

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, March 4, 2010**

ATTENDED BY -

COUNCIL: David W. Koll, Chair
Forrest J. Remick, Ph.D.
David P. Fryer
Daniel D. Klees

STAFF: Adam T. Brumbaugh, Township Manager
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

ABSENT: Mary C. Shoemaker, Vice-Chair

CALL TO ORDER

Chair Koll called to order the March 4, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

PLANS:

**P-1 Rhodes Lane Condominiums Preliminary/Final Land Development,
T. P. 19-008-202-0000**

Ms. Robyn Frolich, Uni-Tec Consulting Engineers, presented a time extension grant to April 16, 2010, to College Township from developer Marypenn Management for the Rhodes Lane Condominiums Preliminary/Final Land Development Plan. This plan reflects five single-family, detached dwelling units on one lot off First Avenue in Lemont.

In response to Council's January 21, 2010, plan comments, Uni-Tec also offered sketch drawings showing the driveway turnaround dimensions and turning radii to accommodate a delivery vans and trash trucks.

Council and staff offered comments on the sketch plan including 1) the unenforceability of parking restrictions; 2) CCSWA response being considered lukewarm; 3) fire marshall's

comments being deemed insufficient; and 4) the grading at the separate garage in the back needing to show how it is going to tie in.

Staff will look at homeowner's association documents to determine when on-street parking would be allowed. The preference is that on-street parking would be allowed only on days when trucks are not typically running, such as on weekends, to avoid a truck being hampered in its movement by a parked car in the cul-de-sac.

Mr. Klees moved to accept the time extension on the Rhodes Lane Condominiums Preliminary/Final Land Development Plan to April 16, 2010.

Dr. Remick seconded the motion.

Motion carried unanimously.

Mr. Robert Auman, adjacent property owner, advised that he is trying to work out a right of way for access to his garage in the back of this site and asked who would be paying for that right of way and who would be maintaining it.

Mr. Baker explained that there is a fifty-foot accessway on land owned by the developer, Mr. R. Swanger. There exists an easement across that property to Mr. Auman's garage. This is a condition on the plan that needs to be resolved prior to plan approval. Staff recommended that Mr. Auman address his comments to the developer, so that his concern can be taken into account prior to the presentation to Council of the preliminary/final land development plan. Council recommended that Mr. Auman show that agreement to an attorney.

CONSENT AGENDA:

CA-1 Minutes :

a. Feb. 18, 2010 Regular Council Meeting.

CA-2 Incoming Correspondence: /1:

Letter from Unity Church of Jesus Christ, dtd Feb. 18, 2010, regarding proposed zoning ordinance changes affecting churches.

/2: Email from S. Dreibelbis, rec'd Feb. 24, 2010, requesting a zoning change to allow livestock.

/3: Email from B. Scott, dtd Feb. 24, 2010, supporting bikepath winter maintenance.

/4: Email from L. Cousins, dtd Feb. 25, 2010, supporting bikepath winter maintenance.

/5: Email from T. Derr, dtd Feb. 24, 2010, supporting bikepath winter maintenance.

/6: Letter from Spring Creek Watershed Commission, dtd Feb. 22, 2010, regarding College Township's contribution.

/7: Letter from Nittany Oil Company, dtd Feb. 16, 2010, re: Downstream Municipalities Annual Notification.

/8: Email from L. Mazzocchi, dtd Mar. 1, 2010, supporting bikepath winter maintenance.

/9: Email from A. Leshner, dtd Feb. 27, 2010, supporting bikepath winter maintenance.

CA-3 Report:

Finance Director's – YTD – March 1, 2010.

CA-4 Resolution:

R-10-05, Parking Restrictions – Brandywine Drive.

Dr. Remick moved to approve the March 4, 2010

Consent Agenda, as presented.

Mr. Klees seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the March 4, 2010 Manager's Update highlighting 1) the completion of easements for the Trout Road Bridge work, which will begin in mid-April; 2) the UAJA Interceptor, which will be considered for action at this meeting; and 3) the commissioning work on the Township Building's HVAC system is still in process.

OLD BUSINESS:

No Old Business was brought forward for review.

NEW BUSINESS:

NB-1 Bid Award – Aggregate

By written memorandum dated February 23, 2010, Mr. G. Williams, Public Works Director, advised that Glenn O. Hawbaker, Inc. had a bid amount \$660.00 less than the only other bid from Hanson Aggregates. However, Mr. Williams was recommending that Council award the bid to Hanson due to their less-costly fuel, labor and equipment costs associated with their closer proximity to College Township.

Mr. Klees moved to award the 2010 Aggregate Bid to Hanson Aggregates for the total bid amount of \$9,750.00.

Fryer seconded the motion.

Motion carried unanimously.

NB-2 COG Matter: Re-appointments to the Centre Region Building and Housing Board of Appeals

**Mr. Fryer moved to re-appointment to the Centre Region Building and Housing Board of Appeals for a three-year term commencing February 28, 2010 -
Core Board: John Deffenbaugh and Edward Olsen
Property Maintenance Board: Heidi Nicholas.
Dr. Remick seconded the motion.
Motion carried unanimously.**

NB-3 Township Participation in Emergency Notification System Acquisition

Mr. Brumbaugh, Township Manager, advised that the Pennsylvania Department of Environmental Protection recently modified its Public Notification requirements, to require additional Tier 1 notification, such as utilizing an automated telephone dialer system to advise residents of a 'boil now' order. All public water suppliers must comply with the new regulations by May 10, 2010.

Following review of various public notification systems, staff recommended that College Township and the College Township Water Authority enter into an agreement to split the \$3,187.50 cost for the selected "One Call NOW" system. This covers three years of service and is based on a charge of \$0.85 for each of an estimated 3,750 households within College Township. There is no limit to the number of messages or notifications that can be made to these households.

Dr. Remick voiced some reservation about this acquisition based on ongoing costs but would agree with staff's recommendation.

**Mr. Klees moved to authorize the Township Manager to execute an agreement with the College Township Water Authority for the cost sharing of the 'One Call NOW' public notification system in an amount not to exceed \$1,593.75.
Dr. Remick seconded the motion.
Motion carried unanimously.**

NB-4 College Township/University Area Joint Authority (UAJA) Right-of-Way Agreement

Mr. Baker, Township Engineer, advised that the UAJA is requesting two easements for the purpose of relocating main interceptor lines. One easement is for the Puddintown interceptor, where the easement is located on a portion of the Spring Creek Park Annex near the

bikepath. The second easement is for the relocation project in the Slab Cabin Park parking lot, which was completed in 2009.

Mr. Klees moved to approve two Right-of-Way Agreements to the University Area Joint Authority, granting easements for sewer facilities on Tax Parcel 19-007/135 (Spring Creek Park Annex) and Tax Parcel 19-013/049C (Slab Cabin Park).

Dr. Remick seconded the motion.

Motion carried unanimously.

NB-5 Squirrel Drive Intersection Improvements; Proposal of Service

In a cost-sharing agreement with HFL Corporation, College Township previously agreed to coordinate the traffic signal design and the Highway Occupancy Permit (HOP) for Squirrel Drive and related driveway work at the W. R. Hickey and the Marchione properties on E. College Avenue. Mr. Baker, Township Engineer, reported that College Township received two complete and thorough proposals in response to the Request for Proposals (RFPs) for this project and requested Council's comments on the much higher-than-anticipated bid prices.

Staff advised that they would meet with the lowest bidder and ensure that all costs and man-hours were necessary and then meet with HFL and W. R. Hickeys. If this does not work, staff may recommend this be put out, as a much more public Request for Proposals.

Council concurred with staff's recommendations.

This matter will return to Council's March 18, 2010 Regular Meeting for approval.

Chair Koll suggested that College Township re-evaluate the charges for service from Trans Associates, as they seem excessive.

NB-6 Regional Parks Development Costs; Discussion

Mr. Brumbaugh, Township Manager, presented documentation on regional parks development projects currently being reviewed by the Centre Region Council of Governments for Council's comments.

Mr. Klees stated that the parks master plan has been worked on now for 18 months for the development of the acquired parkland in Oak Hall in College Township and the acquired parkland on Whitehall Road in Ferguson Township. Patton Township and State College Borough already have their jointly funded regional park pools projects completed or underway.

Five participating Centre Region municipalities have been working together for nearly a decade with commitments for the development of these two regional parks. Their development would continue to move forward by unanimous decision at the General Forum for the acquisition and approval of funds.

Recently, the current owners of Hess Field in Harris Township have offered that land to be incorporated into the regional parks program at a price of \$200,000 for its acquisition. If the development of Hess Field is added to the list, the estimated costs for all three parcels could be just under \$19,000,000. Grants and securing other funding sources could possibly bring this number down to \$15,000,000.

Mr. Klees noted that getting Hess Field developed first might be important because that would keep those fields up and running while the other two parks are being developed . Mr. Klees stated that the acquisition of these parks is a gift to the future residents of the area and very important. Council was subsequently asked for their comments on how College Township wishes to see these parks developed, recognizing that it would be very difficult to develop these parks without a tax increase.

Dr. Remick offered full support for Mr. Klees' recommendation of finding avenues of reducing the development costs by the identification of grants and other funding sources.

Mr. Fryer voiced concern about adding an additional 25 acres to the Whitehall Road Park tract and added that Hess Field would be an attractive acquisition if it could be made into a for-profit venture.

Mr. Brumbaugh, Township Manager, advised that one of the funding options could be by electoral debt, which would start with placing a question to voters on an election ballot.

Chair Koll recommended sticking with the original plan of developing the two fields and not pursuing Hess Field due to lack of funding.

Mr. Klees suggested if there is going to be an increase in municipal contributions, that we should apply the COG Parks and Recreation formula instead of the existing COG Parks Capital formula. It was noted that if all participating municipalities remain in the parks capital program, each of them will, in time, see a regional project completed in their municipality.

Council supported Mr. Klees' recommendations relative to the regional parks projects.

OTHER MATTERS:

1. Mr. Franek, Zoning Administrator, returned to Consent Agenda item CA-2/2 and asked if Council wanted to offer comment relative to the request for a zoning change to allow livestock in the Agricultural Zoning District on properties with less than ten acres.

Council agreed that staff could take a look at this and possibly forward to Planning Commission. This matter will return to Council following staff and Planning Commission review.

2. Dr. Remick inquired as to when residents along Brandywine Drive may begin parking on the south side of the road, as now permitted by the newly approved resolution, and staff advised that parking may begin as soon as the signs are removed.

3. Mr. Fryer asked if the Township had to invoke the emergency notification system during a recent police incident along E. College Avenue, and staff replied in the negative.

4. Mr. Klees expressed appreciation for letters from residents regarding the Township's pilot program of winter maintenance of sections of the Township bikepath system. Following staff comments, Council directed that a staff recommendation on this matter be brought back to Council regarding next winter's bikepath maintenance.

STAFF AND ABC INFORMATIVES:

No comments.

COMMITTEE REPORTS:

Public Services and Environmental Committee, March 3, 2010: Dr. Remick reported that the Public Services and Environmental Committee reviewed a study regarding the bulk purchasing of electricity. In light of rate caps being lifted in January of 2011 and an estimated thirty percent increase in those rates, dialogue is underway to consider the possibility of interested Centre County municipalities, school districts, and water and sewer authorities joining an existing buying consortium. Centre Region municipalities are in the process of interviewing four such consortiums.

The Committee also discussed the Atherton Street Stormwater Project, a project that will replace needed piping along this 6.5-mile stretch of road. The Committee received an update from the University Area Joint Authority (UAJA) on UAJA's capacity, and discussed the fact that the current Act 537 Plan does not include Penn State University's data.

Mr. Klees noted that there has never been a push to urge businesses and residents to generate lesser flows to the sewer plant, such as by using low-flow toilet tanks, etc. In response, Mr. Brumbaugh, Manager of the College Township Water Authority, stated that, regardless of an organized advertising program to get the flows reduced, the trend over the past few years is seeing such a reduction in output by businesses and households due to transitions over to switchovers to reduced-flow equipment.

Centre County Metropolitan Planning Organization (CCMPO), Feb. 23, 2010: Mr. Klees reported that the CCMPO received a request from Marion Township for membership. This matter was remanded to committee for further consideration and recommendation. The CCMPO then discussed the Long Range Transportation Plan, voted to authorize a letter to be written regarding CATA funding in one of the budget cycles in Congress, and heard member reports.

Centre Region Comprehensive Plan Meeting, Feb. 24, 2010: Mr. Brumbaugh reported that he attended the first Centre Region Comprehensive Plan public meeting.

ADJOURNMENT:

Chair Koll adjourned the March 4, 2010 Regular College Township Council Meeting at 8:55 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary