:

- *Juliet balconies on three hotel entrances (Dunlop, High, and creek sides)*
- *Removal of 2nd floor walkout*
- *Add corbels to High St (narrow) side of clock face*

Building 2 (garage, condos, commercial) modifications will be made:

- *Railings will change from white to black (developer discretion as to all or some)*
- *Window color will change from white to black*

Administrative Approvals:

- **107 N. Spring Street (Witherite)** - Replace existing asbestos siding shingles with identical looking non-asbestos shingles. Siding will be painted to match the color of previous siding. Product: GAF WeatherSide™ Purity™ Fiber-Cement Siding Material is on recommended list of Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
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- * **234-247 N. Allegheny Street (Bratton)** – Rear north porch/deck: reframe and repair; rear south deck: demo and replace. See application for specific details of project.
 - HARB did not approve this Administrative Approval. Gina will go back to the homeowner with HARB’s comments.
- * **121 S. Potter Street (Witherite)** - New doghouse at rear elevation for OA intake and new exhaust air louver on left side elevation
- **203 N. Spring Street (Bellefonte Presbyterian Church)** – Construction of fence along south property line, with one 6-foot section of fence will extend 90 degrees westward (toward Spring Street). Materials: 4 ft high x 6 ft long panels of black powder-coated aluminum, with twin top rails, a flat top and picket bottom. The new fence will match the fence installed around the walkway/patio in 2017. All posts and hardware will match black color of the panels and gate.

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

Information / Discussion Items:

- At the February 3, 2025 meeting, Borough Council approved **removing the Sign Ordinance from our Zoning into its own chapter within the Borough Code**. This would allow Gina to more easily modify the ordinance and allow for easier enforcement. Gina still needs to look into the process for removing an ordinance from Zoning.
 - **OCA Memo to Council:** This is included so members can read the rationale for the Sign Ordinance request and also information about new businesses in the borough.

Ms. Thompson explained that this would allow her to get a better handle on the signage issues, specifically in the downtown Historic District.

- For consideration: adding an “after the fact” application fee for projects that are done without prior approval. This fee would be significantly greater than the normal application fee.
 - Norfolk, VA: “we require an after-the-fact approval. We don’t have fines, but we do have a separate application fee for after-the-fact applications (\$15 regular; \$840 for after-the-fact). If work is found to be inappropriate, we will recommend that it be removed.”

HARB liked the idea of adding a “after the fact” application fee and will explore this more.

Old Business: NONE

New Business: Recommendations for HARB vacancy.

Adjournment:

With no other business to come before HARB the meeting adjourned at 10:24 a.m.



Bellefonte Waterfront Project

Borough of Bellefonte, PA

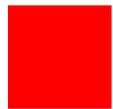
HISTORIC ARCHITECTURAL REVIEW BOARD

FEBRUARY 25, 2025



BOROUGH OF HISTORIC

Bellefonte



LAUCKS

ARCHITECTS, P C

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



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



PennTerra
ENGINEERING INC.

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

Bellefonte
Waterfront Project

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



Edward L. Olsen, Jr.
Architect

539 E. Church Ln. Bellefonte, PA 16823

WMF WEBER MURPHY FOX

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

Bellefonte Waterfront Project



WMF WEBER MURPHY FOX

Parking Garage
 First Floor Commercial
 268 Parking Spaces
 Residential Condominiums

Boutique Hotel
 93 Guest Rooms
 Farm to Table Restaurant
 Roof Top Experience

Bellefonte Waterfront Project





Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC



Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC

Building 1 – Boutique Hotel – National Brand

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



Dunlop St. Elevation



High St. Elevation

Bellefonte Waterfront Project



Spring Creek Elevation

Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC



North Elevation

Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC



Bellefonte Waterfront Project

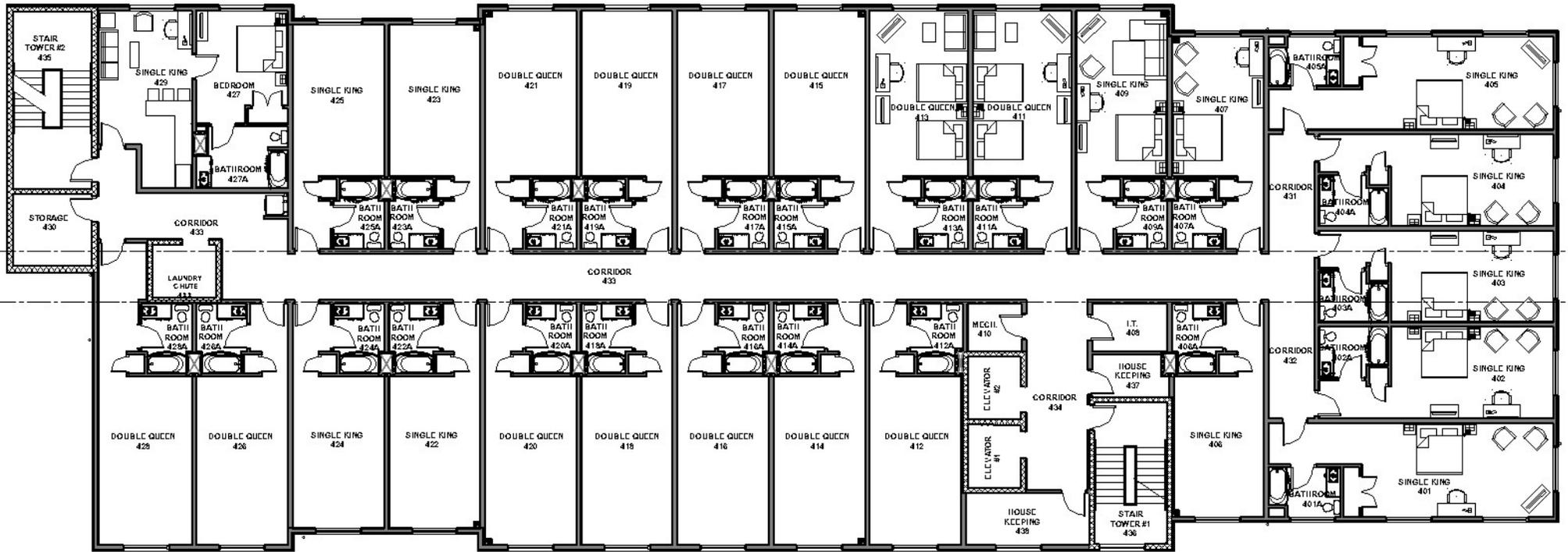


1 THIRD FLOOR OCCUPANCY PLAN
 1/8" = 1'-0"
 TOTAL FLOOR OCCUPANT LOAD: 87

Hotel – Third Floor Plan

Bellefonte Waterfront Project

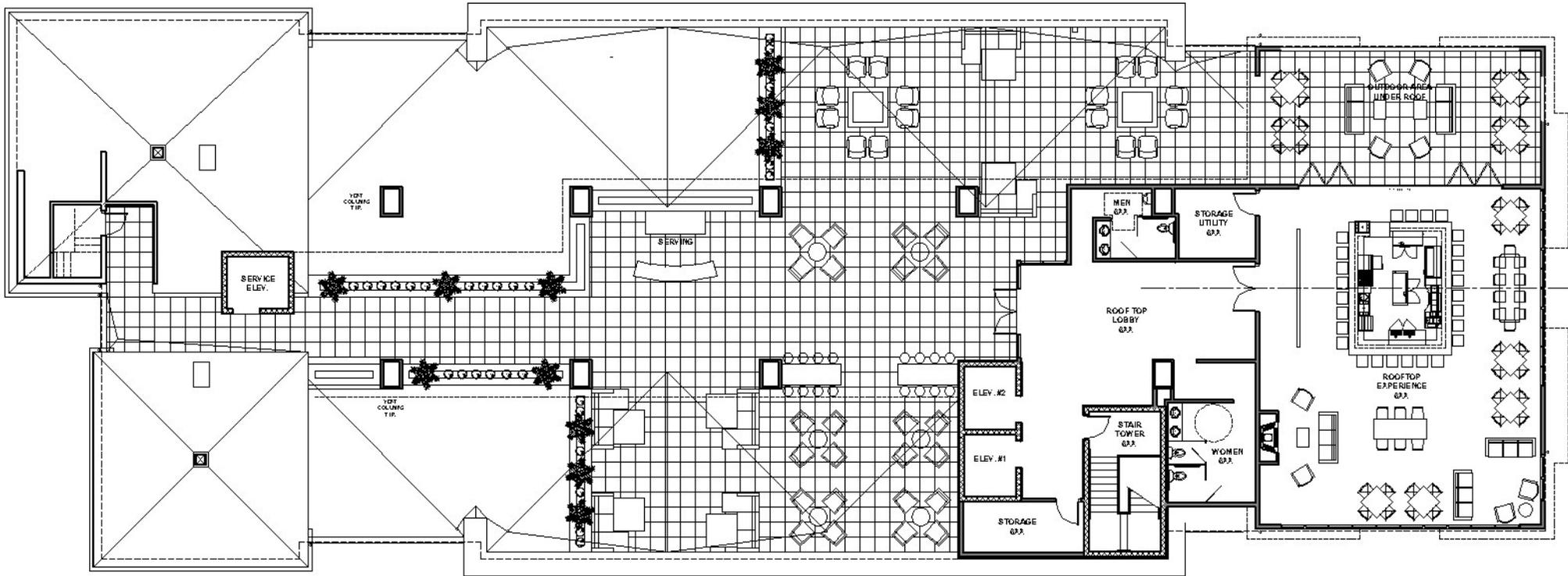
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Hotel – Fourth Floor Plan

Bellefonte Waterfront Project





Hotel – Sixth Floor Plan
Roof Top Experience

Bellefonte Waterfront Project

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ARCHITECTS, P.C.



Rendered Image - Roof Top Experience
Looking towards Court House

Bellefonte Waterfront Project



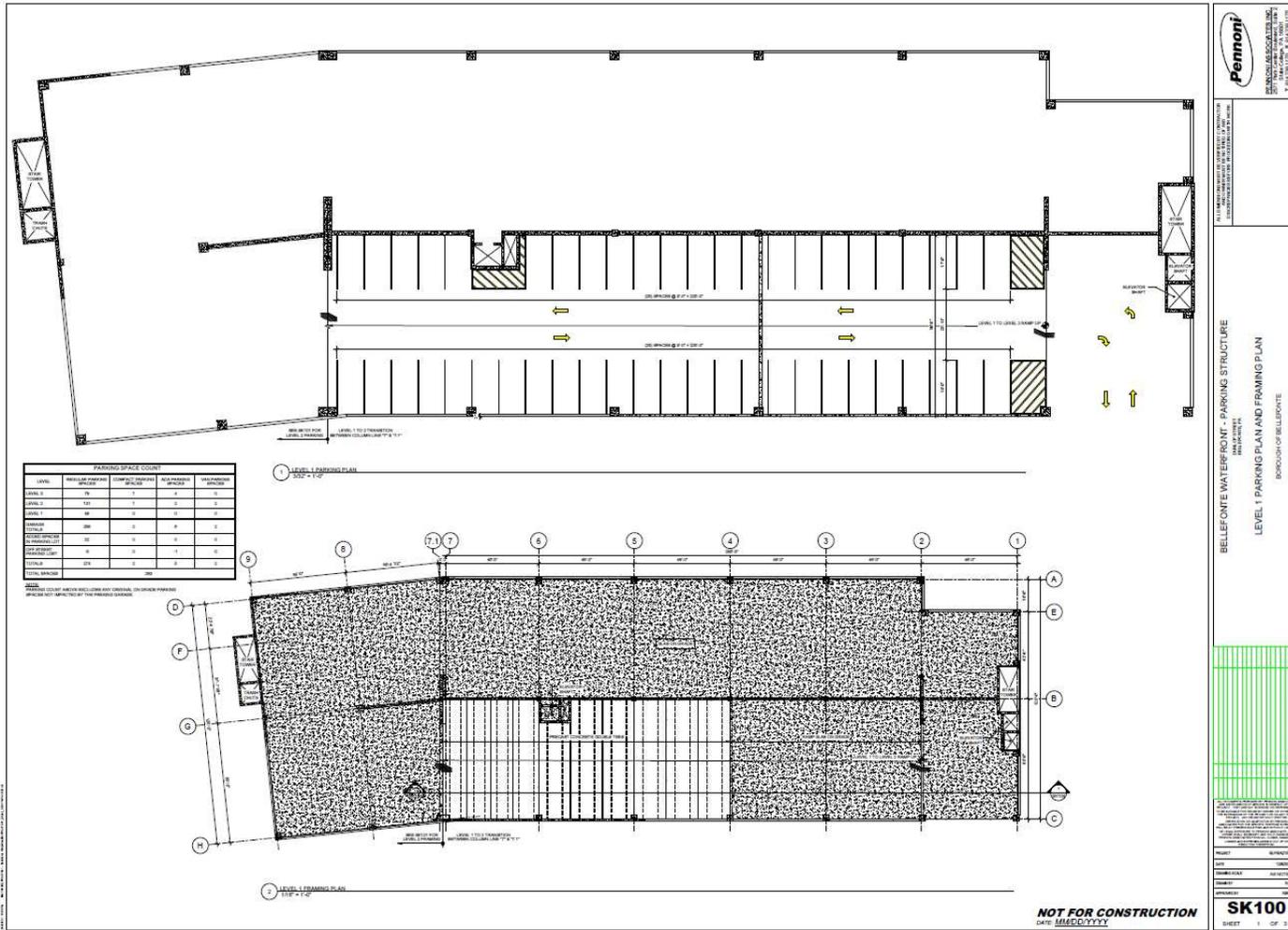
Rendered Image - Roof Top Experience
Outdoor Area

Bellefonte Waterfront Project



Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC

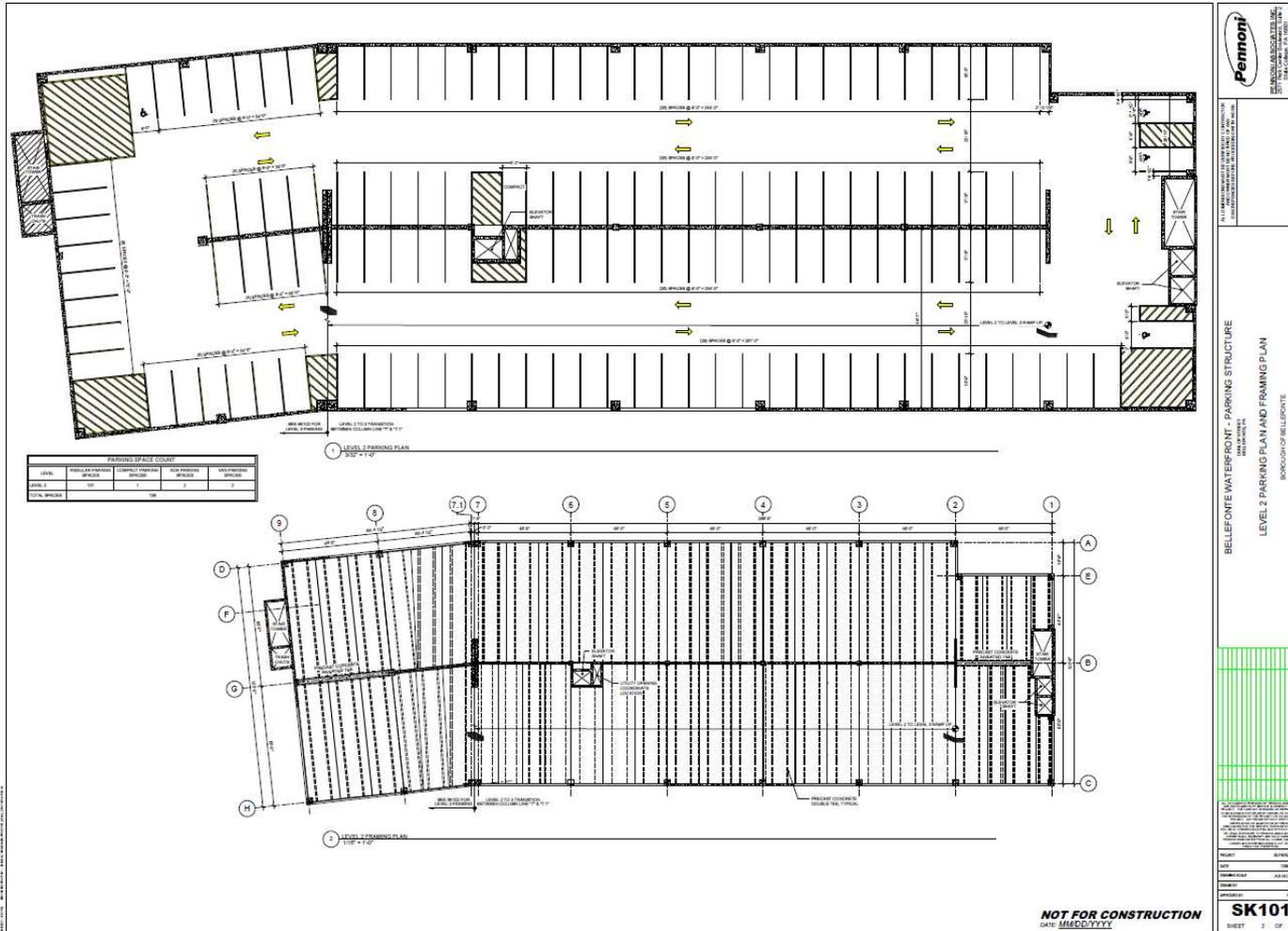


Pennoni
PENNONI ASSOCIATES, INC.
ARCHITECTS & ENGINEERS
1000 MARKET STREET, SUITE 1000
PHILADELPHIA, PA 19102

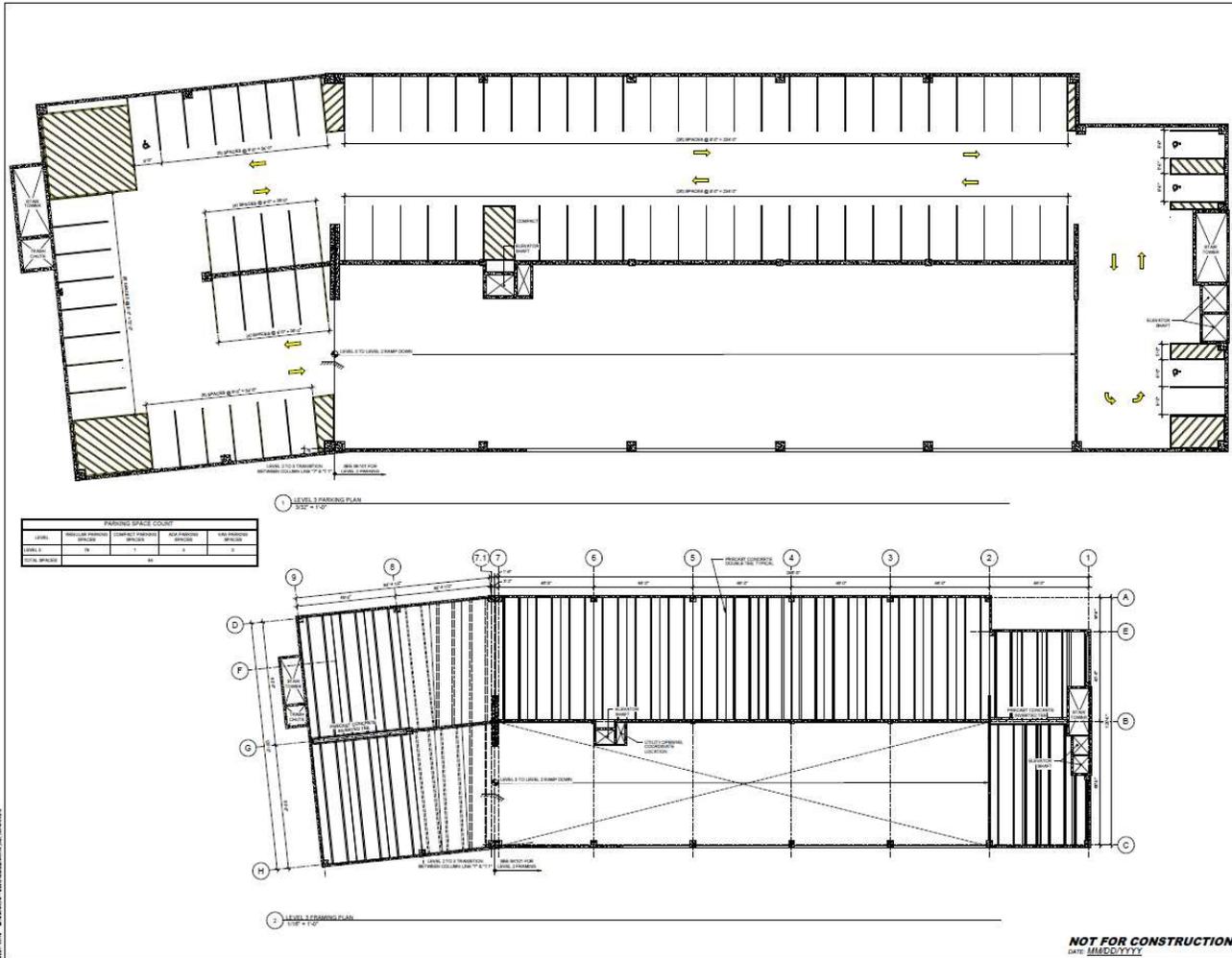
BELLEFONTE WATERFRONT - PARKING STRUCTURE
LEVEL 1 PARKING PLAN AND FRAMING PLAN
BOROUGH OF BELLEFONTE

DATE: 11/03/2011
PROJECT: SK100
SHEET: 1 OF 3

Bellefonte Waterfront Project



Bellefonte Waterfront Project



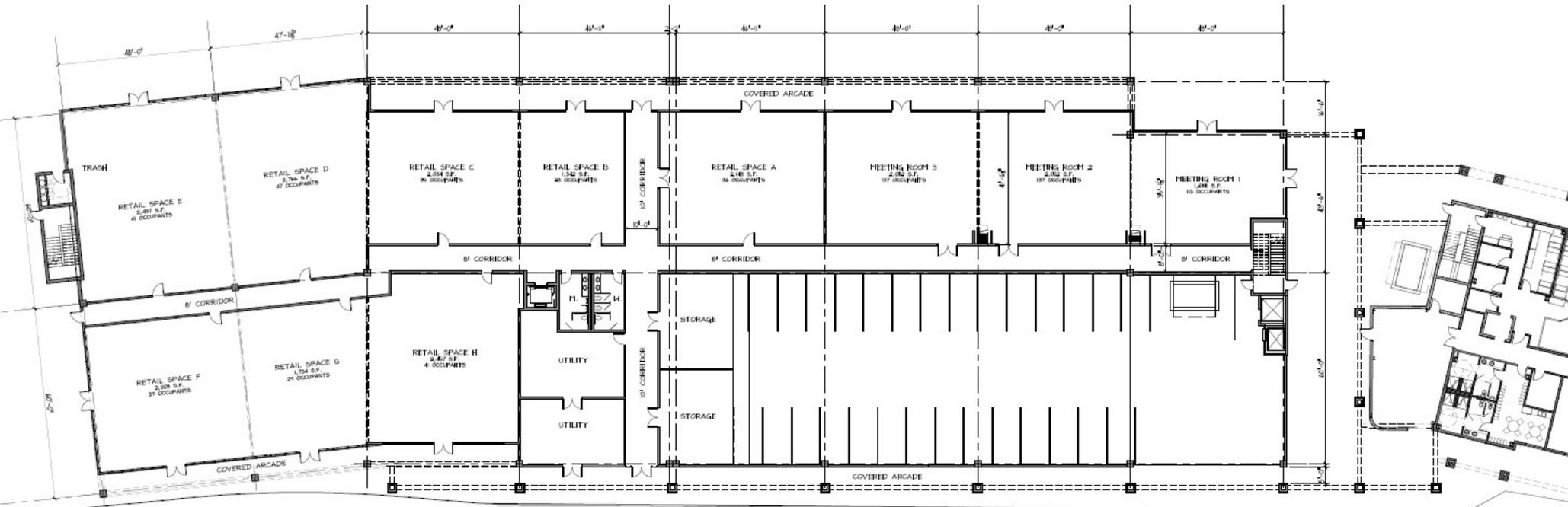
Pennoni
 PENNONI ASSOCIATES, INC.
 1000 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19102
 TEL: 215.562.1000
 FAX: 215.562.1001
 WWW.PENNONI.COM

BELLEFONTE WATERFRONT - PARKING STRUCTURE
 LEVEL 3 PARKING PLAN AND FRAMING PLAN
 BOROUGH OF BELLEFONTE

NO. 1	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT
2	01/10/2012	ISSUED FOR PERMIT
3	01/10/2012	ISSUED FOR PERMIT
4	01/10/2012	ISSUED FOR PERMIT
5	01/10/2012	ISSUED FOR PERMIT
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7	01/10/2012	ISSUED FOR PERMIT
8	01/10/2012	ISSUED FOR PERMIT
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87	01/10/2012	ISSUED FOR PERMIT
88	01/10/2012	ISSUED FOR PERMIT
89	01/10/2012	ISSUED FOR PERMIT
90	01/10/2012	ISSUED FOR PERMIT
91	01/10/2012	ISSUED FOR PERMIT
92	01/10/2012	ISSUED FOR PERMIT
93	01/10/2012	ISSUED FOR PERMIT
94	01/10/2012	ISSUED FOR PERMIT
95	01/10/2012	ISSUED FOR PERMIT
96	01/10/2012	ISSUED FOR PERMIT
97	01/10/2012	ISSUED FOR PERMIT
98	01/10/2012	ISSUED FOR PERMIT
99	01/10/2012	ISSUED FOR PERMIT
100	01/10/2012	ISSUED FOR PERMIT

NOT FOR CONSTRUCTION
 DATE: 11/15/2011

SK102
 SHEET 3 OF 3



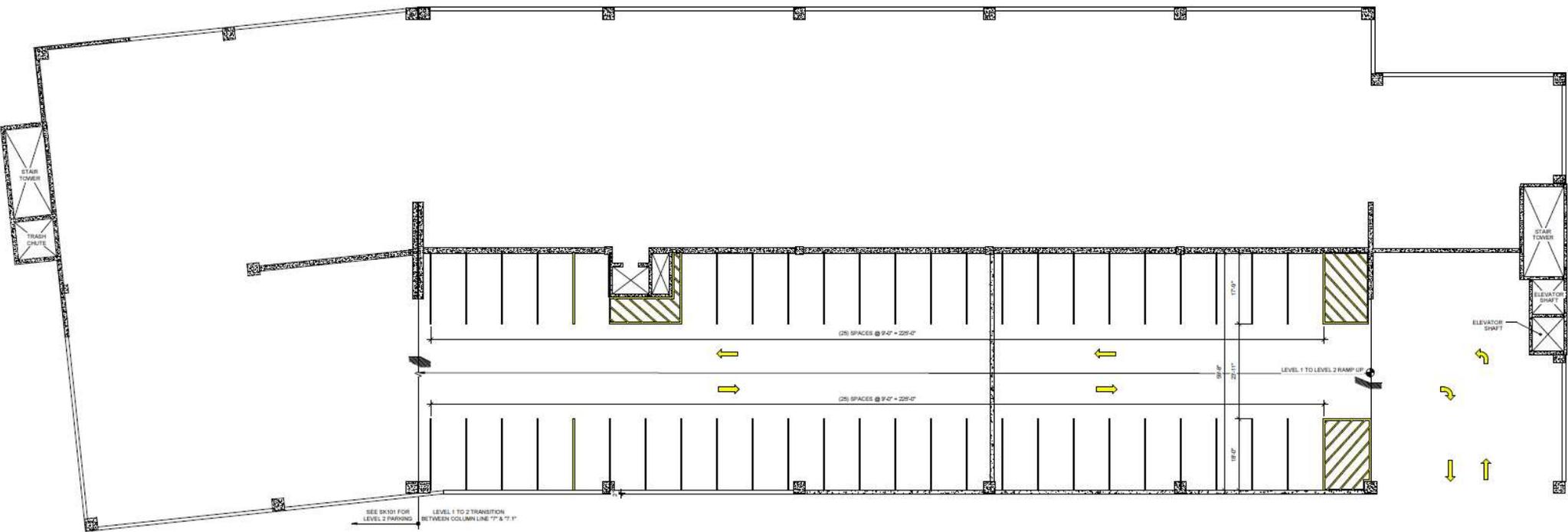
1 GROUND FLOOR PLAN
1/8" = 1'-0"

268 Parking Spaces

Parking Garage - Ground Floor Plan
Parking Entrance and Retail Space

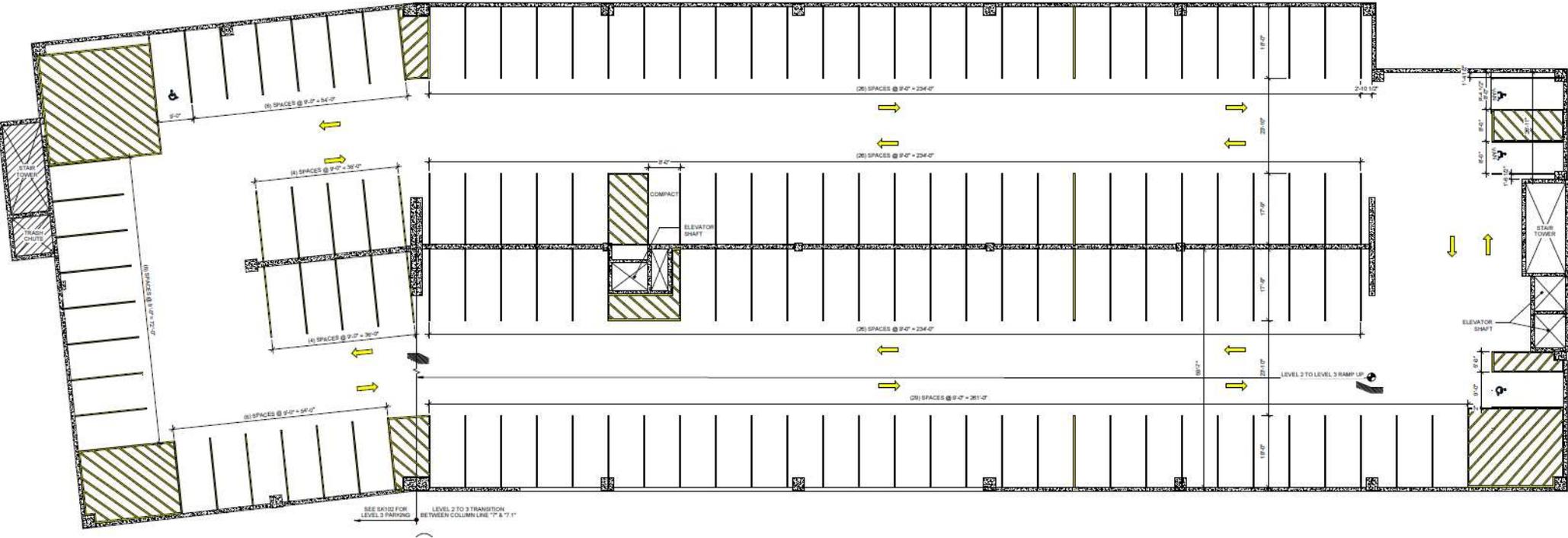
Bellefonte Waterfront Project





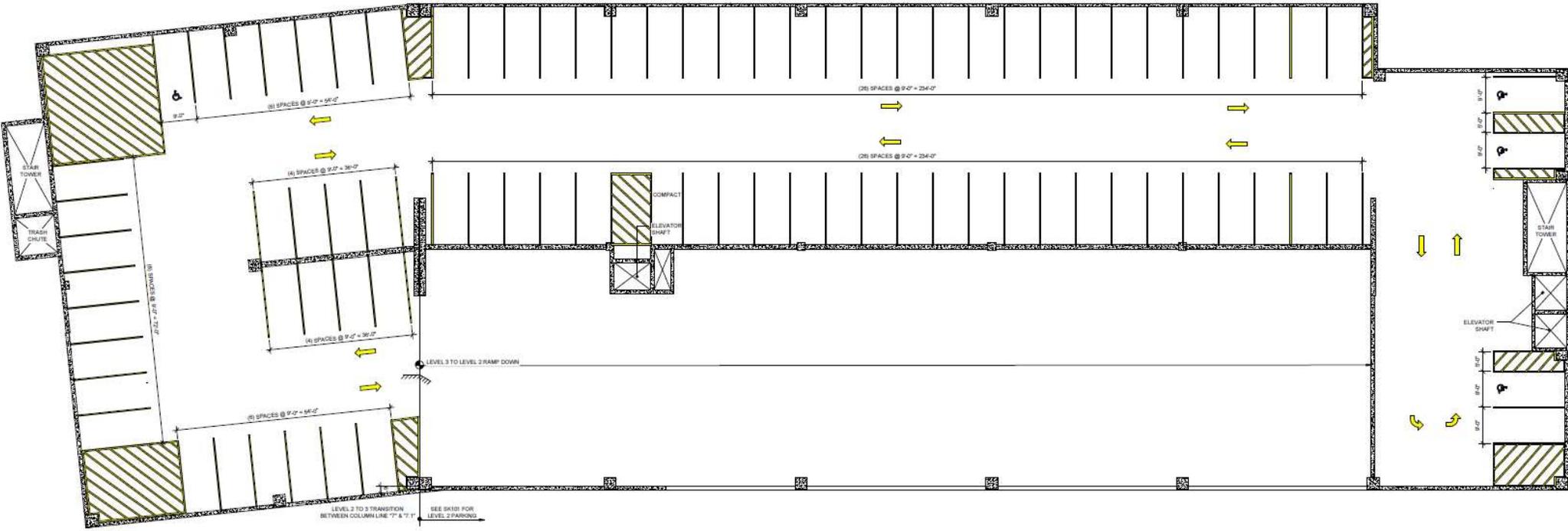
Bellefonte Waterfront Project





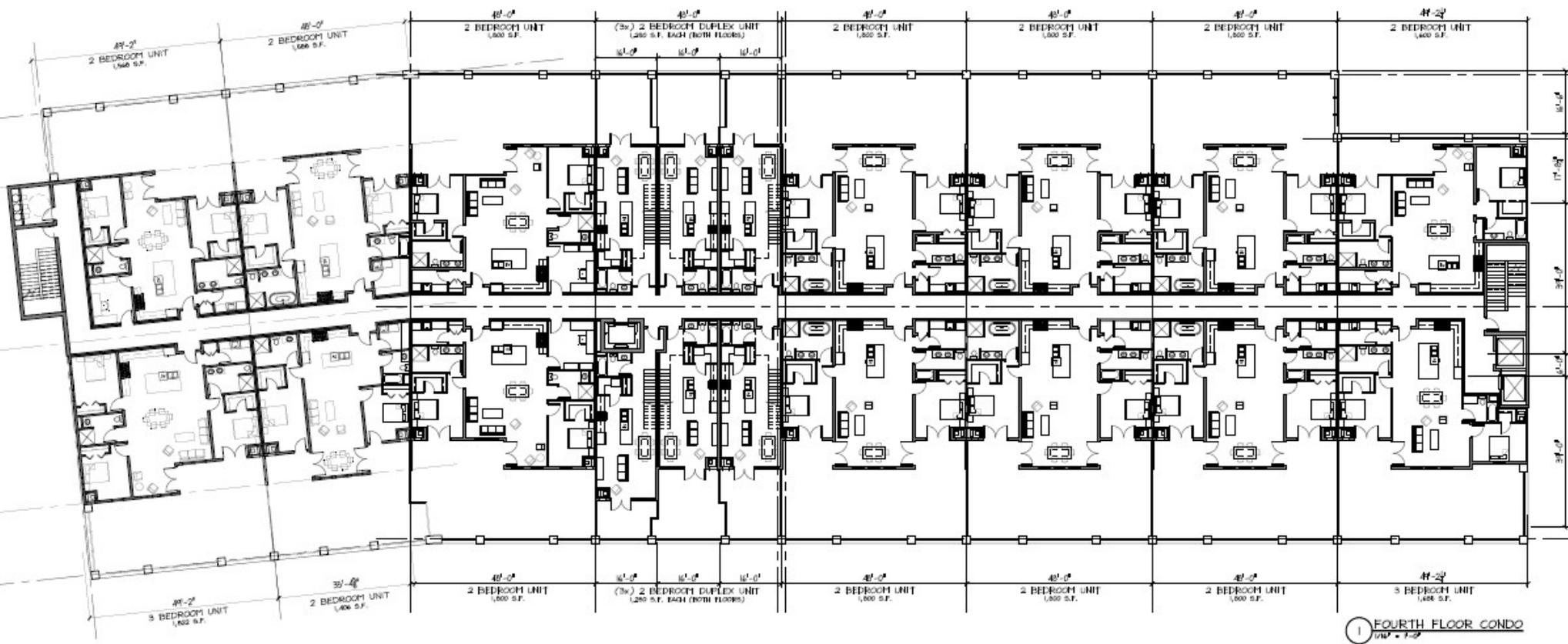
Bellefonte Waterfront Project



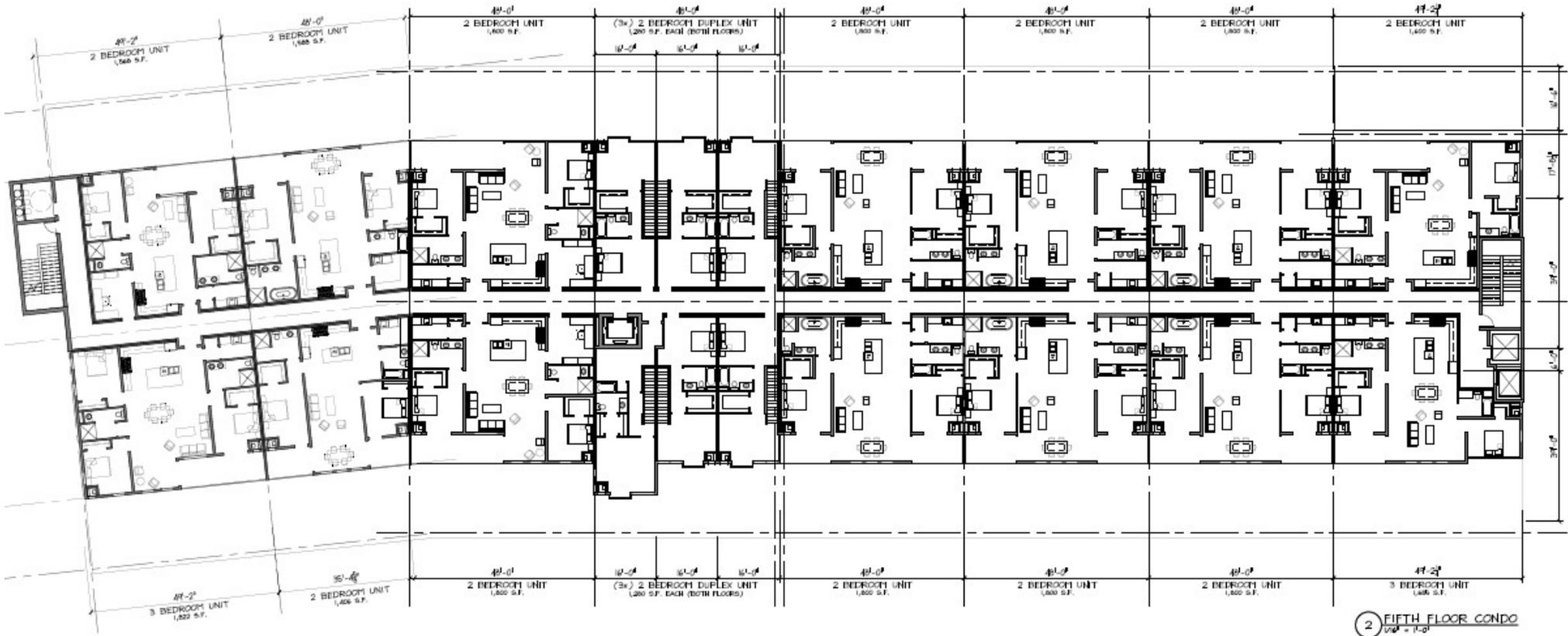


Bellefonte Waterfront Project

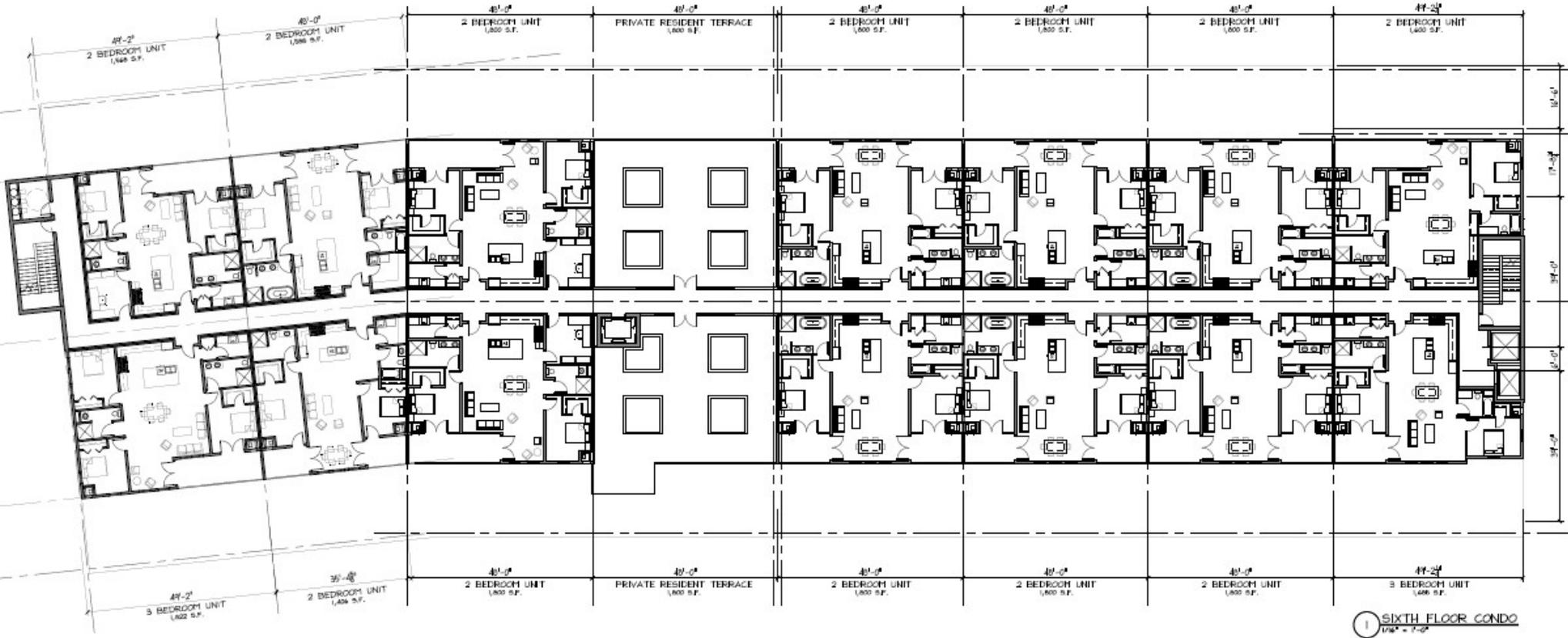




① FOURTH FLOOR CONDO
 (IMP. 7-2)



Bellefonte Waterfront Project



Bellefonte Waterfront Project





Parking Garage / Condo – Dunlop St.

Bellefonte Waterfront Project

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Partial Dunlop St. Elevation

Bellefonte Waterfront Project

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Partial Dunlop St. Elevation

Bellefonte Waterfront Project



Partial Dunlop St. Elevation

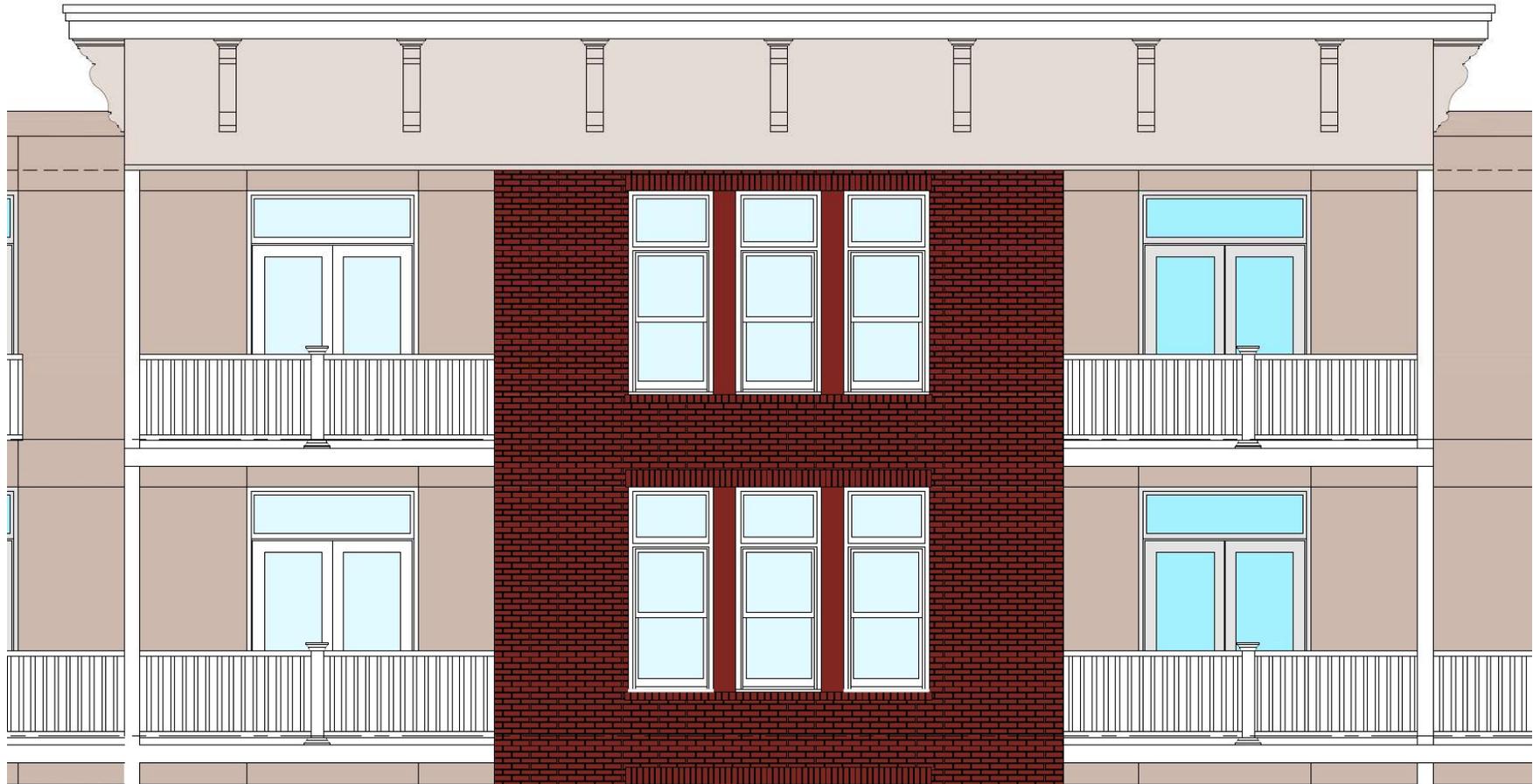
Bellefonte Waterfront Project

 **LAUCKS**
ARCHITECTS, PC



Partial Dunlop St. Elevation

Bellefonte Waterfront Project



Bellefonte Waterfront Project



Parking Garage/Condo – South Elevation

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Parking Garage/Condo – North Elevation

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Parking Garage/Condo – Creek Side

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Building 3 – Dunlop St. Elevation

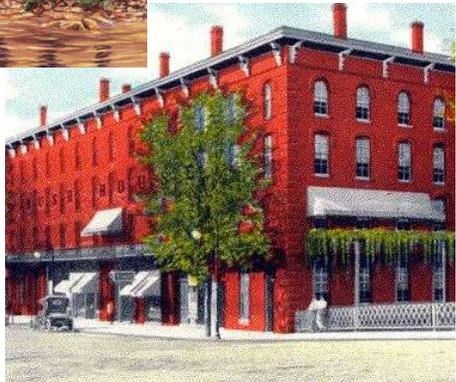
Bellefonte Waterfront Project

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ARCHITECTS, PC



BUSH HOUSE

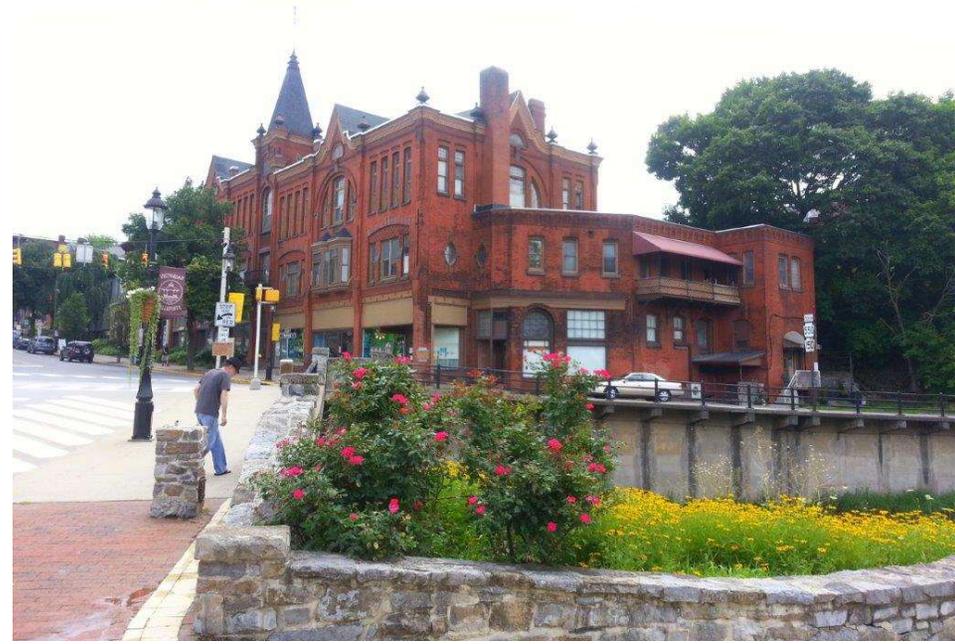
Bellefonte Waterfront Project



ARMORY

Bellefonte Waterfront Project

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BUSH ARCADE

Bellefonte Waterfront Project

BROCKERHOFF



Bellefonte Waterfront Project

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FIRST NATIONAL

Bellefonte Waterfront Project

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ARCHITECTS, PC



GAMBLE MILL

Bellefonte Waterfront Project



GARMAN OPERA



PETRIKIN HALL

Bellefonte Waterfront Project



GARMAN HOUSE

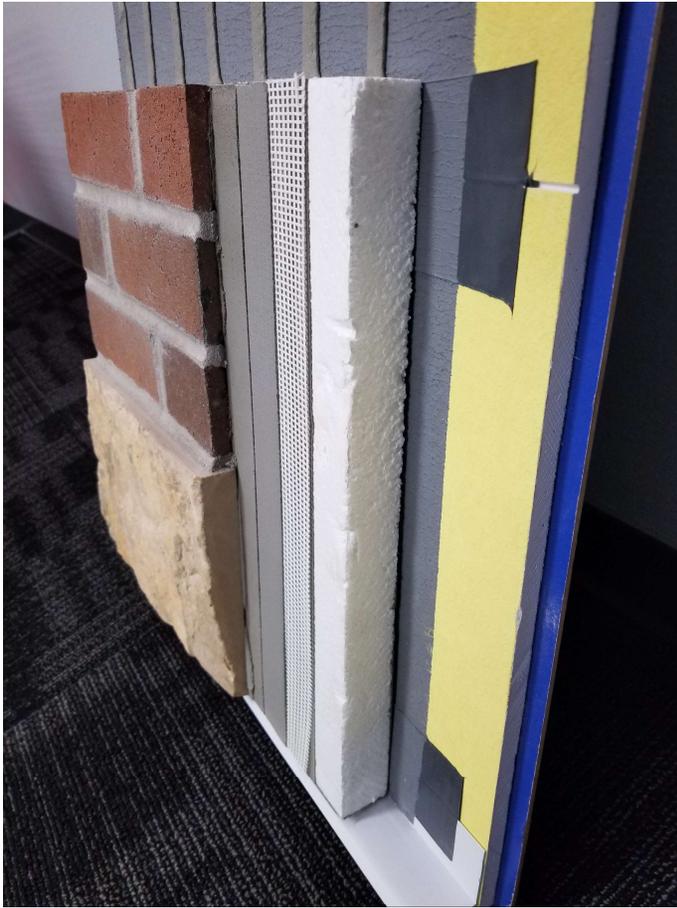
Bellefonte Waterfront Project



SURROUNDING AREA

Bellefonte Waterfront Project

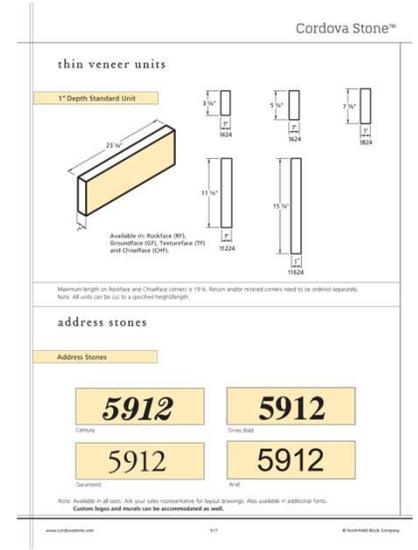
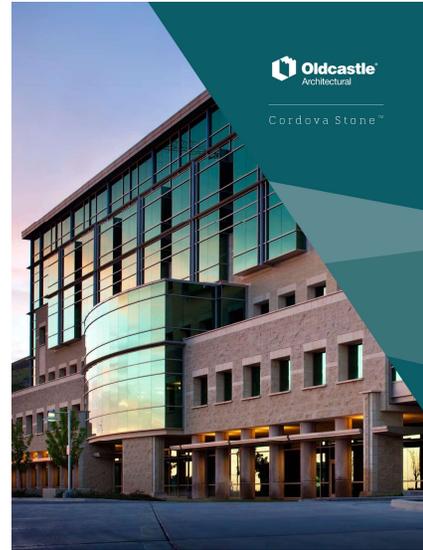
 **LAUCKS**
ARCHITECTS, PC



MATERIALS – SIDING: BASF SENERGY SYSTEM

Bellefonte Waterfront Project

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ARCHITECTS, PC



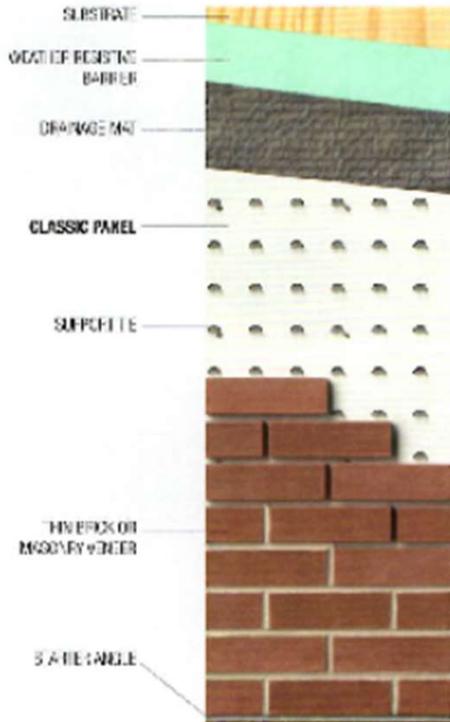
MATERIALS – SIDING: CORDOVA STONE

Bellefonte Waterfront Project



Thin Tech Classic Panel

Thin Tech Classic offers the thinnest, most resilient masonry veneer support structure specifically designed to accommodate thin brick. The Classic series works in conjunction with traditional mortar to secure the veneer.



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 installation 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 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 IIS 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 coloring and former widths to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from thin brick can be ground and reused for manufacture of full size units. In addition, Glen-Gery's unique laser 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, chase, metal panel systems such as Glen-Gery Thin Tech® Panels as well as precast and lift-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.

PRODUCT PROFILE

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and lift-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velvet finished finishes. In addition the cleaving 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 lift-up concrete wall systems.

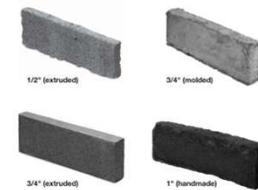
Additional information is available from your Glen-Gery representative for each thin brick wall system.

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 IIS, Type I, or Type II 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 IIS. The units shall have dimensions of 3/4" x 2 1/4" x 7 5/8"



MATERIALS – SIDING: GLEN GERY THIN BRICK

Bellefonte Waterfront Project

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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

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



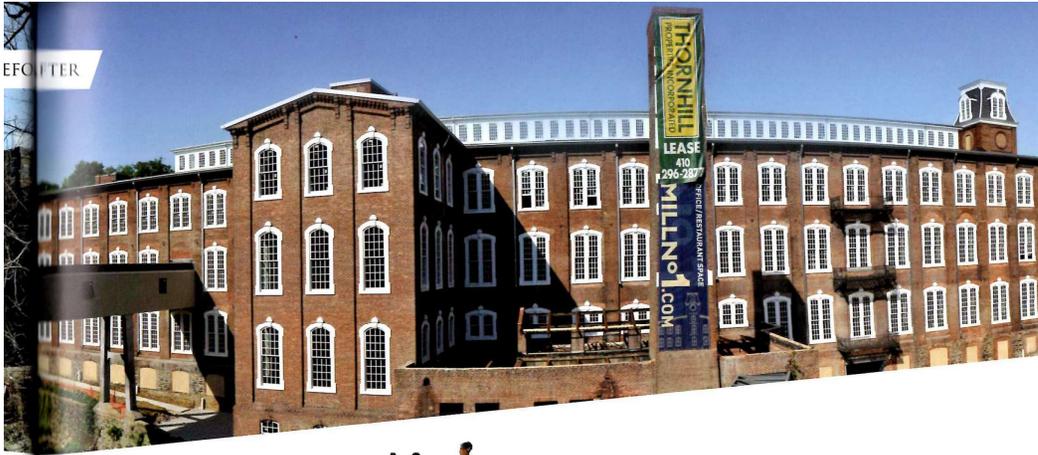
4/4 SMOOTH & RUSTIC GRAIN®
Thickness .75 in
Length 2.5 in

MATERIALS – SIDING: HARDIE SIDING

Bellefonte Waterfront Project

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ARCHITECTS, P.C

EFO TTER

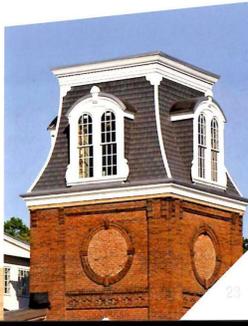


MADE TO MEET WITH THE RIGHT APPROVAL.

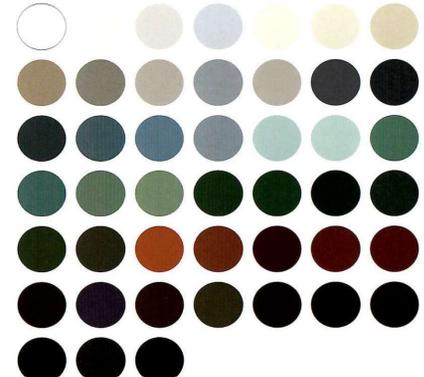
The uncompromising craftsmanship and specifications of our windows makes them unusually good at meeting the approval of historic preservation groups. We'll also work directly with you on specific custom needs.



© - Burdick In-House Construction - Developer: Tricia Louza Ventresca - Mount Vernon MHI Sp. I
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

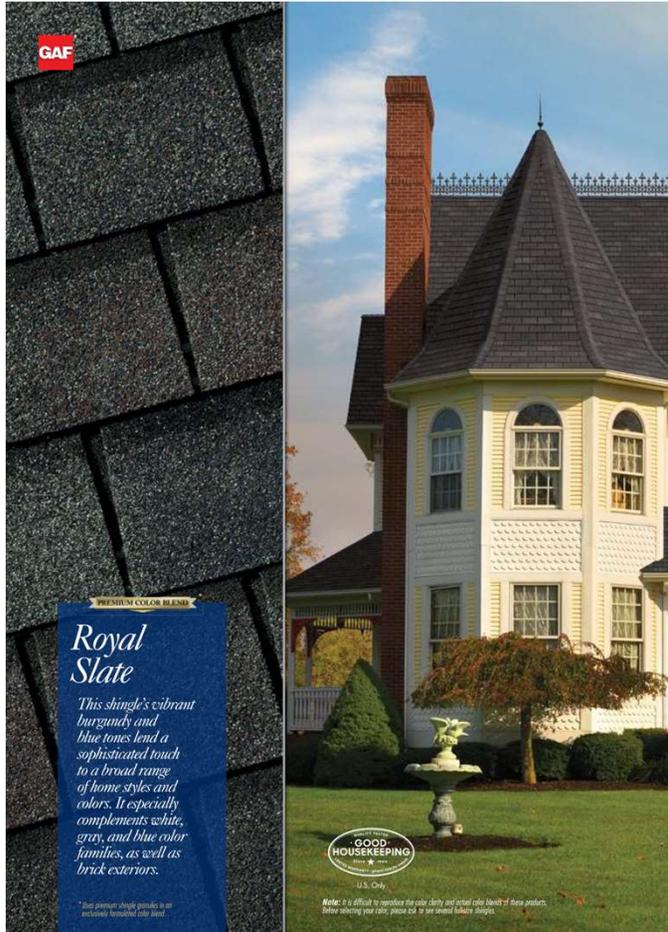


Custom color matching also available.

MATERIALS – WINDOWS: SIERRA PACIFIC

Bellefonte Waterfront Project

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MATERIALS – ROOFING: GAF SLATELINE

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MATERIALS – TRIM: CANAMOULD

Bellefonte Waterfront Project

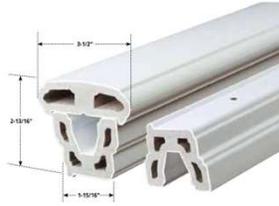
LAUCKS
ARCHITECTS, PC



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.

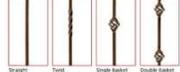
- Classic painted wood style with true architectural details
- Top and bottom universal rails with a decorative top rail cap
- Concealed external rail-to-post connection for flat, stair, column and 45° applications
- Available in two heights and two lengths
- Available in three colors: white, almond 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



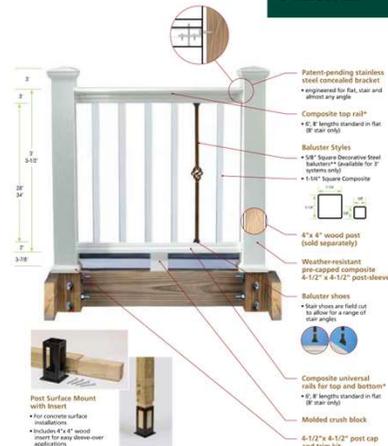
Decorative Steel Baluster Styles

Finishes: Antique Bronze and Oil-Rubbed Bronze

5/8" square, four styles of powder-coated galvanized steel, per rail 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 can be used for both vinyl posts**

Post Support Kits (at a glance)

For Routed Systems*	E2 Set 0 Post System Post Support Kit		The Mount Post Support Kit	Post Surface Mount with Wood Insert
	Outfit	Outfit Kingston	Outfit Kingston	Panorama
Wood & Concrete	Concrete	Wood or Concrete	Concrete	Concrete

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

MATERIALS – RAILINGS: PANORAMA BY CERTAINTEED

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

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Bellefonte Waterfront Project

memo:

Date: March 3, 2025 meeting

To: Bellefonte Borough Council

From: Julie Brooks

RE: Grants update

Note: grants typically require no application fee or a \$100 fee, the only other cost to the borough is staff time for applications and administration. I have completed these memo items and grant closeouts with additional grant writing and management training in the last 2 years.

February 2025

February 7-10 Assisted the Nittany Valley Joint Recreation Authority with an extension on a DCED grant, they received the extension. Contacted and worked with DCED and assisted with grant information, continuing to assist as needed.

February 13 received signed grant agreement for the 2024 902 Recycle Grant, I wrote this grant in 2024. Land was used as a match so there is no cash match expected with this funding. I will begin purchasing equipment: two rounds of this funding can be secured for larger equipment purchase. **Total received \$200,000.** No cash match required for the first time.

February 18 received confirmation from MPO that upgrading school zone signs on Bishop street to solar school zone signs with radar speed reading for traffic calming is eligible for new state Carbon Reduction Program funds. Following up with information to PENNDOT from 2024 TASA application. Other projects may be eligible working with MPO and PENNDOT. (Full funding or match TBD for this new funding source) total project estimate \$38,107

February completed application for a capital improvement grant with Happy Valley Adventure Bureau to add ramp to the train station to make it ADA accessible (25% match \$15,510) total project estimate \$62,040 potential grant award 46,530.

November / December 2024

Completed requests for and was granted 2 6 month extensions for Armory building and Baseball field grant to complete work and perform audits.

Worked with Lori on streetscape payments, worked on information needed for all pending grant closeouts.

Completed and submitted one grant application for \$1,000,000 for state Local Share Account funds working with the Bellefonte Fire department. This application required support letters from a large surrounding area and information from the fire department, fire department assistance with the application was invaluable and appreciated. Award announcement from the CFA is expected in September 2025. Grant is for a \$2,189,787.00 Pierce Enforcer ladder truck for the department. I will follow up with state representatives on this application in March. Additional information has been requested from DCED for this application on Feb. 20th. Potential grant award \$1,000,000.

Completed and submitted federal FEMA grant application for 1,000,000 with excellent assistance and information from the fire department. This grant award would be expected around December 2025. Total cost of truck \$ 2,189,787. Total potential grant awards \$2,000,000.

Set up the Community Infrastructure Center grant platform in 2024: this platform will benefit borough grant needs in the future by reaching new funding sources. Projects are put on the platform and matched with potential funding sources

3 Grants to be closed this year

3 Grants currently received to be managed

Currently seeking funding for: Any items prioritized by council, as directed. Traffic signals, Police equipment (information from police department received as requested), street lighting, Water (service line and storage), Wastewater automation and equipment as needed, Economic development as requested.

ORDINANCE NO. 03032025-01

AN ORDINANCE OF THE BOROUGH OF BELLEFONTE AMENDING THE CODIFIED BOOK OF ORDINANCES, CHAPTER 108: POLICE DEPARTMENT.

Be it enacted and ordained by the Council of the Borough of Bellefonte and it is hereby enacted and ordained by the authority of the same.

SPECIFIC PROVISIONS

Amend Article III to read as follows:

§ 108-09. Warrantless Arrest.

1. Each police officer employed by the Bellefonte Borough shall follow the guidelines established in Pennsylvania Rule of Criminal Procedure No. 441, as the same may be from time to time amended, modified and supplemented, and any hereafter promulgated Police Department procedures, if any, in making arrests without warrant upon probable cause as authorized by 42 Pa. C.S.A. § 8902(a).n

ENACTED AND ORDAINED, into an Ordinance this 3rd day of March 2025, by the Council of the Borough of Bellefonte in lawful session assembled.

ATTEST:

BOROUGH OF BELLEFONTE:

Ralph W. Stewart
Borough Manager/Secretary

Barbara Dann
President of Council

AND NOW, to wit, this 3rd day of March 2025, the within and above Ordinance is approved.

Gene "Buddy" Johnson, Mayor

RESOLUTION NO. 2025- 03032025-1

RESOLUTION ADOPTING THE POLICE DEPARTMENT'S UPDATED POLICIES

WHEREAS, the Bellefonte Borough recognizes their legal and ethical duty to provide constitutional, safe, and effective law enforcement services to all members of the community; and

WHEREAS, the Bellefonte Borough Council acknowledges the need for clear and concise policies for the members of the Bellefonte Borough Police Department pursuant to federal and state law; and

WHEREAS, the Bellefonte Borough police department command staff regularly reviews all police General Orders, policies, and training to make sure that best practices are being followed, and all applicable State and Federal Constitutional rights are properly protected; and

WHEREAS, The Chief of Police and members of the police department are reviewing the Department's policies and related topics. Updates were recommended, then reviewed by an attorney who specializes in police policy. The changes include updated terminology and changes based on applicable case law and training standards; and

NOW, THEREFORE, BE IT RESOLVED, the Bellefonte Borough Council adopts the Police Department's updated policies, **Vehicle Pursuits 4.2.1, Objective Risk Factors in vehicle pursuits 4.2.1.1, Pursuit Decision-Making Matrix 4.2.1.2**, which is effective immediately. The Vehicle pursuit policy is amended and updated from resolution **02182025-1**. A true and correct copy of the Policies is attached to and incorporated into this Resolution as Exhibit "A." The Policy shall supersede all prior Department policies that are inconsistent with the Policy. Furthermore, the Chief of Police is directed to immediately implement the Policy, furnish a copy of the Policies to all police personnel and revise the Police Department's Standard Operating Procedures in conformance with the Policy.

DULY ADOPTED this day of 2025 by the Borough of Bellefonte in lawful session duly assembled.

Barbara Dann, President

Johanna Sedwick

Doug Johnson, Vice President

Shawna McKean

Randy Brachbill

Rita Purnell

Deborah Cleeton

Joanne Tosti-Vasey

Kent Bernier