

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
June 4, 2014**

Attendance:

Supervisors- **James Heckman
Ronald Burd
Brian Saiers**

Solicitor- **John Miller III**

Staff- **Donna Reese Vaughn Zimmerman – Zoning Officer
Leah Burd**

Guests: **Fred Henry (Henry Surveys)
Joe Conklin
Howard Long (Nittany Valley Joint Recreation Authority)
Bob Cain (Township Property Owner)
Rodney Benner (Township Resident)
Dave Kosman (Township Resident)**

Call to Order: James Heckman called the June 4, 2014 meeting of the Walker Township Board of Supervisors to order at 7:00pm in the Walker Township Municipal Building.

Pledge of Allegiance: Chairman Heckman led the group in the Pledge of Allegiance.

Approval of May Meeting Minutes: Ronald Burd motioned to approve the minutes from the May 7, 2014 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: Howard Long provided the Board with information from the **Nittany Valley Joint Recreation Authority** outlining the Authority's recommendations for the **Kepler Pool**. The Nittany Valley Joint Recreation Authority was formed about nine months ago to address the pool issue. The Authority consists of two representatives each from Benner, Spring and Walker Townships and Bellefonte Borough. The participating municipalities have provided funding to the pool for approximately seven years based on their resident populations; however the time has come to make major decisions on the pool. Mr Long gave a brief history of the 43 year-old pool and stated it has outlived its 30 year life expectancy. The swimming pool no longer meets the needs of the public and is not ADA compliant. A study conducted in 2009 found the pool was in need of a complete renovation at an estimated cost of \$1.8 million. The pool was deeded over to the Authority and they have been unsuccessful in the pursuit of other funding sources. It was determined that because of the pool's age and the accessibility issues, they are not eligible to apply for grant money. The current estimated cost for the renovation is \$2.4 million based on 5% increase each year. The Authority offered two funding options for consideration if its members all agree to the pool renovation. The first one would be a

½-mil tax increase to property owners in Bellefonte Borough, and Benner, Spring and Walker Townships. However, Mr Long feels a more equitable solution would be to have a flat \$10 per resident recreational tax fee. The Authority is therefore recommending a Recreational Tax be enacted by the member municipalities. This tax would not only provide funds for the Kepler pool upgrade, but could be used for future projects in the Borough and Townships. The Supervisors will seek additional information and took no action at this time.

Fred Henry presented the Final Plan and DEP Sewage Module for the **William E Crust, III and Wendy Crust Minor Subdivision (CCPCDO 58-14)** on Hoy Road. This plan proposes a re-plot of Lot 2R into Lot 2RR and Lot 3. Ronald Burd motioned to sign the DEP Sewage Facilities Planning Module for the Crust Subdivision; motion second by Brian Saiers and approved by all three Supervisors. The Board had no comments for the County's Municipal Response Request form for the Crust Subdivision.

Robert Cain spoke to the Supervisors about several additional requirements the County Planning Office has requested for the **Final Subdivision Plan for Deerhaven Lots 112A and 112B (CCPCDO 46-14)**. The first issue was determined to be a utility easement with the Walker Township Water Association. The second issue was for approved Walker Township Road Occupancy Permits (driveway permits) for Lot 112A's access onto Trophy Way and Lot 112B's access onto Zion Back Road. Our Zoning Ordinance only allows one driveway permit per lot and until the Subdivision is approved creating the two lots our Zoning Officer wanted Supervisor approval to issue the second permit. The Supervisors conditionally approved issuing the second permit pending County approval of the Final Subdivision Plan. Zoning Officer Vaughn Zimmerman will issue the Trophy Way permit and issue the Zion Back Road permit conditionally.

At 7:30pm the Board opened the following bids for the **sale of the 1985 Case Loader**:

Dan's Auto Services/J & S Construction	\$ 2,001.50
Scott Strouse	\$ 3,000.00

It was determined that Scott Strouse's bid was received after the 3:00pm bid deadline and therefore, did not meet eligibility requirements. Ronald Burd motioned to accept the Dan's Auto Services/J & S Construction bid of \$2,001.50 for the sale of the Case Loader; motion second by Brian Saiers and approved by all three Supervisors.

Guests: **Rodney Benner** attended the meeting for an update on a drainage issue on his Cedar Lane property. Stormwater drainage has been a recurring problem at this location and has been getting progressively worse with recent construction in the area. The Supervisors agreed to include this area as part of their 2014 Road Project. Roadmaster Brian Saiers stated that Township Engineer Don Franson inspected the property and was drawing up plans for the project to be put out for bids. Mr Benner stated his driveway has been destroyed and inquired if the Township would bear any responsibility for its

resurfacing. Brian stated the Township would make any repairs to his driveway that the Township caused.

Solicitor's Report: A **Conditional Use Application** was received from Rich Rogers and Scott Smith for the property located at **259 Hecla Road, Mingoville** (the former Hecla Skating Rink). Mr Rogers and Mr Smith are proposing to operate a multi-sports complex in the rink and are requesting the conditional use to allow for this as a 'Personal Service Business'. James Heckman motioned to schedule the Public Hearing for the Conditional Use request for Wednesday, July 2 at 7:30pm in the Walker Township Municipal Building; motion second by Ronald Burd and approved by all three Supervisors. Solicitor Miller will advertise the hearing and prepare the paperwork.

Solicitor Miller reported the four **Original Turnaround Easements for Lincoln Lane** properties have been properly recorded and signed copies were provided to the Township.

Solicitor Miller contacted the **Solicitor for Walker Township Water Association** asking for clarification of the letter received last month. The Water Association would like the Township to adopt a procedure that would require verification from the Water Association that all fees for new water connections have been paid prior to issuing a Zoning Permit. The Water Association Solicitor stated that there have been instances where water was provided to a new construction without the tap-on fee being paid. Also, some developers would like to pay the water impact fee as lots are built on rather than paying the fee for all the lots upfront. The Water Association stated they have no way of knowing when zoning permits are issued and that some type of procedure would help them keep track of new construction. Solicitor Miller asked Zoning Officer Vaughn Zimmerman what procedure was followed in Spring Township. Vaughn stated verification of sewer and water service payment is required when applying for a zoning permit. No action was taken. Vaughn will research what is required to implement such a procedure.

Engineer's Report: Engineer Don Franson was absent. Don submitted the following report:

- Recommended surety estimate of \$69,564 for **Deerhaven Phase 1**. This Surety is for the completion of concrete sidewalks in Phase I and a detention basin conversion. Ronald Burd motioned to accept the surety estimate of \$69,564 for Deerhaven Phase 1; motion second by James Heckman and approved by all three Supervisors.

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman issued six Zoning Permits in May with a value of \$409,499.

Vaughn reported he received a written request from Kelsey Blair to **amend the Zoning Ordinance** to include ‘Personal Service Businesses’ in the Light Industrial District. Ms Blair would like to operate a youth sport facility focusing on gymnastics at the 1311 Nittany Valley Drive property (the Hull Family Property). James Heckman motioned to send the request to the Planning Commission for review and comment; motion second by Ronald Burd and approved by all three Supervisors.

Roadmaster’s Report: Roadmaster Brian Saiers reported the following:

- Don Franson is working with Brian on preparation of the storm drainage upgrade at the Walizer Road/Nittany Valley Drive intersection as part of the **2014 Road Project**;
- R&R Fencing has not yet replaced **chain link fencing along Zion Back Road** which they agreed to do last fall. James Heckman motioned to have Brian get three quotes to move the project along; motion second by Ronald Burd and approved by all three Supervisors;
- Due to vandalism of some of the **picnic tables** at the pavilions, the maintenance crew installed cables through the tables to prevent further damage. The crew continues to do painting and maintenance in the park;
- Repairs were made to a ditch that was washing out along **Ponderosa Road**. The Water Association will be flushing hydrants in that area and Brian is concerned that the water flow could damage these repairs. Solicitor Miller was of the opinion that the Water Association would be responsible for any damage they caused.

New Business:

- Ronald Burd motioned to accept the recommendation of the Park & Rec Board for ‘fee-in-lieu’ of land of \$2,500.00 for the William III and Wendy Crust 1-Lot Subdivision; motion second by Brian Saiers and approved by all three Supervisors;
- James Heckman motioned to approve a request from the PA Association for Sustainable Agriculture to use portions of Rodgers and Pike Roads for its 2nd annual Bike Fresh Centre County on Sunday morning, August 3, 2014; motion second by Ronald Burd and approved by all three Supervisors. A Certificate of Insurance will be provided;
- The Board gave approval for Bill Workman to replace the plants in front of the building that did not survive the winter at an approximate cost of \$200.00;
- A letter was received from the Keystone Marker Trust commending the Township for its efforts on preserving and restoring the historic cast iron town name marker in Hublersburg.

Ronald Burd motioned to approve the May 2014 General Fund paid bills in the amount of \$32,830.46 and the May 2014 Treasurer’s Report as presented; motion second by James Heckman and approved by all three Supervisors.

Ronald Burd motioned to adjourn the meeting; motion second by James Heckman and approved by all three Supervisors. The meeting adjourned at 8:10pm.