

# Centre Hall – Gregg – Potter PSU Land

%Centre Hall Borough

Attn: Beth Araujo, Borough Secretary

134 North Hoffer Avenue

P.O. Box 54

Centre Hall, PA 16828-054

## Un-official Work Session

January 8, 2008

7:00 p.m.

Present: Centre Hall Borough – Gerald Krebs, President  
Ray Hankinson Mayor  
Beth Araujo, Secretary  
Gregg Township - Pat Leary  
Potter Township - Tom Sharer

? about Insurance - each municipality to get quotes

? does property need to be posted yet? - Not at this time.

Ideas to get started –

1. Each Municipality to have an odd number (3) three from their municipalities to be on the Centre Hall – Gregg – Potter PSU Land Board  
1 Elected Official, 1 Planning Commission, and 1 Appointed from Area  
(Can advertise for an appointee in the Spring Newsletters)
2. By-Laws need to be drawn up. (Could use Peer-to-Peer as a guideline.)

Secretary – Beth Araujo,

1. To look into setting up a joint account for the Centre Hall – Gregg – Potter PSU Land including three (3) signature lines, one for each municipality.
2. To contact Mr. John Miller, III, Solicitor to:
  - A. How much in escrow – notify Gregg & Potter Townships of \$
  - B. Copy of Deed for PSU Land
  - C. Lease of land – Automatically renewed? New contract with Downey?

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

April 15, 2008

7:00 p.m.

Present:	Centre Hall Borough –	Gerald Krebs, President Joe Hammaker, Vice President Ray Hankinson Mayor Beth Araujo, Secretary
	Gregg Township -	Pat Leary
	Potter Township -	Tom Sharer Jake Tanis

Updates:

1. Bank update – If using the Borough’s Tax ID Number the Borough’s name needs to be on the account “Centre Hall Borough DBA Account for Tri-Municipal Park”. Beth to open account for the three municipalities.
2. Discussion on having the land sewn in Timothy, Orchard, or Switch Grass.
3. Mr. Tom Sharer will talk with his Solicitor, Bob Raymond, who will then speak with the Borough’s Solicitor, John Miller, III, to decide who will draw up the farming lease for the property.
4. Mr. Jake Tanis will speak with Frank Downey or Steven Grieb about planting in 2009 to plant grass and what chemicals would be best for the Water, and to also ask for a copy of the Liability Policy and whose name to place on the lease.
5. There is interest from the Federal Fish & Wild Life for Prairie Grass to be planted since it is native to this area.
6.
  - a. Inter-Valley discussion on what ever happened to the \$100,000.00 towards Recreation.
  - b. Bob Jacobs may be able to provide us with a “Boiler Plate” By-Laws for a starting point.
  - c. Question, do we open this to churches with the possibility of them providing pavilions?
  - d. RFP – Master Plan to be worked out – possibly (Grant \$)
  - e. Projected Plan – Picnic Area (Centre County to match?)
  - f. Project for - Grad Course Work? Master’s Degree?
  - g. Landscape Architecture with DEP supervision? (Tom Sharer to contact)
  - h. ? Grange involvement (County Hinted)
  - i. Equestrian Event
  - j. Scouts – Future Eagle Projects
  - k. Auxiliaries (Women’s Clubs, Gardening Clubs)
7. Focus on more than land, the area also, Schools, and Pedestrian Cartways?  
Equipment Donations  
Ball Fields, Soccer Fields, etc.
8. May meeting – each Municipality to have (3) three each to attend.
9. May 20<sup>th</sup> at the Centre Hall Borough Office at 7:00 p.m.

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

May 20, 2008

7:00 p.m.

Present: Centre Hall Borough – Gerald Krebs, President  
Joe Hammaker, Vice President  
Beth Araujo, Secretary  
Gregg Township - Pat Leary  
Potter Township - Tom Sharer

Updates:

1. Mr. Tom Sharer stated that Steve Grieb gave a check for \$8,000.00 to Brenda Burd to forward to Beth Araujo for deposit. He wanted to pay the total amount for the year in one-payment verses two payments.
2. Mr. Grieb is working without a lease but intends to sign it as soon as it is prepared. Mr. Grieb also gave a copy of his “Farm Liability” insurance for the three Municipalities to have copies. This states: \$500,000 each occurrence, \$500,000 damage to rented premises (each occurrence), and \$1,000 Medical Expense (any one person). It names Potter Township “Certificate Holder” not additional insured.
3. Inter-Valley still wants a Park & Rec. Don’t know where it will head. Not all municipalities are on board with the concept of Public Recreation, some are not sure that they want tax \$ used for this purpose. In the last 5 years there has been a lot of progression and it continues. The Goal at this time is a Committee to make a Master Plan.  
Inter-Valley: Penn Township – Yes;  
Haines Township – Yes;  
Millheim Borough - ?;  
Miles Township – No
4. Discussion mentioned switch grass seeds to be donated and planted; Dave Putman to provide Prairie Grass to be planted; and the possibility of 4HR’s planting trees and nature walks.
5. A Committee is needed for the Tri-Municipal Master Plan. Bob Jacobs will help with the writing of a Grant.
6. Contacts are to be made to get the ball rolling.
7. Having a paid Director down the line will help to speed up the process.
8. Invite to next meeting & Tour land: Wes Ferringer – DCNR - July 15<sup>th</sup>, 10:00am  
Kirt Hassaman – DCNR  
Bob Jacobs – Centre County  
Park & Rec. from Penn State
9. Mr. Tom Sharer is to retire the end of June. He could then attend daytime meetings.

Next Meeting is scheduled for June 17<sup>th</sup> at 7:00 p.m. at the Borough Office.

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

June 17, 2008  
7:00 p.m. – 7:50 p.m.

Present:	Centre Hall Borough –	Gerald Krebs, President Joe Hammaker, Vice President Ray Hankinson Mayor Beth Araujo, Secretary
	Gregg Township -	Pat Leary, Chair
	Potter Township -	Tom Sharer, Chair

**Updates:**

The Next meeting will be on July 15<sup>th</sup> at 10:00 a.m. at the Borough Building.  
Wes Ferringer – DCNR and Brian Auman – SedaCog will both attend and provide Grant information.

Contacts have been made with the Landscape Architecture Department at Penn State.  
If a Grad Student is approved, this could be part of our 50/50 contribution to a Grant.

Tom Sharer will contact Bob Jacobs about Topographical maps of the land for this meeting.

This area is missing a swimming pool. The Penns Valley Penguins have grown to over 90 participants and a larger pool is needed. (Mentioned that the Grange Fair might be installing a swimming pool for their campers. Possibility of a community pool??)

[Department of Agriculture/Tourism/Grange/Tri-Municipal Park = Possibilities]

(Beth to contact Darlene Confer, Grange Manager about possible Public/Private Partnership with helping with the Master Plan.)

(Beth to contact John Miller, III about finalizing renting land contract with Steve Greib.)

? about Committee – should we try to grow now or wait until a Master Plan is in place?

- decision was to keep as is until by-laws are established.

- contact School District in the future to inform of planning a Master Plan

Tom Sharer is to bring sample copies of by-laws for a starting point to the July 15<sup>th</sup> meeting.

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

July 15, 2008  
10:00 a.m.

Present:	Centre Hall Borough –	Ray Hankinson Mayor
		Beth Araujo, Secretary
	Gregg Township -	Pat Leary
		Doug Bierly
	Potter Township -	Tom Sharer
		Dick Decker
	Grange Fair -	Darlene Confer
		Joe Hartle
		Jack Bell
	DCNR -	Wes Fehringer
	SEDA Cog -	Tom Grbenick
		Alison Stevenson

Intros and background on purchase of land through a DCNR Grant  
Land borders the Grange Fair that's why they are in attendance.

Tom Grbenick (DCNR) –  
GRANT PROCESS:  
RFP  
Bid  
Consultant  
Public Process  
Study Committee to work with Consultant – Survey the Public  
Kick off meeting  
Evaluation meeting  
End Proposal's meeting – A, B, C, etc.

Wes Fehringer (SEDA Cog) –  
Can work with PSU – must be a licensed Architect  
– Harrisburg has a conflict with this

Tom Grbenick (DCNR) –

When you hire a consultant to work with PSU there could be scheduling conflicts

Wes Fehringer (SEDA Cog) –

Uses

Feasibility Study (Look at Site)

Multi year phased development plan

Master Plan

Big Idea

Prioritize

Order of Magnitude – Costs Projections

Pick 1<sup>st</sup> piece of Master Plan

Look at the larger range of possibilities (ideas)

Pennsylvania is the 3<sup>rd</sup> largest state in horse ownership

Options:

Scope of Work:

Talk / Discuss with SEDA Cog and other outside Consultants

\* (Centre County Region Recreation Authority can give us a list of  
Consultants in the area.)

Look at land and Scope of Work to figure \$ amount

Then Grant Applications

\* (April Deadline)

Involve the County – Potential In-kind Contribution

Jim Zubbler is Lewistown's Main Street Manager

Next meeting is August 19, 2008, at 7:00 p.m.

Tour of Land

Refreshments compliments of Gregg Township

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

August 19, 2008  
7:00 p.m.

Present: Centre Hall Borough – Joe Hammaker, President  
Ray Hankinson Mayor  
Beth Araujo, Secretary  
Gregg Township - Pat Leary

Ray showed a sample of a switch grass pellet. A possibility for the ground could be placed into switch grass and sold to schools for their boilers.

More discussion / review about last meeting.

To start developing the master plan we first need a RFP. Contacts to be made to:  
PA Parks and Rec. Association,  
Center Region Park & Rec. – Ron Woodhead, and  
County Planning – Bob Jacobs for sample RFP's.

County Planning ask about (In Kind \$) and GIS for land.

Next Meeting – September 16<sup>th</sup> at 7:00 p.m.

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

September 16, 2008  
7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President
		Ray Hankinson Mayor
		Beth Araujo, Secretary
	Gregg Township -	Pat Leary
	Potter Township -	Tom Sharer

Discussion:

1. Contacting the Department of Ag for knowledge about an Equestrian Park
2. Dave Herring (Horse Circuit) – state budget line item \$1 million for a roof to cover one arena at the Grange Fair said possible trail help.
3. Jane Wert(?) along with Doug Bierly – shovels, chain saws, and feet to go through to make a trail – done as community service.
4. Wes Ferringer – scope of work worksheet – (Pat will email out to all).
5. Inter Valley By-laws could be modified for our use.
6. Tom will speak with:
  - Ron Woodhead for Dollar figures
  - Bob Raymond about contract with Steve Greib
7. Pat will speak with:
  - Bob Jacobs for next meeting
  - Beth Rider

Next Meeting – October 21<sup>st</sup> at 7:00 p.m.

**Centre Hall Borough DBA  
Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

Un-official Work Session

October 21, 2008

7:00 p.m.

Present:	Centre Hall Borough –	Jack Muthersbaugh, Vice-President
		Beth Araujo, Secretary
	Gregg Township -	Pat Leary
	Potter Township -	Tom Sharer

Discussion:

1. Ron Woodhead stated that their project was \$66,000 and that the grant was \$35,000. This is also the Prime Time for Bidding. They had the support of Brian Auman's group and several other groups. Ron said that we should ask for \$40,000.
2. Tom will talk with Ron about ideas to save money. Potter Township is putting aside \$10,000 + In-Lieu of Fees into next years budget for the parklands.
3. Dennis Hall from the Department of Ag stated that there is no money for Equestrian Parks. He suggests in the RFP a line feasibility study if affordable – talk to DCED about this.
4. Placing Cardboard down first and then mulch ovetop will cut down on the weeds for a walking path.
5. GOAL – by-laws.
6. Proposal – talk to Beth Rider at County Planning. Pat & Tom to go and meet with Beth Rider and to get started on the RFP.

Next Meeting – November 18<sup>th</sup> at 7:00 p.m.

## Account for Tri-Municipal Park

P.O. Box 54

Centre Hall, PA 16828

### Un-official Work Session

November 18, 2008

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Jack Muthersbaugh, Vice-President Ray Hankinson, Mayor Beth Araujo, Secretary
	Gregg Township -	Pat Leary, Supervisor
	Potter Township -	Tom Sharer, Supervisor

1. Pat and Tom will work on the terminology together along with Ron Woodhead from the Centre County Planning Region on the Scope of Work for the Grant. Grant submission of applications is before April; with a reply from State the earliest is July through September/October. Ron felt that we could get a grant as long as we can come up with the matching funds. The Master Plan should be completed by the end of 2010.
2. Ray stated that the MPO wrapped up its 3-year cycle with a long-range plan for connecting Route 45 & SR2006 near the parklands. Linden Hall didn't like the traffic nor does Rimmy Road. Our Park Land is in the general area for a good connection. S & A Homes abuts the park property with a 50' right-of-way.
3. The Inter Valley Plan is to go ahead with the committee and have a meeting in January to work on it's By-Laws.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

February 17, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Jack Muthersbaugh, Vice-President Ray Hankinson, Mayor Beth Araujo, Secretary
	Gregg Township -	Pat Leary, Supervisor
	Potter Township -	Tom Sharer, Supervisor
	Grange Fair -	Darlene Confer

Tom will talk with Brian Auman to see if he will still give us his support.

Ray suggested possibly garden plots for some of the land.

Tom will call Beth Rider to have something available for March's meeting.

Suggested committee – (1) from each Municipality President/Supervisor (elected) + (2) appointed, then sub committees to get more involved.

\*\* Cannot ask employees to volunteer since they are paid, but, Potter township can donate equipment.

A wood chip walking trail would be a good start.

Pat will speak with the trail group to see when to put in a trail. Do we want to use wood chips, switch grass pellets, ground up tires???

Pat – (4) phases for the Park.

Tom will speak with Dave Putman about Prairie Grass and game birds (pheasants).

## **Account for Tri-Municipal Park**

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

March 17, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President
		Ray Hankinson, Mayor
		Beth Araujo, Secretary
	Potter Township -	Tom Sharer, Supervisor

(Pat Leary – Gregg Township is in the Hospital Emergency Room as we meet. Do not have an update on his condition.)

Tom met with Beth Rider and Wes Fehringer to review the grant application.  
Beth Rider will talk with Brian Auman.

Tom will follow-up with Beth Rider for the next meeting.

Ray mentioned 5013C and will follow-up.

Tom thinks the road should be posted “Authorized Vehicles Only”.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

May 19, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Beth Araujo, Secretary
	Potter Township -	Dick Decker, Supervisor Jake Tanis, Supervisor
	Gregg Township -	Pat Leary, Supervisor

Jake – brought up the Master Plan Architect – Brooks Harris works for ELA, Brook is on the Planning Commission. Jake will find out if Brook is allowed to volunteer or if his company will allow him to donate his time. Jake will invite Brook to the next meeting to direct us in beginning.

Dick brought up that this unofficial committee is not following the agreement, as in applying for the grant.

Jake said that there are people out there who could donate to this park.

Dick & Jake want to spend money on what the people want not on a consultant.

Pat – People volunteer as long as their children are involved then they drop out. We don't have groups of committed folks to work with.

Pat –

1. CPI – Heavy Equipment class could possible help with the excavating of the fields. Pat will contact Hank Yeagley who is involved with the Vo-Tech Board.
2. John Ishler is a Draftsman
3. We could get a copy of the Survey from County Planning.

We can work with the tenant on the right crop – orchard grass – can get hay off of it two times a year or a fine blade like alfalfa.

Bob Jacobs could be contacted to get a good set of maps and surveys also.

The PSU students could be contacted to do projects for us and for them. Possible they could donate time and equipment also.

The next meeting is June 16, 2009 at 7:00 p.m. This meeting concluded at 8:23 p.m.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

June 16, 2009

7:10 p.m.

Present: Centre Hall Borough – Joe Hammaker, President  
Ray Hankinson, Mayor  
Beth Araujo, Secretary  
Potter Township - Dick Decker, Supervisor  
Tom Sharer, Supervisor

Ray – Spoke with Rob Pacella, PVHS Director of Physical Plant, they are using a Bio-Mass generator for their heat source. Chris Houser – PSU – will check to see what changes would be made in order to use switch grass pellets.

Tom – A plan needs to be put into place in order to proceed.

Dick – will contact Tom Swank and Dave Miller and go to view the land and to see what they think would be involved in leveling some areas to begin.

Tom will talk with Wes Fehringer (SEDA Cog).

\*\* Possibility might be to get Senator Corman involved to get a 5-year conversion plan to switch to grass,\*\*

Dick – will invite Brooks Harris to July's meeting and will give us an update on what was discussed with Tom Swank and Dave Miller.

More Discussion – As soon as the crops are off – grass seed needs to be planted this fall in order to meet the April 2010 deadline.

Ray suggested that Tom speak with Wes about (5013C) for Tax Deductible donations.

\*\*Co-ordinate with organizations to Brain Storm what they would like to see – # of Fields Needed for - Soccer, Baseball, Softball, Basketball, Tennis, etc.

Tom will invite Ron Woodhead, State College Parks and Rec., to the next meeting. And will follow up with Beth Rider about the grant.

The next meeting is July 21, 2009 at 7:00 p.m. This meeting concluded at 8:43 p.m.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

July 21, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Norma Crater, Councilman Beth Araujo, Secretary
	Potter Township -	Dick Decker, Supervisor Tom Sharer, Supervisor Jake Tannis
	Gregg Township -	Pat Leary Doug Bierly
	Gregg Township Planning Commission -	Jane Scheuchenzuber
Citizen:	Grange Fair -	Darlene Confer
	AYSO -	Michele Whitman
		Alan Decker
		ELA – Brooks Harris
		ELA – Matt Harlow

Ron Woodhead was unable to attend. He was to give an overview of the process without a grant.

Brooks Harris, ELA gave a brief overview of the project and what the firm he works for can do for the park.

Michele Whitman, AYSO, stated that there are between 250 – 275 children involved in AYSO in the Valley ages 4-11. Wish list is to have the following fields all in one location for parents and children due to traveling:

(5) 50' x 90'      (4) 75' x 150'      (4) 110' x 200'      (2) 150' x 285'

Games are Thursday and Sundays. Parking is needed for 200. Current fields throughout the valley are (smallest to largest) 5, 4, 2½, & 1. Open registration, \$30 per child with \$12 going to insurance, Fundraisers help to pay for uniforms. Shin guards are \$5.

Matt Harlow, ELA, voiced pros and cons to a Grant.

Tom to ask Beth Rider for estimates

Matt Harlow stated that Centre Region's Oak Hall Parklands initial Bids were thought to be \$78,000 but came in at \$66,000. A Master Plan has to have a Landscape Architect signature stamp on it for a Grant. DCNR will not allow a Master Plan without one.

Open Discussion:

A Master Plan with a phased approach is a good as if not better than a DCNR Grant.

North East Equine – a Trail around the entire sides of property for hiking / biking, with a possible Steeple Chase Field

Goal is to have a park without raising taxes.

Darlene Confer, Grange Fair, the Grange is willing to partner, would like to see expansion for Horses and for Soccer Camping. There is potential for expanding.

Tom Sharer asked Matt Harlow – Where do we go from here? Volunteers are good when they follow through, the basics are out there on the internet, but guidance is needed by professionals with a commitment for the project to be completed.

Pat Leary – Act 180 about Multi Municipal engaging professionals

Matt Harlow – can give the park an outline

Other ideas for park: Frisbee Golf, Community Gardens, Fish & Wildlife – Prairie Grass

Allan Decker, Potter Township Citizen, the park could have been built 10 years ago free-graddis. The Library was to be a multi project and it ended up costing 4 X's the amount. The Municipalities need to look at the real world.

Need to really think about posting signs – Authorized Vehicles Only

Need to identify stake holders & wish lists, rank them, and set a schedule.

Maintenance – companies like “Scott’s Landscaping” may be willing to maintain the grasses if signs are posted like “Maintained by ...”

Next meeting have stakeholders present formal written presentations for their groups.

Invite Little League, Boy Scouts, Senior Citizens, etc.

Jake Tannis said that he computed putting the whole parkland into grass would cost approximately \$42,000.00.

The next meeting is August 18, 2009 at 7:00 p.m. This meeting concluded at 8:55 p.m.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

August 18, 2009

7:00 p.m.

Present: Centre Hall Borough – Joe Hammaker, President  
Ray Hankinson, Mayor  
Norma Crater, Councilman  
Beth Araujo, Secretary  
Potter Township - Dick Decker, Supervisor  
Tom Sharer, Supervisor  
Gregg Township - Pat Leary, Supervisor  
Gregg Township Planning Commission - Jane Scheuchenzuber  
Ron Woodhead – Director Centre Region  
Parks & Recreation

Tom introduced Ron Woodhead who will explain how we can do a master plan without DCNR support.

Ron's RFP for Master Site Plan of a 75 – 100 acres received 13 proposals. The lowest being \$60,000 (ELA) the highest over \$100,000+ with a grant of \$40,000.

A Topo survey needs to be done.

ELA knows the DCNR rules

DCNR is not about the plan but is about the process.

We should document to DCNR that the plan is to phase Farming out as the park expands.

DCNR looks for their sign that they donated grant monies to the park.

Getting CPI to donate time to move the ground with the park paying for fuel can be used as matching funds towards a DCNR grant.

Whoever is hired to do the master plan needs to work with us – not for us to = better results.

Ron stated that he would send copies of his agreement on how the municipalities split their \$ per capita, average per capita, real estate, EIT – each kicking in .2 mills to bring in money for the park. Their master site plan is unanimously adopted agreement and unanimously adopted any changes. Web surveys are cheap and accessible.

After the master site plan reach out for partners.

1<sup>st</sup> the sports teams, treat like condominiums – they maintain their areas

Or paid maintenance fees

Paid fees for lining fields

Team Fees, Field Fees (\$15 per day, Tournaments \$100 per day)

All their rec programs break even or help with maintenance.

Their tax payers pay \$12 per capita

They don't advertise but they accept donations

2 Rules to follow:

1) Not just for kids 2) Not just for sports

Example: Welsh Pool Feasibility Study – the YMCA was a partner for the Indoor Pool

Make a stakeholder's list.

DCNR likes to see sustainability and design.

Farming is the best cover until the park is accessible. Public Land – open to the public.

Potter Township voted on August 10<sup>th</sup> to support the grant application.

ELA's proposal is \$37,800. Is it worth waiting for two years to begin? To begin now about 1/3 would be due this year and 2/3 next year. The split would be \$12,600 each Municipality with around \$4,000 each due this year.

Currently as the agreement reads the rent money can only be used for maintenance. With budget season coming up money to be set aside for the park needs to be in the budgets.

Gregg Township has since the 1980's a capital reserve set aside for parks & township buildings in their General Fund. They make a resolution to reconcile the account at the end of the year.

Centre Hall Borough does not have any outside income.

A workable equation per capita is needed for the fund.

Peer to peer study group had a % per capita.

Potter Township	- 1.58 mills
Centre Hall Borough	- 1.23 mills
Gregg Township	- 2.5 mills

Letters would need to be sent to the citizens as to what the plan is if increasing the mills.  
Put in budget requests for next year and approach bigger players for donations.

Each Municipality needs to have discussion with their boards / council to move forward. Motions for approximately \$4,000 for this year and \$9,000 for 2010

The next meeting we will know the results from each Municipality about the ELA proposal.

Start gathering a stakeholders list.

Penns Valley School District did get the \$700,000 grant for a BIO Mass generator.

Tom mentioned that Brooks Harris asked about coming tonight. Tom felt that he should not come so that there would be a better open discussion. Concurrence from all

The next meeting is September 15, 2009 at 7:00 p.m.  
This meeting concluded at 8:45 p.m.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

September 15, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Beth Araujo, Secretary
	Potter Township -	Dick Decker, Supervisor Tom Sharer, Supervisor
	Gregg Township -	Pat Leary, Supervisor
	Citizens -	Grange Fair – Darlene Confer ELA – Matt Harlow, Todd Smith, Brooks Harris

Pat Leary had spoken with Bob Raymond and he said that as long as Act 180 is followed and the motion is recorded that the current contract can be amended and signed.

Pat Leary also spoke with Bob Jacobs and Centre County Planning and GIS departments can help us out with mapping.

Tom Sharer said that the main issues right now are the scope of services. What are the excluded services and reimbursables – the question for discussion is to keep within the budget

ELA – there will be five (5) Public Meetings with three (3) concepts of uses; notices for places and meeting dates and times; the bulk of the work should be done at our level.

ELA – will write a letter to notify DCNR that the Municipalities are moving forward with a Master Plan.

The key is how much money is needed this year for this master plan.

A Topo Graphic Survey will cost \$

A host is needed for billing and mail and to handle the paperwork, meeting dates, schedule, etc. Beth Araujo from the Centre Hall Borough office will handle this. The main contact for each Municipality is:

Centre Hall Borough	- Ray Hankinson, Mayor
Gregg Township	- Pat Leary, Supervisor – 2 <sup>nd</sup> Jane Scheuchenzuber Planning Commission
Potter Township	- Tom Sharer, Supervisor and Dick Decker, Supervisor

Pat Leary's concern is with needing Nittany Engineering's Eric Lundy for the water infrastructure.

Dick Decker would like to see the tentative schedule.

ELA – Matt Harlow – The schedule for April is the Grant Application submission. There may have to be extra meetings in order to be on schedule. A kick-off meeting is needed soon with dates to survey and talk with people.

September 15, 2009 – Page 2

Question for funding down the road - future activities

Funding strategies are part of the plan. You begin phasing by: fields, money, stakeholders, and donors.

DCNR has a park funding book which is 146 pages. Todd Smith will e-mail this book.

An Intermunicipal agreement needs to be in place along with a signed contract with three (3) signature lines for each of the Municipalities.

ELA – Matt Harlow – an Ariel survey after the crops are off – the County has a 2’ survey then there are the smaller surveys.

The next meeting will need to have the signed contract.

\*\* Add Brooks Harris, Engineer; Todd Smith, Landscape Architecture; and Matt Harlow, Landscape Architecture to the email list.

It would be helpful to have a direct contact from the school on the stakeholders list possibly Brian Griffith or BT Grier. Also, to possibly add to the stakeholders list - Betsy Hile from the Centre County Visitors Center.

October’s meetings will be:

Wednesday, October 7<sup>th</sup> at 7:00 pm

Tuesday, October 20<sup>th</sup> at 7:00 pm

ELA – Matt Harlow is to draft a letter to DCNR for review. The Municipalities’ would like a statement added that most of the ground will remain in farming and that the farming will be phased out as funds are received for constructing the park in phases are completed.

Pat Leary added that the Fish and Wild Life are willing to plant Prairie Grass in an area of the park.

This meeting concluded at 8:30 p.m.

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

October 7, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Norma Crater, Councilman Ray Hankinson, Mayor Beth Araujo, Secretary
	Potter Township -	Dick Decker, Supervisor Jake Tannis, Supervisor
	Gregg Township -	Pat Leary, Supervisor
	Citizens -	Grange Fair – Darlene Confer ELA – Brooks Harris

Joe Hammaker made a motion to appoint Tom Sharer the Chair of meetings, seconded by Dick Decker:

Ayes: All; Nays: 0; Motion Passed

Joe Hammaker made a motion to appoint Pat Leary the Vice-Chair of meetings, seconded by Dick Decker: Ayes: All; Nays: 0; Motion Passed

Brooks Harris handed out copies of possible stakeholders and a draft Park Survey/Questionnaire. All municipalities are to work on the sponsor letter and stakeholders list.

Discussion was held about the survey. The decision was to advertise a two-sided page (8½ x 11) in the Grape Vine – 1 side a letter about the park and the other side the Survey/Questionnaire. Possible locations for drop off are:

The Municipalities, Centre Hall & Aaronsburg Libraries, Old Fort Country Meats

Additions to the survey:

#13 No interest at all \_\_\_\_\_

List all of the Municipalities in the Valley: Potter Township, Centre Hall Borough, Gregg Township, Penn Township, Millheim Borough, Haines Township, Miles Township

Would you be willing to pay more millage to fund the park?

Signature line

Brooks Harris will check on the railroad right-of-ways. He will check with Beth Rider.

Joe Hammaker made a motion to finance the advertising in the Grape Vine through the Tri-Municipal Park fund, seconded by Jake Tannis: Ayes: All; Nays: 0; Motion Passed

Ideas for future cost sharing: Earned Income Tax; Real Estate Tax; Population; Universal Voting Rights; Proportional Payment; By-Laws; Voting Quarm – unanimous decision

Jake Tannis made a motion to conclude the meeting, seconded by Joe Hammaker. Ayes: All; Nays: 0; Motion Passed.

This meeting concluded at 8:23 p.m.

## Account for Tri-Municipal Park

P.O. Box 54

Centre Hall, PA 16828

### Un-official Work Session

October 20, 2009

7:00 p.m.

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Beth Araujo, Secretary
	Potter Township -	Tom Sharer, Supervisor Dick Decker, Supervisor
	Gregg Township -	Pat Leary, Supervisor Jane Scheuchenzuber
	Citizens -	Grange Fair – Darlene Confer
	ELA -	Brooks Harris

Tom Sharer called the meeting to order at 7:00 p.m. Everyone stood for the Pledge of Allegiance.

The Secretaries report was reviewed. A Motion to accept the minutes was made by Dick Decker and was seconded by Pat Leary. Motion carried unanimously.

The Treasurers report was reviewed. A motion to accept the report was made by Joe Hammaker and was seconded by Pat Leary. Motion carried unanimously.

Pat Leary made a motion to post the minutes on the ELA web site for the Tri-Municipal Park, seconded by Ray Hankinson. Motion carried unanimously.

**OLD BUSINESS:** Brooks Harris passed around copies of the survey for final approval. Several edits were made. Discussion was held about the survey. A public meeting was then scheduled for Tuesday, November 17, 2009 at 7:00 p.m. at the Centre Hall Lion's Club. This will be posted on the web site and in the Survey's narrative for the public.

**NEW BUSINESS:** The first bill from ELA was received the total being \$405.00 divided by 3 = \$135.00 due to the Tri-Municipal Park fund from each Municipality in order to pay the bill.

There was a brief discussion held about the secretarial services being the Centre Hall Borough's in-kind services. Joe Hammaker stated that this was Jerry Krebs idea back when he was the Borough's representative on the committee when this all began and that the Centre Hall Borough had been paying Beth in comp-time for the meetings. Further discussion to be held at another meeting, in the meantime Beth is to look up the dates and times to have ready for the discussion.

**ADJOURNMENT:**

At 9: 70 p.m., it was moved by Pat Leary and was seconded by Joe Hammaker to adjourn the meeting. Motion carried unanimously.

Respectfully Submitted,  
Beth Ann Araujo, Secretary/Treasurer

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

November 17, 2009

7:00 p.m.

Centre Hall Lion's Club Park – public meeting #1

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Beth Araujo, Secretary Lynn Dutrow – Water Operator
	CHB Citizens -	Karen Fletcher Michele Whitman – AYSO Erin Hare
	Potter Township -	Tom Sharer, Supervisor Dick Decker, Supervisor
	PT Citizens -	Mick Rowles John Zerby Jim Shunk Brenda Geary Dale Rivera Lisa Rivera Beth King Michelle Zeiders Anna Glaser
	Gregg Township -	Pat Leary, Supervisor Jane Scheuchenzuber
	GT Citizens -	Bill Scheuchenzuber Betsy Quigley
	ELA -	Brooks Harris Todd Smith
	Citizens -	Darlene Confer - Grange Fair
	Centre Daily Times -	Ed Mahon

Tom Sharer introduced Brooks Harris who gave a background of the Project and group. Brooks then introduced Todd Smith who gave a background of ELA. Both gentlemen gave a slideshow presentation about the building of the Master Plan. The Master Plan is a tool to illustrate the Community needs, a blue print to guide development and a base for evaluation.

Tom Sharer gave a pre-history as to how the land was purchased from Penn State.

Ray Hankinson gave an update from the MPO which is a 3-year cycle and proposed a road from SR45 to SR2006. The proposal would bring the road along the Tri-Municipal Park property on the West side adding another access to the park.

Dick Decker gave a background as to DCNR's requirements - plan for developing the land by phasing it out of farming/agriculture and into the park. DCNR gave a grant for ½ the purchase of the land.

The Surveys collected so far were given to the ELA staff for evaluation. On line there have been 80. The CHB has received 8, the CH Library – 8; Old Fort Country Meats – 2; Aaronsburg Library -0; PT – a few; GT – a few; Burkholder's -?; Confer's Market – a few. Surveys will be collected through December 4<sup>th</sup>.

Citizen's comments:

would like to see Winter sports – skiing, skating,

that the park would be self sufficient

consider all uses

restrooms

a Building (Community Room) for – basketball, game room, party room, Indoor

Swimming Pool

(the Indoor/Outdoor Pool was addressed by Ray Hankinson. There is already one pool in the Valley which is not self sufficient therefore there are not enough citizens in the Valley to support another pool)

Rails to Trails – a horse park for 4H for trail riding and competition

Fish & Wild Life – plantings and pheasants

Walking/running/hiking/biking trails

Primitive camping area for the Boy Scouts

Frisbee Golf

Dog Park

Garden Club

Putting Green for Seniors

Biking Rest Area for along SR2006

Todd Smith stated that for this project to be a success the community has to take ownership of it, wanting if, funding it – by grants, sponsorships, etc.; the desire of the community to want to find partnerships.

Darlene Confer polled visitors to Confer's Market who did not fill out surveys and they would like to see: Small Amp Theater for 80 – 100 people

Playground

Skateboard Park

Horseshoe Pits

Winding – walking trail

Archery Range

Target Practice Range

Covered Pavilion

Tree Grove  
Sun Garden  
Cross Country Ski trails  
Bike Path  
Sand Volleyball  
Wildlife Habitat

All of these ideas will go into the master plan for future developing of the areas. There will also be continuing maintenance and insurance costs to be taken into consideration.

The next meeting is December 15, 2009. Place to be determined.

The meeting ended at 8:45 p.m.

Respectfully Submitted,  
Beth Ann Araujo, Secretary/Treasurer

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

December 15, 2009

7:00 p.m.

Centre Hall Lion's Club Park – public meeting #1

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor
	CHB Citizens -	Michele Whitman – AYSO
	Potter Township -	Tom Sharer, Supervisor Dick Decker, Supervisor
	PT Citizens -	David Whiteman
	Gregg Township -	Pat Leary, Supervisor Jane Scheuchenzuber
	ELA -	Brooks Harris Todd Smith
	Centre Daily Times -	Ed Mahon

The results of the survey were laid out for everyone to look at. They were quite extensive.

Todd Smith showed different attributes:

The land site – access to the land examples

- a. Upper Brush Valley Road
- b. A road from SR45
- c. Something from the Elementary School

Concepts of land use:

- a. Fields – Ball, Soccer
- b. Trails – walking, jogging, bike, horse, etc.
- c. Tennis
- d. Areas - natural, environmental, play
- e. Formal Garden for a quiet area

3 Grids for the layout of the Park

- a. Including a skate park area and sledding area

There was considerable discussion on the 3 plans (grids) as to which one was most practical and most inclusive. Plan (grid) 2 seemed to be the plan that was most favorable.

Todd and Brooks will have a basic Master Plan ready for the January meeting.

Next meeting, January 19, 2010 at the Centre Hall Lion's Club.

Respectfully Submitted from notes,  
Beth Ann Araujo, Secretary/Treasurer

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

January 19, 2010

7:00 p.m.

Centre Hall Lion's Club Park – public meeting #3

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Beth Araujo, Secretary
	CHB Citizens -	Michele Whitman, Richard Whitman, Lynn Dutrow Daniel Decker, Krystal Josephson
	Potter Township -	Tom Sharer, Supervisor Dick Decker, Supervisor Jake Tanis, Supervisor
	PT Citizens -	David Whiteman, BT Schwier, Alan Decker, Ed Leightler, Melvin Dutrow, Ann Glaser, Harry Wqsson, Ella Mae Wasson, Carl Homan, Darlene Confer,
	Gregg Township -	Pat Leary, Supervisor
	GT Citizens -	Scott Wolfe, John Ishler
	ELA -	Brooks Harris Todd Smith
	Centre Daily Times -	Ed Mahon
	State College -	Colin Smith, Keith Powell, Al Drobka, David Palmer, Paul Young, M Shamalla

Todd Smith and Brooks Harris displayed the proposed basic Master Plan for all to view and reiterated the overview of the Master Plan.

The results of the 175 Surveys were: Centre Hall Borough – 29; Gregg Township – 37;  
Potter Township – 88; Other – 20 [Penn - Township 5, Miles Township -5, Haines  
Township -3,  
Milleheim Borough-5, Harris Township-1, Spring Township -1]; Unknown - 1

On February 16<sup>th</sup> Todd and Brooks will have the draft report and refined/finalized Master Plan  
and on  
March 16<sup>th</sup> the final report.

Question about funding of the construction: DCNR: C2P2 Grants, Growing Greener -2 Grants  
Pepsi; Walmart; Target; Federal; etc.

Questions about security measures can be asked of the Director of Center Region Parks & Recs.  
Along with asking about guidelines for future costs.

Next meeting, February 16, 2010 at the Centre Hall Lion's Club.

Respectfully Submitted,  
Beth Ann Araujo, Secretary/Treasurer

## Account for Tri-Municipal Park

P.O. Box 54  
Centre Hall, PA 16828

### Un-official Work Session

February 16, 2010

7:06 p.m.

Centre Hall Lion's Club Park – public meeting #4

Present:	Centre Hall Borough –	Joe Hammaker, President Ray Hankinson, Mayor Norma Crater, Councilman Beth Araujo, Secretary
	CHB Citizens - Potter Township -	Michele Whitman, Krystal Josephson Tom Sharer, Supervisor Dick Decker, Supervisor Jake Tanis, Supervisor
	PT Citizens -	David Whiteman, Ed Leightler, Melvin Dutrow, Dave Wasson, Cathy Wasson, Craig Weidensaul, Evalene Ishler, John Ishler, Laureen Johnson, Lucille Fuller, Jane Taylor, Robert Schuster, H. Sam Grove, Darlene Confer – Grange Fair,
	Gregg Township -	No Supervisors Jane Scheuchenzuber
	GT Citizens - ELA -	Scott Wolfe Brooks Harris Todd Smith
	Penn Township Citizens -	Douglas Royer, David Montresol – PV Little

League

Brooks Harris began with having delivered a copy of the proposed Master Plan from the last meeting to each municipality since the last meeting for citizens to review. This evening's meeting is to review the changes since the last meeting to see that the Master Plan better meets what the citizens want. The overview for this evening is: changes to the plan, financing strategies, cost estimates, operations & maintenance, final meeting, the discussion of like & dislikes of most recent plan. Some demographics to take into consideration: Centre Hall Borough has lost numbers due to deaths and moves; where as 81% of the growth is in Potter Township and Gregg Township with an average of 32 homes per year.

Todd Smith displayed the new proposed basic Master Plan for all to view and reiterated the overview of the Master Plan. This new plan has 1 softball field, 1 youth soccer field, parking for 784 (200-paved), 20½ acres are covered and 144 acres are open space. Conservation areas = 60 acres, maintained grass = 40 acres, Fields = 16 acres. There are 4 fields that could be used as Full size soccer, lacrosse, ultimate frisbee, football, etc.

The only change to the plan could be to make one or both baseball fields currently shown as little league fields into the larger teener league fields, which would involve a little shifting depending on the needs at the time of possible construction.

Discussion kept returning to how is this being built and with whose \$.

Tom Sharer interjected that both Potter Township and Gregg Township have In-Lieu-of-Fees in which have to be used within three years or the monies get returned; whereas, the Centre Hall Borough does not have these fees nor the space for growth. The current agreement only covered the purchase of the land and the Master Plan to be divided equally by all three municipalities, except for the water rights which were purchased by the Centre Hall Borough. The Municipalities need to come up with a formula: per capita, # of households, per capita and earned income, some formula for the division of future bills and funding.

Todd Smith mentioned a few of the tools for selling the vision, which a fuller list will be in the written document, People – you and I, Legislators, Groups – Base Ball, Little League, AYSO, Soccer, Glee Club, 4H, etc., Renderings and Graphics will help in the selling aspect to groups like: US Soccer Foundation, Community Improvement Grants, Environmental Education, National Parks Land & Water, KABOM – Playgrounds, Wal-Mart's Good Works, local fundraisers, Lowes Charitable Foundation, Little League, Teener League, etc.

User Fees, Rental Fees, Groups volunteers are ways to cut the costs of upkeep.

Copies of the changes and drafts of the report will be distributed to each municipality before March 8<sup>th</sup> for review and comments by their supervisor's or council during that week's meetings with comments to be returned to ELA by March 12<sup>th</sup>.

On March 16<sup>th</sup> Todd and Brooks will have the Final Presentation, Layout, and report of the Master Plan for the public meeting. The finalized documents will be distributed to the municipalities by April 5th

Next meeting, March 16, 2010 at the Centre Hall Lion's Club.

Respectfully Submitted,  
Beth Ann Araujo, Secretary/Treasurer