

**Benner Township Supervisors  
Meeting Minutes  
August 5, 2024  
7:00pm**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order on August 5, 2024 at 7:00 p.m. by the Chairman, Randy Moyer with members Larry Lingle (Via Phone) and Kathy Evey present.

Also in attendance were: Sharon Royer, (Township Secretary), Don Franson (Township Engineer), Teresa Sparacino, Megan Zepiora, Terry Cable, Gene Stocker, Robert Watts (Township Traffic Engineer), Fred Gay, Tom Moyer, John Elnitski, Thomas Eby, Mark Torretti, R. Thomas Berner, Ed Galus, John Kostas, Rachel McCune, Justin Komp, Brian Dunn, Marshal Aloi, Dustin Houtz and Deb Smeal.

**PERSONS TO ADDRESS THE BOARD/PUBLIC COMMENT**

1. Sun Capp – Bellefonte Warehouse Plan
  - Brian Dunn (Sun Capp Property Group), Rachel McGoon (Civil Engineer, Langan Engineering), Justin Kopp (Traffic Engineer for Langan) were all present at the meeting.
  - Located at the intersection of Industrial Drive and PennTech Drive – across from the State Police Barracks
  - The property is 103 acres total
  - 123,000 sq ft warehouse/distribution facility/labeled as industrial
  - 628 parking spaces
  - Approved so far: Centre County Planning Commission, Benner Township Planning Commission, Highway Occupancy Permit (PennDot District 2)
  - Waiting on approval from Benner Township Supervisors to advance the LDP
  - Groundbreaking tentatively scheduled for late Oct/November 2024
  - Comments by Supervisors:
    - Monitoring Stormwater in the South Basin (it was clarified that this will be closely monitored)

*Moyer motioned and Evey seconded to approve the project as presented. Motion to approve carried with 3 yes votes.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	Yes
Kathy Evey	Yes

2. DELTA Group – Shiloh Road Traffic Improvements – Resolution
  - Teresa Sparacino, DELTA Development Group, Megan Zepiora both present to present the project
  - This project could be funded entirely by a grant from DCD.

Benner Township Supervisor Minutes  
August 5, 2024

- Project is to improve Spring Valley Road, expansion and add sidewalks
- In order to proceed with the road improvements, the Development group needs a signed letter of commitment.
- There is a 3 year timeframe to complete the project
- The development group is hoping to have the resolution adopted by September, or the 1<sup>st</sup> meeting in October.
- There was an extensive discussion regarding the project details, timelines and applications and other considerations.

*Moyer motioned to conditionally approve this resolution pending review by the Township Solicitor and Township Engineers, to be ready for final approval by the October meeting. Evey seconded. Motion carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	Yes
Kathy Evey	Yes

3. R. Thomas Berner Re: C-NET, Added Township Positions, Police Services
  - Mr. Thomas proposed that Benner Township join C-NET. Joining C-NET would cost \$10,029/yr. He also talked about the Township hiring a manager, as the Township is larger in population than Bellefonte Borough, and adding police services.
4. Gene Stocker spoke regarding his concerns about PFAS chemicals in the water system. There was a brief discussion regarding this issue and who is responsible for testing and regulations.

**MINUTES**

The minutes from July 1, 2024, were presented to the Board for their review and comments.

*Moyer moved to approve the minutes of July 1, 2024 as presented. Lingle seconded the motion. Discussion included Evey questioning some details in the minutes – employee recruiter appointee (Moyer declined the position), letter regarding feasibility study, Bill Pay Resolution Draft.*

*Kathy Evey motioned to table the July 1, 2024 minutes until the next meeting for further clarification. Moyer seconded. Motion to table the minutes carried.*

***\*At this point in the meeting, the telephone connection was lost with Lingle.***

**TREASURER REPORT**

The bill list for the General Fund was presented to the Board in the amount of \$294,126.73.

The General Fund Receivables in the amount of \$92,849,16 were presented.

The State Fund bills in the amount of \$200,000 was presented to the Board for their approval.

Moyer moved to approve the Treasurer Report. Mrs. Evey seconded the motion. Motion to approve carried.

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

**OLD BUSINESS**

1. Rezoning Request Fox Lane Homes (Part of Tomco Property)- PUBLIC HEARING SCHEDULED FOR 9/3 @ 7

2. Greater Buffalo Run Church Surety Release

Moyer motioned to approve the Surety Release. Evey seconded. Motion to approve carried.

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

3. Traffic Impact Improvement Agreement Draft for Logan Greene Development

Moyer tabled this item to the September meeting.

**NEW BUSINESS**

1. Resolution 24-5 in support of Suicide Prevention Month

Moyer motioned and Evey seconded to approve Resolution 24-5. Motion carried.

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

2. Sewage Planning Module for Shiloh Commercial Park

Moyer motioned and Evey seconded to approve the Sewage Planning Module. Discussion included clarification the majority of the commercial park is in College Township but a small portion is in Benner Township, so both townships have to approve. Motion carried.

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

3. Resolution 2024-6 for PennDOT to place cameras on the traffic signal poles (by Rutter's on the Benner Pike).

*Lingle motioned and Evey seconded to approve the PennDOT Resolution. Motion carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

4. CATA 2024/2025 Agreement Resolution 2024-7

- Mrs. Evey commented that she has sat in on a task force for this issue. She mentioned that they have been collecting data by municipalities regarding passengers and usage. CATA is discussing/offering different contracts and types of services, and Mrs. Evey will continue to share information with Benner Township as the situation develops.

*Moyer motioned and Evey seconded to approve the CATA 2024-2025 Agreement Resolution 2024-7. Motion to approve carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

5. Nittany Valley Half Marathon requests permission to use Rock Road and Fox Hill Road on December 8, 2024 for their annual marathon.

*Evey motioned and Moyer seconded to approve the road usage request. Motion to approve carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

6. Letter from Centre Co. Ag Land Preservation Board Re: Contribution towards the Leo and Bernie Corl Farm Preservation

*Evey motioned to not participate in any contribution to the Leo and Bernie Corl Farm Preservation. Moyer seconded. Motion to not contribute carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

7. ARPA Fund Report

- It was clarified that the township is looking for other ideas/ways to obligate the rest of the funds by the end of the year.
- The remaining funds total \$100,000

- Mrs. Evey made several suggestions for how the remaining money could be used.
  - **Public Water:** earmarking some of the money towards establishing public water in Walnut Grove development in order to mitigate the PFAS water issue in that area. She would like to see both governing bodies come together to address this issue. She suggested a sum of up to \$60,000. It was clarified that the money has to be spent on actual costs/equipment/contracts.
  - **EMS Services:** Mrs. Evey also mentioned concern about EMS services and if the Township is fulfilling what they are recommending financially for the service on a yearly basis. It was clarified that the Township is not providing the recommended amount of financial support. The financial request made by EMS is calculated based on population, number of yearly calls and amount of services provided. Benner Township paid \$14,000 but the EMS service requested over \$34,000. Mrs. Evey suggested using the leftover money towards the funding gap.
  - **C-NET:** Mrs. Evey also suggested some of the money could be used toward C-NET services. She suggested contracting with C-NET for one year.
  - She also suggested possibly using the funds for improvements and upgrades at the park.

8. Glenn O. Hawbaker, Inc. - Road Bonding for Rock Road and Fox Hill Road

*Moyer motioned to approve the Road Bonding for Rock Road and Fox Hill Road. Evey seconded. No discussion. Motion to approve carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

9. Harold Krape 2 lot Minor Subdivision (comments or no comments)

- No comments were made on this item.

10. Release the HRI, Inc. from their road bond of Fox Hill Road

*Moyer motioned to approve the Road Bonding for Rock Road and Fox Hill Road. Evey seconded. No discussion. Motion to approve carried.*

<b>Supervisor Name</b>	<b>Vote</b>
Randy Moyer	Yes
Larry Lingle	absent
Kathy Evey	Yes

**CORRESPONDENCE**

1. SBWJA Minutes – June 24, 2024 and July 8, 2024
2. BTWA Minutes – June 18, 2024
3. Centre County Planning Commission

Benner Township Supervisor Minutes  
August 5, 2024

- a. Benner Pike Hotel time extension
- b. Village of Nittany Glen Phase III-A Commencement with Construction
- c. Tru by Hilton & Retail Building – Commencement with Construction
4. Conservation District Review Letters
  - a. Shiloh Road Wastewater Collection NPDES; Conveyance System (completeness notification)
  - b. E & S Sullivan Mini Storage
  - c. Shiloh Commercial Park NPDES approval letter
5. Engineering Review Letters
  - a. Franson – Bellefonte Warehouse Comment Letter
  - b. McCormick Taylor –WaWa Eagle Point TIS Review
6. DEP Correspondence
  - a. Cascade Development NPDES Permit notice of intent to issue
  - b. Arby's - Act 537 exemption approval letter
  - c. Logan Greene Phase 2A & 2B Act 537 exemption approval letter
7. CRRRA Rules & Regulation changes
8. Commonwealth Court Decision Marina Elnitski, Maison Lodging and Doug Colkitt Vs Benner Township Vs Evey
9. Sierra Club report regarding PFAS in Stormwater Discharge
10. Shiloh Road Sewer Extension Chapter 102 Notification
11. Copy of SBWJA Audit for 2023
12. Copy of NVJRA Audit for 2023
13. Letter from Dan Alters RE: Bellefonte Warehouse Stormwater
14. July PVCEA Zoning and Building Permit Report
15. Bellefonte EMS 7/30/24 meeting recap

**ADJOURNMENT**

Moyer adjourned the meeting at 8:29pm.

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Leah Guizar - Transcriptionist