

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, May 20, 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/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

ABSENT: Mary C. Shoemaker, Vice-Chair

CALL TO ORDER

Chair Koll called to order the May 20, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

SPECIAL PRESENTATION:

SP-1 College Township Parks and Recreation Committee Update

Ms. K. Matason, Chair, College Township Parks and Recreation Committee, presented the *College Township Parks and Recreation Committee 2009 Annual Report and 2010 – 2014 Recommendations*. In addition to over four miles of bikepaths, College Township has the following parks: Cairn Crossing/Barnbridge, Dalevue, Fieldstone, Fogleman Fields, Glenn Park, Harris Acres, Lemont Elem., Millbrook Marsh Nature Center, Mountainside, Nittany Orchard, Mt. Nittany Terrace, Oak Hall, Oak Grove, Panorama Elem., Penn Hills, Shamrock, Slab Cabin Overlook, Slab Cabin, Spring Creek, Spring Creek Estates, Stoney Batter, Thompson Woods Parklet, and Thompson Woods Preserve.

Highlights included the following.

- Cairn Crossing – Removed brush and some trees to extend the trail from the boardwalk to the steps at Lots 9/10. Also, constructed a boardwalk from steps to span a wet area.
- Dalevue – Planted five pine trees between the bikepath and the volleyball court. Also, cleared and graded the sledding hill (completed in 2010).
- Fieldstone – Planted 18 pine trees.
- Glenn Park – Cleared, graded, and seeded an access way from Shady Drive. Installed a park sign. Staked the property boundaries (completed in 2010).
- Mountainside – Refurbished trash receptacles.
- Oak Grove – Planted five pine trees along the bypass right of way fencing. Contracted J. C. Erlich for vegetation control spraying on the mulch areas around the playground equipment.
- Shamrock – Cleared brush for perimeter trails.
- Slab Cabin Overlook – Planted four pine trees at an open area between existing pine trees along Puddintown Road and planted two pine trees along the bikepath near the Spring Creek Park Well Station. Rebuilt the grass recycling drop-off bin with concrete poured-in-place walls and recycled plastic framing. Removed the concrete mountable curb at the access road to the gravel parking lot and constructed depressed concrete curbing.
- Spring Creek Estates – Cleared brush for trails and placed wood chip mulch.
- Thompson Woods Preserve – Began layout and foundation excavation for the pedestrian/bicycle bridge (completed in 2010).

Council requested that the Parks and Recreation Committee and staff 1) address the need to replace the two dead memory trees in Mountainside Park; 2) determine what degree of disruption will be experienced as a result of work along the Spring Creek Park stream this summer; 3) replace the trail sign on upper Dale Street; and 4) review recommendations and dollars listed on pages 10 through 13 of the Parks and Recreation report relative to the Oak Hall Park.

PLANS:

P-1 Redline Speedshine Preliminary/Final Land Development Plan, 301 Shiloh Road – Tax Parcel 019-002B-078-0000

Mr. A. Stewart, Sweetland Engineering, introduced developer Paul Silvas, and presented the Redline Speedshine Preliminary/Final Land Development Plan. This plan reflects the redevelopment of the 1.6-acre tract, previously the former Police Barracks, to include a car wash business with three (3) automatic drive-thru bays and five (5) self-service car wash bays. The facility anticipates connecting to the University Area Joint Authority (UAJA) beneficial re-use water lines to supply the water for washing cars and to heat the water. The facility will also be equipped with wash water capture and filtering/recycling equipment to lessen the discharge of water to the UAJA public sanitary sewer system. Because the

business is solely car oriented, a waiver was requested for the sidewalk connection from perimeter sidewalks to the building office area. The developer also requested a reduced to 15 feet of the parking setback requirement along Shiloh Road.

Council discussed this plan and noted two typographical errors in bottom right note on page 3 of the plan sheets (“of utilized” should be “if utilized”, and “propert” should be “property”) before taking action to approve.

Dr. Remick moved to approve the Preliminary/Final Land Development Plan for Redline Speedshine Carwash, dated February 15, 2010, last revised April 26, 2010, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Payment of all outstanding plan review fees;**
- 3. Address the review comments in the May 10, 2010, memorandum from Mark Holdren;**
- 4. Posting of surety for the proposed sidewalk improvements;**
- 5. Council agrees to grant a waiver for a sidewalk connection to the business’s main entrance, due to the auto-oriented nature of the carwash;**
- 6. Council agrees to the reduction in parking lot setback from 30 feet to 15 feet for the carwash stacking lanes, as allowed by ordinance Section 200-38.B.(2)(e); and**
- 7. Make editorial changes on page 3 of the plan.**

Mr. Fryer seconded the plan.

Motion carried unanimously.

ANNOUNCEMENT:

Chair Koll announced that agenda item P-2, Mt. Nittany Manor Time Extension Request, was withdrawn from this agenda by action of the developer.

MANAGER’S UPDATE:

Mr. Brumbaugh presented the May 20, 2010 Manager’s Update highlighting 1) Trout Road Bridge construction; 2) Country Inn and Suites traffic signal design work; 3) continuation of UAJA stream augmentation; 4) Puddintown Road project update; 5) Concord Public Financial Services advisement that economic conditions have met the Township’s criteria for refinancing; and 6) staff will soon return to Council with proposals for the purchase of bulk electricity.

CONSENT AGENDA:

- CA-1 Minutes:** May 6, 2010 Regular Council Meeting;
- CA-2 Incoming Correspondence:** /1: Email from T. Mincemoyer, dtd May 8, 2010, rescinding prior zoning request;
- /2: Letter from CentralPA 4thFest, dtd May 10, 2010, requesting support for 2010 4thFest event;
- /3: Letter from Comcast, re: Digital Migration, dtd April 30, 2010;
- /4: Email from J. Eich, re: 2010 Census Final Mail-In Participation Rate, dtd 04-29-2010; and
- /5: Email from D. Butterworth, re: Cancellation of Bike Race, dtd May 3, 2010.

Mr. Klees moved to approve the May 20, 2010 Consent Agenda, as presented.
Dr. Remick seconded the motion.
Motion carried unanimously.

Mr. Fryer expressed disenchantment with Comcast's digital migration process but noted there is little power the Township can exhibit upon Comcast to make this less frustrating.

OLD BUSINESS:

OB-1 Oak Ridge Avenue Easement; Discussion

Mr. Brumbaugh, Township Manager, reported that College Township acquired 1121 Oak Ridge Avenue in December of 2009 for the purpose of creating a pedestrian easement and path to connect to Thompson Woods Preserve (TWP). In order to complete this access, the Township will create an opening in the existing fence that runs along the TWP property boundary with the 1121 Oak Ridge Avenue lot. Preparatory work has begun in establishing this pathway. Staff recommended that Council consider placing a 30-foot-wide easement along the northeast boundary of 1121 Oak Ridge Avenue with 1135 Oak Ridge Avenue, the placement of which will avoid significant impacts to a collection of substantial trees along the northwest property boundary. It is anticipated that a mulched, pedestrian path will be created running from Oak Ridge Avenue to the opening in the TWP fence in the middle of the 30-foot-wide easement area.

Council considered either placing such an easement on the property or, alternatively, subdividing the property to establish the easement. Staff recommended that, at the end of the easement construction, the residual of 1121 Oak Ridge Avenue be offered for sale to the public following the required open bid process.

Mr. and Mrs. David Bowman, 1135 Oak Ridge Avenue, supported Council's ownership of the easement and the recommended location of that easement on the lot.

Following discussion, Council agreed to subdivide the property so that ownership of the easement fell to College Township instead of the purchaser of the remaining portion of the lot.

Mr. Klees moved to 1) authorize staff to pursue moving forward with creating the opening in the fence off Oak Ridge Avenue; and 2) begin the investigation and the process of the subdivision to show a 30-foot right of way. Dr. Remick seconded the motion. Motion carried unanimously.

NEW BUSINESS:

NB-1 Centre County Tax Collection Committee (CCTCC) Memorandum of Understanding

Messrs. A. Brumbaugh, Township Manager and TCC appointed Delegate, and R. Long, Finance Director and College Township's appointed TCC Alternate, reported that Centre County municipalities have been asked by the CCTCC to review and provide comments on the proposed Memorandum of Understanding (MOU). This MOU would establish the State College Borough as the Earned Income Tax Collector for College Township as a municipal entity of the Centre County Tax Collection District (CCTCD).

Council comments included the following.

- Had a formal Request For Proposal (RFP) process been followed, the potential collectors would have been required to provide written responses to questions that may raise follow-on questions or lead to enhancements and better tax collection. Even with the Borough serving as Tax Collector, College Township believes they should provide a written response to questions concerning their operations, philosophies, and procedures to be followed in collecting the tax. A sample RFP, drafted by an accomplished law firm working with the PASBO Act 32 Task Force, was used to draft a list of questions the Borough should answer in order for the CCTCC to be comfortable with the Borough as its appointed Tax Collector.
- A dedicated website will be an important tool for assisting employers, taxpayers, and tax preparers with transitioning and complying with this new Act 32 collection system. College Township believes this will provide an outlet for education that will lead to a higher degree of compliance and, consequently, increased Earned Income Tax revenue. Accordingly, the TCC should require the Tax Collector to provide such a site and work with a

subcommittee of the TCC to ensure its accuracy, completeness, and ease of use.

- College Township believes that the fee for collection paid by each member should be a flat percentage of earned income tax revenue distributed to that member.
- Council did not support any satellite office. Members felt that the established collection office should not be at the State College Municipal Building but located at a more centrally situated location in the County with free parking.

Mr. Klees objected to the state's allowing out-of-state employers to send their Pennsylvania EIT payments to whatever entity they desired for disbursement; and Mr. Fryer opposed the required weighted vote on the Tax Collection Committee (TCC). Additionally, Mr. Klees wanted to encourage College Township, for taxpayer convenience, to continue accepting EIT payments and forwarding the same to the State College Borough for processing.

Chair Koll cautioned Council that the outlying municipalities view the Centre Region with distrust and that the municipalities in and around State College should be more mindful of how their actions on the TCC could be interpreted.

STAFF AND ABC INFORMATIVES:

No comments.

OTHER MATTERS:

1. Mr. Klees reported that there are numerous dead trees at the 'T' entranceway into the Wal-Mart shopping center off Benner Pike. Staff was directed to investigate and direct any necessary corrective action.

COMMITTEE REPORTS:

Executive Committee, May 18, 2010: Mr. Fryer reported that the Executive Committee set the agenda for the May 2010 General Forum Meeting and held discussion culminating in the setting of Trick-Or-Treat Night for Thursday, October 28, 2010, with the Halloween Parade to be held on Sunday, October 31, 2010. Mr. Fryer stated that he advised the Executive Committee that there should be a special meeting for holding a dialogue on regional parks.

Transportation and Land Use (TLU) Committee, May 11, 2010: Mr. Klees reported that the TLU Committee held a joint meeting with the Centre Region Planning Commission to review the status of the Centre Region Comprehensive Plan and to discuss a potential grant application.

Regional Park Committee, May 20, 2010: Mr. Klees reported that the Park Committee reviewed parks comments forwarded by five municipalities, which will be moved to the General Forum for consideration. It was noted that no dirt can be turned unless a master site plan is devised for all three regional parks being considered for development. Additionally, without a master site plan, the 2011 sports season at Hess Field will be lost.

University Area Joint Authority (UAJA) Update: Dr. Remick reported that Mr. Cory Miller, Executive Director of UAJA, presented figures on the amount of wastewater that is discharged into Spring Creek vs. that discharged by beneficial reuse water system. Mr. Miller advised attendees that municipalities should consider whether there is still a need for additional phases for discharge beyond that when the Kissinger Meadow Wetland is completed.

Public Safety Committee: Chair Koll reported that the Public Safety Committee discussed traffic pre-emption and increases in Code fees. Mr. Koll stated that the latter met with some municipal resistance. Centre LifeLink is now in possession of its second LUCAS chest compression system, the first of which has already been utilized over twenty times during recent emergency response calls.

Finance Director Search Committee: Mr. Long reported that he and Messrs. Bair and Steff screened 34 applicants for the finance director vacancy.

ADJOURNMENT:

Chair Koll adjourned the May 20, 2010 Regular College Township Council Meeting at 9:13 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary