

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, February 3, 2011**

ATTENDED BY -

COUNCIL:

Mary C. Shoemaker, Chair
David P. Fryer, Vice-Chair
Forrest J. Remick, Ph.D.
Daniel D. Klees
David W. Koll

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Chair Shoemaker called to order the February 3, 2011, Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

SKETCH PLAN:

SK-1 Proposed Student Housing Complex – State College Retreat and Zoning Ordinance Amendment Request

Chair Shoemaker announced that this item was withdrawn and rescheduled to the next Council meeting. No action was taken.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, presented the February 3, 2011, Manager's Update, and highlighted 1) the efforts to secure easements, etc. associated with the Country Inn and

Suites Plan and Squirrel Drive traffic signal; and 2) the modified drawings submitted to PennDOT by Penn Terra for review.

No other Council comments were forthcoming.

CONSENT AGENDA:

- CA-1 Minutes:** Jan. 20, 2011 Regular Council Meeting.
- CA-2 Incoming Correspondence:** /1: Letter from PA Dept. of Labor & Industry, dtd Jan. 11, 2011, regarding UCC Reassessment Audit.
- /2: Letter from Mr. and Mrs. E. Corbett, dtd Jan. 10, 2011, Objecting to Proposed Bell/Cell Tower at Mt. Nittany Un. Methodist Church.
- /3: Letter from HRG, Inc., dtd Jan. 21, 2011, re: UAJA NPDES Permit Application.
- /4: Letter from ClearWater Conservancy, dtd Jan. 20, 2011, re: Watershed Cleanup Day.
- CA-3 Report:** Finance Director's.
- CA-4 Resolution:** R-11-06, Application for Permit To Install And Operate Flashing Warning Devices at Friends School, Whitehall Road.

Council pulled Consent Agenda Items CA-2/1 and CA-4 for discussion.

Mr. Klees moved to approve the February 3, 2011, Consent Agenda, minus CA-2/1 and CA-4.
Mr. Koll seconded the motion.
Motion carried unanimously.

CA-2/1: Dr. Remick inquired about the significance of the comments listed on the Dept. of Labor and Industry's audit letter. Council members Klees and Koll concurred that ADA standards are somewhat open to interpretation and may be too tightly written for the building industry to work within.

CA-4: Mr. Klees asked if this resolution should be referred to the Borough of State College, based on Council's previous review of the request. Mr. Baker advised that these signs will be installed as part of the PennDOT road-widening project and do not require the Borough's concurrence. Mr. Baker also clarified that the signs have been changed from being on a mast-arm to being mounted on simple sign posts.

Mr. Klees moved to approve CA-2/1 and CA-4.
Mr. Koll seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Regional Parks: Hess Softball Field Complex Master Plan; Oak Hall Master Plan Amendment; and Regional Parks Development Timeline – Review and Comment

Mr. Jim Steff, Executive Director, Centre Region Council of Governments, was present to answer Council inquiries and assist in the discussion. Council comments included the following.

SITE-SPECIFIC COMMENTS:

- Consensus support for a fourth field at Oak Hall.
 - o Concern expressed about need and size of any press box to be constructed.
- Unanimous support for Hess Field Master Plan.
 - o Council further noted:
 - a. All new construction at Hess should be undertaken/performed in one phase if financially viable to do so;
 - b. Defer any decision involving Hess Field road alignment until land development plan is considered.
 - c. That a decision on three adult or four youth fields be deferred until development.

TIME LINE COMMENTS:

- The proposed time line for development of regional parks was supported by Council with one caveat:
 - a. New construction at Hess should be undertaken in one phase rather than several, if financially feasible.

FUNDING COMMENTS:

- Given existing needs for equipment storage and replacement of the CRPR Corl Street facility, proposed COG Parks & Recreation Agency storage buildings contemplated for both Oak Hall and Whitehall Road should not be funded using Regional Parks Capital funds. The money not spent on storage should be used to develop the parks. This discussion was primarily addressed to Whitehall Road.
- College and Ferguson Townships should receive assurance from other participating COG partners that the second phases of both Oak Hall and Whitehall Parks will be undertaken. Participants must act in good faith to make a long-term commitment to complete these projects.
- Replenish the approximately \$500,000 used for Hess Field acquisition and safety improvements to the Regional Parks Capital fund, as Hess was added after

agreements on contributions required to build two regional parks. Also, add an additional \$500,000 to funding available for development of Regional Parks to address concerns with Phase I construction scopes at both Oak Hall and Whitehall Road.

- Using the arbitrary figure of a \$7.5 million borrowing and assuming that the \$500K for Hess acquisition and safety improvements and the additional \$500K to ensure appropriate construction scopes in both Phase I's of the parks, the total new arbitrary borrowing figure should be \$8.5 million. None of the new arbitrary borrowing figure should be made available to construct storage for CRPR equipment at Whitehall Road Park.

OB-2 Energy Efficiency Model Resolution – Discussion

At the January 24, 2011, General Forum Meeting, municipalities were forwarded the Centre Region Energy Efficiency Model Resolution for consideration of implementation by individual Centre Region municipalities. This resolution stems from the Centre Region Greenhouse Gas Emissions Inventory Report, as reviewed by the COG Public Services and Environmental Committee. Mr. Brumbaugh, Township Manager, explained that the intent of the Energy Efficiency Resolution is to allow for the development and implementation of an action plan to mitigate the environmental, human health, and national security impacts resulting from the municipality's use of energy.

After discussion, Council concluded that it was not necessary to approve a resolution but supported staff's remaining aware of instances where the municipality's conservation of energy could be maximized. It was recognized that College Township was already well ahead of others with the recent installation of a geothermal heating system utilizing beneficial reuse water for the Township's Municipal Building. Staff suggested that perhaps a checklist could be provided to developers at the time of plan submissions to assist them in selecting more energy efficient systems. Council recommended that staff add an article in the Township's next newsletter encouraging businesses and residents to make energy efficient choices.

Chair Shoemaker recommended this matter be placed on the Manager's Update for occasional reviews.

NEW BUSINESS:

NB-1 Township Entrance Signs - Discussion

At a previous Council Meeting, Council directed staff to return with a presentation of Township entrance sign options that could be considered to replace the deteriorating signs at several Township points of entry. Mr. Brumbaugh, Township Manager, introduced the Township Entrance Signs discussion, and offered two recommendations after evaluating the variety of sign types, sizes, and materials.

Council discussion regarding the style, type, number, and locations of Township entry signs concluded with staff being directed to return to Council with some recommendations and photographs. Mr. Fryer suggested something akin to the bluestone Township sign in front of the Township building. Dr. Remick suggested the signs be similar to either the Ferguson Township entry signs or the Crossing Park signs.

NB-2 Aggregate Bid Award

Mr. Fryer moved to award the 2011 Aggregate Bid to Hanson Aggregates for the total bid amount of \$11,120.00.

Mr. Klees seconded the motion.

Motion carried unanimously.

NB-3 Confirmation of Centre Region Code Board of Appeals Appointees

At the January 24, 2011, Centre Regional Council of Governments' (COG) General Forum Meeting, elected officials voted unanimously to approve a slate of nominations for appointment to the Centre Region Building and Housing Board of Appeals for a three-year term commencing February 15, 2011. Each participating COG municipality is requested to endorse these nominations and advise the COG Office of such action. Names of nominees are as follows.

Plumbing Board: Moses D. F. Ling, P.E., R.A. Leed AP

Mechanical Board: Moses D. F. Ling, P.E., R.A. Leed AP

Electrical Board:

- Richard S. Harris, P.E. and
- Kirk Lauer, electrical contractor

Property Maintenance Board: Lisa Anne Semion

Property Maintenance Board (reappointment): Nicole Woodring.

Mr. Fryer moved to confirm the following appointments to the Centre Region Building and Housing Board of Appeals for a three-year term commencing February 15, 2011:

Plumbing Board: Moses D. F. Ling, P.E., R.A. Leed AP

Mechanical Board: Moses D. F. Ling, P.E., R.A. Leed AP

Electrical Board:

- Richard S. Harris, P.E. and
- Kirk Lauer, electrical contractor

Property Maintenance Board: Lisa Anne Semion

Property Maintenance Board (reappointment): Nicole Woodring.

Mr. Koll seconded the motion.

Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

None.

OTHER MATTERS:

1. Mr. Klees inquired about the public notification of the latest snow emergency; and staff advised that all media outlets were advised. Mr. Brumbaugh suggested that the Township now has the ability to send One-Call-Now notifications to individual Township land lines, which could be considered for such weather emergencies. Council recommended that staff use its discretion when determining whether or not to plow the designated sections of the bike paths instead of adhering solely to the four-inch threshold to initiate the contractor to perform the bike path snow removal.
2. Dr. Remick advised staff that he would be calling with locations of Township signs that need some attention.
3. Dr. Remick asked staff to provide some additional information on where else in the country the student housing Retreats are located, information to include photographs.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO), January 25, 2011 – Mr. Klees reported that the MPO held its election of officers for 2011. Mr. Klees was elected Chair. The CCMPO considered amendments to the Unified Planning Work Program; met in joint session with the Technical Committee to discuss the Transportation Enhancement (TE) Program. The Committee will be ranking projects for funding for 2012 to 2014. Mr. Klees recommended that if Council wanted their TE projects considered four years from now, it would be wise to begin the planning and design effort.

ADJOURNMENT:

**Mr. Fryer moved to adjourn the February 3, 2011,
Regular College Township Council Meeting.
Chair Shoemaker seconded the motion.
Motion carried unanimously.**

Chair Shoemaker adjourned the February 3, 2011, Regular Council Meeting at 9:09 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary