

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
February 4, 2015**

Attendance:

Supervisors-	James Heckman Ronald Burd Brian Saiers
Solicitor-	John Miller III
Staff-	Donna Reese Vaughn Zimmerman – Zoning Officer Leah Burd Don Franson – Township Engineer
Guests:	Will Rigg Chad Fisher Staci Redman (Township Resident)

Call to Order: James Heckman called the February 4, 2015 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 January Meeting Minutes: Ronald Burd motioned to approve the minutes from the January 5, 2015 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: There were no Agenda Items.

Guests: Will Rigg and Chad Fisher inquired if Solicitor Miller had researched the ‘fee-in-lieu’ payment options for the proposed 10-unit apartment complex they are considering at the former **Kyle property in Nittany**. Mr Rigg and Mr Fisher requested consideration of either a reduced fee or making installment payments. Solicitor Miller stated he did not see anything in the law or our ordinance which would allow for payments to be made over time. He also stated that in order to make payments instead of the lump sum payment would require amending the ordinance. Mr Fisher said the apartments would be rental units and they were advised the property already had provisions for and was zoned for six units. Solicitor Miller was of the opinion that these provisions would not apply. Action was tabled in order for Solicitor Miller to discuss clarification of ‘dwelling unit’ with County Planning and Zoning Officer Zimmerman.

Staci Redman attended the meeting in an informal capacity to discuss an idea for a **community center** in the Township. Ms Redman has operated a daycare center in the Township for nine years and has outgrown the space she is currently leasing in the Zion Community Church. She stated in talking with other parents she feels there is a need for additional community space with expanded recreational facilities along with expanded daycare. Ms Redman further stated that there is limited commercial zoning available in the Township and inquired about the possibility of rezoning agricultural land to commercial. She will meet with Zoning Officer Vaughn Zimmerman to research what land may be available.

Solicitor's Report: Solicitor Miller reviewed a **Memorandum of Understanding** submitted by MBC for the **Zion Dollar General** (Phase VIII-A, Lot C3 Stony Pointe) and found it acceptable. Brian Saiers motioned to approve the Memorandum of Understanding for Zion Dollar General as submitted; motion second by Ronald Burd and approved by all three Supervisors.

Engineers Report: Engineer Don Franson reported he received a revised plan for the **Dollar General Site Land Development Plan**; he will review the revised plan and provide comments.

Notice was received of the awarding of a \$20,000 grant from **Centre County Liquid Fuels** for Phase II of the stormwater project in Zion Ridgecrest. James Heckman motioned to authorize Don to proceed with preparing the bidding documents for the project; motion second by Brian Saiers and approved by all three Supervisors.

Don presented plans for the new **park restroom project**. He has prepared the application for sewer service and he will also apply for the water service. Don stated the water line is on the opposite side of Zion Back Road, therefore it will be necessary to either cut through the road or bore under it. Because of the swale in the area, a Utility Crossing Permit is also needed. PA Game Commission and the Fish and Wildlife Service both requested additional information on their permit submissions. Don stated if road crossing regulations indicate it is necessary to bore under the road additional expenses will be incurred. The Supervisors reviewed the plan and made several changes. Don would like to award the bid at the April 1st meeting but requested a bid opening prior to April 1st. James Heckman motioned to authorize Don to prepare the bid for the restroom project with a bid opening at 3:00pm on March 26, 2015 with bid acceptance or rejection scheduled for the Supervisors April 1st meeting; motion second by Ronald Burd and approved by all three Supervisors. Brian Chilton of Chilton Designs, the structural engineer will be the contact person.

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman reported he issued seven Zoning Permits including two for new residences in January.

Vaughn presented a proposed Lot Addition and Replot Plan for the **Stover Property on Pike Road**. This plan was received from the surveyor and no action was taken pending receipt of the submitted plan from the County Planning Office.

Vaughn presented the **Dollar General Land Development Plan** for Supervisor review and comments. The Planning Commission reviewed the plan at their January meeting but took no action due to the lack of a quorum. A few comments need to be addressed including landscaping, sign site lines, the temporary turn-around and sidewalk installation. Action was tabled pending receipt of a revised plan that addresses the comments.

In response to a request from the NVJPC, Vaughn will investigate opportunities for **economic development in the Township**. He would like to identify and catalog properties that may be available for commercial development and also any vacant or underutilized buildings.

Work has begun on renovations to the old **Hecla Park Skating Rink for the Bellefonte Sports Academy** (Rich Rogers and Scott Smith). One of the conditions agreed upon at the Conditional Use Hearing was to upgrade one the restrooms to make it ADA compliant. However, the new owners were told by Labor & Industry officials that they don't have to make the restrooms handicapped accessible because of the age of the building, but if they did renovate them to ADA standards it would be considered new construction and all ADA rules and regulations would apply to the entire structure. Solicitor Miller stated if the restroom is not remodeled it might be considered a violation of the Conditional Use. The Supervisors requested written documentation from either L&I or the developers that states the reasons why the restrooms don't have to be compliant. Vaughn stated Labor & Industry issued a permit for the building and that he will monitor the renovations.

Roadmaster's Report: Roadmaster Brian Saiers reported our **2014-2015 road salt** contract was for 425 tons which should be sufficient for this year. However, he would like to increase that amount to 500 tons for the 2015-2016 season. Brian Saiers motioned to increase the salt contract to 500 tons for next winter season; motion second by Ronald Burd and approved by all three Supervisors.

Brian discussed possible **road projects for 2015**. He stated lower Snydertown Road near the Bill Beck property needs repairs from where it was dug up for the water line extension. He also stated Dunkle Road and Walizer Road were in need of resurfacing. The other Supervisors agreed and Brian will obtain information for these proposed projects.

The Board discussed reimbursement for the cost of **CDL License renewals**. Brian stated CDL Licenses must be renewed every four years at a cost of \$40 more than a regular license. Ronald Burd motioned to reimburse employees for CDL License renewals effective January 1, 2015; motion second by James Heckman. Brian Saiers abstained. The motion will be added to the Employee Manual.

New Business:

- James Heckman motioned to sign the **2015 SEO Agreement with Tom Bowes** (Alternates Stan Wallace and Jeff Kreger); motion second by Ronald Burd and approved by all three Supervisors;
- James Heckman motioned to donate \$450.00 for the **Bellefonte High School Senior Award Program**; motion second by Ronald Burd and approved by all three Supervisors;
- James Heckman motioned to approve the appointment of Nadine Deitrich as **Deputy Real Estate Tax Collector**; motion second by Brian Saiers and approved by all three Supervisors;
- The Board had no response to a request from Natalie Corman, Director of Adult Services regarding **housing outreach services**;
- The Board had no comments to a request from **Benner Township** for input on proposed amendments to their zoning ordinance;
- A response was received from **Bellefonte Youth Football and Cheer** stating they are still raising funds to pursue construction of the proposed football field;
- James Heckman motioned to authorize the secretary to pursue **website** options; motion second by Ronald Burd and approved by all three Supervisors;
- Donna Reese reported she received two quotes for a **new copier** for the office and the decision was made to purchase a new Xerox machine.

Brian Saiers motioned to approve the January 2015 General Fund paid bills in the amount of \$39,835.02 and the January 2015 Treasurer's Report as presented; motion second by Ronald Burd and approved by all three Supervisors.

James Heckman motioned to adjourn the meeting; motion second by Brian Saiers and approved by all three Supervisors. The meeting adjourned at 8:13pm.