

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, May 6, 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
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER

Chair Koll called to order the May 6, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

Chair Koll moved forward Special Report SR-1, 2009 College Township Audit Report, to accommodate presenters.

SPECIAL REPORTS:

SR-1 2009 College Township Audit Report

Mr. J. Fedeli, Fiore Fedeli Snyder Carothers, LLP, College Township auditors, presented the *Report on Audit of Basic Financial Statements and Supplementary Information Year ended December 31, 2009.*

The audit report highlighted:

- Issuance of General Obligation Note, Series A of 2009, in the maximum principal amount of \$3,360,000 to provide funds for a series of critical capital projects and debt issuance costs;
- Completion of the Township's three-year, \$80,000 commitment to the Millbrook Marsh Capital Campaign with a final payment of \$35,000;
- Issuance of real estate tax refunds due to settlements and court orders related to assessment challenges;

- Expended \$248,930 of General Fund monies together with \$1.23 million of the available 2009 General Obligation Note proceeds for the Alpha Fire Station/HVAC Project and purchase of a right of way to access Thompson Woods Preserve;
- Set aside \$100,000 for workforce housing;
- Receipt of a payment of \$401,000 in Highway Transfer (Turnback) Program Rehabilitation Funds to get portions of West Branch and Old Mill Roads into acceptable condition for the transfer of ownership.
- Expenditures for personnel, police services, and Centre Region Council of Governments program funding totaling 69.3% of total General Fund Expenditures, a 4.4% increase from last year's figure of 64.9%;
- Receipt of parkland from a long-time Township resident valued at \$90,000; roads located in Stearns Crossing valued at \$421,000, and a turnback of ownership of a portion of West Branch Road from PennDOT with a value of \$370,000; and,
- Increase of net assets of \$1.07 million.

Council made one minor typographical correction and thanked Mr. Fedeli for the report.

Mr. Klees moved to accept the *Draft Report on Audit of Basic Financial Statements and Supplementary Information Year ended December 31, 2009, as presented.*

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

SPECIAL PRESENTATION:

SP-1 2010-2011 CATA Budget

Mr. Hugh Mose, General Manager, Centre Area Transportation Authority (CATA), presented the *Draft Centre Area Transportation Authority (CATA) FY 2010/2011 Budget* and requested Council's comments. The local shares of CATA's FY 2010/2011 Total Operating and Capital Budgets equal \$503,184. College Township's shares are \$45,910 for Operating and \$6,499 for Capital Budgets, totaling \$52,409.

Council comments included the following.

- Owing to the current difficult economic conditions, CATA should anticipate additional future losses of ridership from businesses participating in CATA's public/private partnership programs and should develop contingencies for dealing with the corresponding reduction in both ridership and private sector contributions.
- Prior to the 2011/2012 budget cycle, CATA should analyze and report to the COG Finance Committee on the effect of the 2010/2011 budgeted rate increase.

SR-2 C-NET 2009 Annual Report and Update

Ms. C. Hahn, Executive Director, C-NET, introduced College Township C-NET Board representative, Mr. A. Visnovsky, and presented the *Review of College Township C-NET Programming in 2009*.

In 2009, C-NET taped and aired 40 College Township programs (23 College Township Council meetings and 17 College Township Planning Commission meetings), as well as posted 56 bulletin board messages. This usage equated to approximately 8.5% of the total programs by all C-NET members in 2009. In 2008, C-NET began offering its webstreamed programming online, and Ms. Hahn highlighted College Township's 2009 average online viewing times by Council and Planning Commission meetings.

PLANS:

P-1 Country Inn and Suites Hotel and Restaurant Final Land Development Plan, E. College Avenue

Mr. Eric Casanova, Penn Terra Engineering, presented the Country Inn and Suites Hotel and Restaurant Final Land Development Plan, advised that all staff comments had been addressed, and requested Council's approval.

**Ms. Shoemaker moved to approve the Country Inn and Suites Hotel and Restaurant Final Land Development Plan, dated April 5, 2010, last revised May 3, 2010.
Dr. Remick seconded the motion.**

Mr. Fryer asked if any progress had been made in identifying a restaurant for this project, and Mr. Casanave advised that he was not aware of any movement in this regard.

Motion carried unanimously.

P-2 Centre Medical Sciences Building II; Request for Time Extension

In written correspondence dated April 19, 2010, Ms. Karla Coudriet, Gannett Fleming Project Engineer, advised that a 90-day time extension was necessary to allow for the resolution of an outstanding bonding issue.

**Mr. Klees moved to grant a 90-day time extension on the Centre Medical Sciences Building II commencing May 5, 2010.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

MANAGER'S UPDATE:

Mr. Brumbaugh presented the May 6, 2010 Manager's Update highlighting 1) Trout Road bridge replacement status; 2) Puddintown Road closure through July 26, 2010; 3) South Ridge land development status; and 4) UAJA stream augmentation allowing bikepath to remain open most of the time during construction activity.

Council requested 1) confirmation that Penn State's East Halls were indeed counted, 2) that staff post notice at the Lemont Post Office advising residents of when the U.S. Census Bureau enumerators are planning on doing census visits in Lemont, and 3) that staff contact PennDOT advising that adding dates to their Puddintown Road closure sign board on E. College Avenue would be helpful.

CONSENT AGENDA:

- CA-1 Minutes:**
- a. April 15, 2010 Public Hearing on Ord. O-10-03, Property Maintenance and Fire Code
 - b. April 15, 2010 Regular Council Meeting
- CA-2 Incoming Correspondence:** /1: Letter from Mt. Nittany Conservancy, rec'd April 22, 2010, regarding grand opening on May 16, 2010
/2: Letter from PennDOT, dtd April 27, 2010, regarding Whitehall Road Widening Project
- CA-3 Report:** Finance Director's
- CA-4 Sale Approval:** Used 2003 Kubota Zero Turn Mower
- CA-5 Resolution:** R-10-06, "Watch Children" Sign, Grandview Road
- CA-6 Projects Agreement:** Pavement Painting and Microsurfacing Projects with Ferguson Township.

Council pulled item CA-5 for discussion.

**Mr. Klees moved to approve the May 6, 2010
Consent Agenda, minus CA-5.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

CA-5: Ms. Shoemaker inquired about the process for installing signs, specifically to learn if local residents were advised beforehand when a warning sign was being contemplated or their street. Ms. Shoemaker questioned whether it might be a courtesy to advise area residents that signs are being considered prior to erection to determine if there was any objection.

Mr. Baker reported that the Township responds to resident requests for warning signs and makes a study of the area in question to evaluate need. If need is established, staff determines the optimum location in the Township's right of way for the requested sign. It is Township practice to avoid whenever possible placing a sign directly in front of any residence,

preferring to place them nearer property lines. Mr. Baker responded that Township signs going into Township rights of way have seldom caused complaints. When the rare complaint has been lodged, a sign is relocated whenever possible.

Ms. Shoemaker moved to accept Consent Agenda Item CA-5, Resolution R-10-06, 'Watch Children' Sign, Grandview Road.

Mr. Klees seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Ordinance O-10-02, Planned Research and Business Park District (PRBD); Set Public Hearing

Mr. M. Holdren, CRPA Sr. Planner, stated that Ordinance O-10-02, Planned Research and Business Park District (PRBD), amends the College Township Code by revising the Planned Research and Business Park District of the Zoning Ordinance to change the percentages of Limited and Permitted Uses, as well as to reduce setbacks. The intent of this ordinance is to allow greater flexibility in developing a mix of uses that better suit the changing makeup of business and tech parks. This ordinance was previously remanded to Planning Commission and reviewed by the same at their March 23, 2010, regular meeting. Amended changes for the PRBD Ordinance include the addition of business, professional and financial offices as added Primary Uses; the restriction of drive-thru businesses, whether as an accessory or primary use; the reduction of Limited Use restrictions from 60% to a maximum of 35% of the total Floor Area Ratio (FAR); and a limit of 75,000 square feet placed upon pilot plants.

Dr. Remick moved to set a public hearing on Ordinance O-10-02, Planned Research and Business Park District (PRBD) for June 17, 2010.

Mr. Klees seconded the motion.

Motion carried unanimously.

NEW BUSINESS:

NB-1 Centre Region Council of Governments: Review of Parks Development Proposal

Messrs. R. Woodhead, Centre Regional Recreation Authority, presented the Centre Region Council of Governments' (CRCOG) Regional Parks Initiative. The mission of this initiative is to study and recommend options to the CRCOG General Forum that would cooperatively provide larger-size parks to address the shortage of active recreation areas and sports fields in the Centre Region. Three regional parks are currently being studied for development; namely, Whitehall Road Park in Ferguson Township, Oak Hall Park in College Township, and Hess Field Complex in Harris Township.

Mr. Klees provided Council with a hard copy of *Regional Parks – Talking Points*, dated May 6, 2010, which offered an overview of municipal comments received thus far on the development of the three proposed regional parks.

Council comments included the following.

- Hess Field presents an opportunity for acquisition;
- College Township believes it makes sense to use several “facility and funding options” to assist in guiding funding decisions by tying costs and amenities together on all three potential regional parks;
- College Township believes that a figure closer to \$11.7 million in first phase funding from participating municipalities will be necessary to make all three parks functional and attractive to residents of the Centre Region. Residents have a certain level of expectation with respect to elements and amenities offered in the parks;
- Regional park amenities, i.e. number and type of fields, etc., need to be large enough to attract the type of public/private partnership interest necessary to construct the quality facilities the public expects;
- CRPR should be the exclusive manager of all regional facilities;
- All three proposed regional parks should be constructed over a three- to four-year period, and all three proposed regional parks must proceed forward as a package; and
- The CRPR staffing concerns previously identified in the Oak Hall Master Plan document will also be similar concerns at Hess Field and Whitehall Road parks.

NB-2 Electricity Acquisition Following Removal of Rate Caps

Mr. Brumbaugh, Township Manager, reported that consumers of electricity will be facing the lifting of rate caps on January 1, 2011; and, as a result, customers will experience a five to fifteen percent (5 – 15%) increase in costs. Centre Region municipal managers, authority representatives and school district officials interviewed vendors who would work on behalf of these entities to provide or solicit quotes for bulk power purchases to help stave off these impactful increases. College Township has forwarded its Allegheny Power account information to Premier Power Solutions as well as Constellation Energy and signed a release. This allows both companies to access our usage, which will enable them to provide us with a quote for the bulk purchase of electricity. Mr. Brumbaugh, therefore, requested Council’s authorization to act in the best interests of the Township in the execution of a contract with the vendor offering the most advantageous rate and terms for electricity.

Mr. Fryer moved to authorize the Township Manager to execute a contract with the vendor offering the best rates and terms for the bulk purchasing of electricity.

Dr. Remick seconded the motion.

Motion carried unanimously.

NB-3 Waiver Request from Open Burn Ordinance – H&R Excavating at Country Inns and Suites, E. College Avenue

By written communication dated April 29, 2010, Mr. M. Rhodes, President of H&R Excavating, Inc., requested Council's approval of their waiver request from the burn ordinance for the construction of the Country Inn and Suites on E. College Avenue.

Following a brief discussion on their concern about manageability of such a fire situated so close to a gasoline station and underground gas lines, Council directed staff to contact the requestor to request a detailed disposal plan and return this to Council for further review. No action was taken pending the receipt and review of a disposal plan.

STAFF AND ABC INFORMATIVES:

No comments.

OTHER MATTERS:

1. Dr. Remick forwarded an inquiry from a resident relative to the increase in rates for sewage service with University Area Joint Authority (UAJA) and why the bill is not based on actual usage. Mr. Brumbaugh, Township Manager, stated that it is by the authority of the UAJA that sewage services are billed against Equivalent Dwelling Units (EDU) standards instead of actual usage.

2. Mr. Brumbaugh advised that the new Centre Region Building Safety and Property maintenance Code, a copyrighted publication, can be made available to the public online, with restricted printing, for a fee of \$2,000 for a three-year license. Centre Region Code Administration is requesting municipal financial support for access to this document. Mr. Brumbaugh requested Council's support for its \$314.87 COG-formula share of that fee.

Mr. Fryer moved to approve the expenditure of \$314.87 to The Centre Region Council of Governments for the College Township share of the three-year license to the online Centre Region Building Safety and Property Maintenance Code.

Mr. Klees seconded the motion.

Motion carried unanimously.

3. Mr. Klees asked if staff could investigate what happened to the trees that are now missing from the islands in the Office Depot parking lot.

4. Chair Koll noted that the State College Borough Police Department recently initiated the patrols of several motorcycle police officers.

5. Mr. Klees referenced the recent traffic accident with serious injury that occurred at Houserville Road and E. College Avenue and requested that staff procure a copy of the accident report.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO), April 27, 2010: Mr. Klees reported that the CCMPO discussed the Long Range Transportation Plan 2040 Update ranking of candidate projects; discussed the 2011 – 2014 Transportation Improvement Plan (TIP); received an update from the Federal Highway Administration (FHA) on Interstate 80 tolling; and extension on Unified Work Plan Program.

Due to the significant reductions in state transportation funds, resurfacing projects will now receive seal coating instead of new asphalt.

Public Services and Environmental Committee: Dr. Remick stated that the Public Services and Environmental Committee 1) received report on the Borough's pilot food waste project, which commenced in January 2010; 2) heard update on UAJA's interceptor upgrade that plan, which will start at Big Hollow in Spring of 2011 funded by a \$10,000,000 bond issue; 3) was advised that there are now five commercial users of the beneficial reuse water; 4) learned that new recycling containers have been distributed for the parks recycling program; and 5) were advised that the Veolia Bulk Waste Collection will be held during the week of May 17 through 21, 2010.

ADJOURNMENT:

Chair Koll adjourned the May 6, 2010 Regular College Township Council Meeting at 9:13 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary