

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, July 15, 2010**

ATTENDED BY -

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

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
Lucy Beman, Recording Secretary

ABSENT: Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Chair Koll called to order the July 15, 2010 Regular Meeting of the College Township Council at 7:03 PM following public hearings on Ordinances O-10-04, Places of Assembly, and O-10-07, Refinancing of Debt.

OPEN DISCUSSION:

Mr. Martin Sheridan, 101 Campbell Road, State College, requested Council's consideration of 1) signage for the protection of ducks crossing Whitehall Road, 2) the installation of speed bumps on Campbell Road, and 3) the redundancy of PennDOT's taking Sheridan property for a bike path when a bike path exists on the other side of the street.

Mr. Klees 1) supported the request for the installation of signage relative to the Whitehall Road duck crossings; 2) and Council considered recommending the Whitehall Road traffic problems to the Local Traffic Advisory Committee following the receipt of a neighborhood petition requesting a formal review; and 3) stated that the path on the Wiltree side of Whitehall Road was a wide sidewalk, not a bike path, and that the Borough of State College prefers sidewalks on both sides of streets.

Mr. Baker, Township Engineer, added that those who regularly transport by bicycle prefer having bike lanes in the street as opposed to separate bike paths shared with pedestrians.

PLANS:

P-1 Centre Medical Sciences Building II; Request for Time Extension

In written communication dated June 22, 2010, Ms. Karla J. Coudriet, P. E., Gannett Fleming, requested a 90-day time extension to have plans for the Centre Medical Sciences Building II to be recorded. There remains an outstanding bonding issue.

Dr. Remick moved to grant a 90-day time extension to the Centre Medical Sciences Building II.

Ms. Shoemaker seconded the plan.

Motion carried unanimously.

**P-2 Mount Nittany Medical Center Rear Parking Lot Expansion Preliminary/
Final Land Development Plan; Tax Parcel 19-003-021-0000**

Ms. Karla J. Coudriet, P. E., Gannett Fleming, presented the Mount Nittany Medical Center Rear Parking Lot Expansion Preliminary/Final Land Development Plan. The proposed project involves the construction of a 5,276-square-foot building addition, a second-floor addition to the rear of the Mount Nittany Medical Center, and a new 161-space parking lot at the Mount Nittany Medical Center located at 1800 East Park Avenue in State College. This project also consists of the construction of stormwater conveyance facilities, lighting, landscaping and all other associated appurtenances.

Mr. Baker, Township Engineer, reported that the Centre Regional Planning Agency (CRPA) recommended in its review of this plan an additional sidewalk, although not an ordinance requirement. An additional canopy tree is also required in the parking island on the south side of the parking lot expansion.

Dr. Remick moved to approve the Preliminary/Final Land Development Plan for the Parking Lot Expansion at the Mount Nittany Medical Center, dated 5/12/10, last revised 6/16/10, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. Payment of all outstanding plan review fees,**
- 3. Add one additional canopy tree in the parking island on the south side of the parking lot expansion.**

Mr. Fryer seconded the motion.

Motion carried unanimously.

ANNOUNCEMENT:

Chair Koll announced that Council met in executive session immediately prior to this meeting for the purpose of conducting ABC interviews for committee vacancies.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the July 15, 2010 Manager's Update with no significant Council comment.

CONSENT AGENDA:

CA-1 Minutes:

- a. June 17, 2010 Public Hearing on Ord. O-10-02, Planned Research and Business Park District (PRBD).
- b. June 17, 2010 Regular Council Meeting;

CA-2 Incoming Correspondence:

- /1: Letter from Dr. R. Parizek, rec'd June 24, 2010, Re: Review of Shiloh Road Storm Water Report.
- /2: Email from Martin Sheridan, dtd June 25, 2010, Subj: Whitehall Road Widening.
- /3: Email from Kent Baker, dtd July 9, 2010, re: Sheridan email re: Whitehall Road Widening.
- /4: Letter from PennDOT, dtd June 15, 2010, re: Reimbursement Notification Contract # 3900019530.
- /5: Letter from Gibson-Thomas Engineering, dtd June 15, 2010, re: Notification of Application for Water Obstruction and Encroachment Permit, Slab Cabin Run Bridge Replacement.
- /6: Letter from ClearWater Conservancy, dtd June 15, 2010, regarding annual monitoring of Thompson Woods Preserve conservation easement.
- /7: Nittany Engineering & Assoc., dtd June 18, 2010, Re: Bellefonte Borough Authority H₂O Grant Application.
- /8: Letter from ClearWater Conservancy, dtd June 18, 2010, regarding Japanese knotweed control at 316 Elmwood St.
- /9: Email from Martin Sheridan, dtd June 22, 2010, subj: Ducks on Whitehall Road.
- /10: Letter from Comcast, dtd June 29, 2010, re: Price Changes.
- /11: Letter from Keller Engineers, dtd July 1, 2010, Re: Microtel Inn & Suites Time Extension Grant.
- /12: Letter from Centre Region Code Administration, dtd July 1, 2010, re: 208 Old Mill Rd., State College.

- CA-3 Report:** (Withdrawn)
CA-4 ABC Matters: Acceptance of P&R Committee Resignation of K. Fragola.
CA-5 Resolutions:
- a. R-10-08, Spring Creek Park Road – Name change for Houserville Road access to “Spring Creek Park Road” for PennDOT Liquid Fuels.
 - b. R-10-12, Trout Road Bridge Retroactive Reimbursement – Permits College Township to enter into an agreement with PennDOT for 80 percent retroactive reimbursement for design and construction costs for the reconstruction of the Trout Road Bridge.

Council pulled for discussion CA-2/5, CA-2/6, CA-2/8, and CA-2/12.

Ms. Shoemaker moved to approve the July 15, 2010 Consent Agenda, minus items CA-2/5, CA-2/6, CA-2/8 and CA-2/12.
Dr. Remick seconded the motion.
Motion carried unanimously.

CA-2/5 – At Council’s inquiry, staff advised that PennDOT would be meeting with UAJA to work out details.

CA-2/6 – Council inquired about the pile of bricks behind 917 Walnut Spring Lane, a property that backs up to Thompson Woods Preserve. Staff agreed to re-contact property owner.

CA-2/8 – Dr. Remick suggested that an article be placed in the upcoming newsletter on the Japanese knotweed invasion.

CA-2/12 – Dr. Remick inquired into which building was being referred to in the letter.

Mr. Fryer moved to receive Consent Agenda correspondence items CA-2/5, CA-2/6, CA-2/8, and CA-2/12.
Mr. Klees seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Ordinance O-10-04; Places of Assembly, Adoption of

Mr. Mark Holdren, CRPA Sr. Planner, described the intent of Ordinance O-10-04, Places of Assembly, and answered Council questions on this proposed ordinance. The intent of Ordinance O-10-04, Places of Assembly, is to regulate in a similar manner all uses where

people assemble for a common reason providing conformance with the Religious Land Use and Institutionalized Persons Act. The ordinance would also require landscaping and increased setbacks between residential and non-residential uses to help mitigate the impacts of such uses when in close proximity to each other.

Dr. Remick moved to adopt Ordinance O-10-04, Places of Assembly.

Mr. Fryer seconded the motion.

Motion carried 4 – 1 (Shoemaker voting nay).

OB-2 Manager 2010 Goals and Objectives; Discussion

Mr. Adam Brumbaugh, Township Manager, presented both the professional and personal Manager Goals and Objectives for 2010. After review of progress made in 2010, Council directed the Township Manager to focus on #1 and #2 on the list of objectives.

NEW BUSINESS:

NB-1 Ordinance O-10-07, Refinancing of Debt

Messrs. A. Brumbaugh, Township Manager; R. Long, Finance Director; Chris Gibbons, Concord Public Financial Services; and Clarence Kegel, Esq., Kegel Kelin Almy & Grimm, LLP, were present for the presentation of Ordinance O-10-07. This proposed ordinance is authorizing and directing the issuance of General Obligations Bonds of the Township, in the aggregate principal amount of \$6,325,000, pursuant to the provisions of the Local Government Unit Debt Act of the Commonwealth of Pennsylvania; determining that the bonds will be sold by private sale by invitation; determining that such debt will be non-electoral debt of the Township; determining that the debt will be used to refund the outstanding 2003 General Obligation Bonds and 2009 General Obligation Note of the Township; accepting a bid for purchase of the bonds, and awarding the bonds, and setting forth related provisions; providing that the bonds, when issued, will be General Obligation Bonds of the Township; fixing the series, substantial form, denominations, date, maturity dates, interest rates, interest payment dates, place of payment of principal and interest redemption provisions and tax free provisions of the bonds; authorizing execution, attestation and authentication of the bonds; providing covenants related to debt service applicable to the bonds as required by the Act, pledging the full faith, credit and taxing power of the Township in support thereof; creating a sinking fund in connection with the bonds; providing a covenant to insure prompt and full payment of all obligations of the bonds when due; authorizing and directing specified officers of the Township to do and perform certain specified, required or appropriate acts and things; declaring that the debt to be incurred is within the limitation imposed by the Act upon the incurring of such debt by the Township; setting forth certain covenants precluding the Township from taking action which would affect the tax-exempt status of the bonds; designating the status of the bonds under Section 265(B) of the Internal Revenue Code of 1986, as amended; providing when this ordinance

will become effective; and repealing all ordinances or parts of ordinances insofar as the same are inconsistent herewith.

a. Ordinance O-10-07, Refinancing of Debt

Mr. Gibbons distributed copies of the *Results of Competitive Internet Bond Sale*, an original copy of the ordinance for adoption, and the General Obligation Bonds, Series of 2010, preliminary official statement dated June 30, 2010, for Council consideration.

Mr. Klees moved to adopt Ordinance O-10-07, Refinancing of Debt, an ordinance authorizing and directing the issuance of General Obligation Bonds of the Township in an aggregate principal amount of \$6,275,000. Mr. Fryer seconded the motion. Motion carried unanimously.

b. Award of Bid for Financing

No action was necessary.

Chair Koll called for a brief recess at 8:35 PM and reconvened at 8:45 PM. Mr. Fryer was not present for the remainder of the meeting.

NB-2 Review of Applicants for ABC Vacancy

Council postponed action on this item due to the need to interview several additional candidates whose ABC applications are awaiting review and consideration. This ABC appointments matter will return to a future Council meeting for action.

STAFF AND ABC INFORMATIVES:

No comments.

OTHER MATTERS:

1. Ms. Shoemaker noted that fish protective habitats have been placed in Spring Creek. Signs advise people not to disturb the rocks, which are placed to protect this fish habitat. Mr. Baker stated that this phase will be completed by end of summer and vegetation will be placed in the fall of 2010.

2. Mr. Brumbaugh advised that the Mount Nittany Medical Center is requesting College Township's sponsorship for C-NET coverage of their groundbreaking ceremony scheduled for July 31, 2010.

**Dr. Remick moved to offer C-NET sponsorship for coverage of the Mount Nittany Medical Center's Groundbreaking Ceremony on July 31, 2010.
Ms. Shoemaker seconded the motion.
Motion was unanimous, 4 – 0.**

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO), June 22, 2010: Mr. Klees reported that the CCMPO supported the tentative adoption of Long Range Transportation Plan (LRTP).

Parks Capital Committee, June 8, 2010: Mr. Klees reported that all Parks Capital Committee actions were taken at their June meeting. Following discussion, the Committee recommended that the Whitehall Regional Park be developed in four phases.

Public Services and Environmental Committee: Dr. Remick stated that the Mount Nittany Elementary and the Park Forest Elementary Schools will each require about 55 wells to be drilled for their geo-thermal systems. The first application for a geothermal well was made for a site in College Township. He also reported that the recycling containers placed at the parks have been very well received.

ADJOURNMENT:

Chair Koll adjourned the July 15, 2010 Regular College Township Council Meeting at 9:15 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary