

**COLLEGE TOWNSHIP REGULAR  
COUNCIL MEETING MINUTES  
Thursday, August 19, 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  
John J. Franek, Jr., Zoning Officer  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**ABSENT:** Robert T. Long, Jr., Finance Director

**CALL TO ORDER**

Chair Koll called to order the August 19, 2010 Regular Meeting of the College Township Council at 7:00 PM followed by the Pledge of Allegiance.

**ANNOUNCEMENT:**

Chair Koll announced that Council met in executive sessions on August 10, 2010, as well as immediately prior to the start of this meeting to discuss personnel matters.

**OPEN DISCUSSION:**

None.

**MANAGER'S UPDATE:**

Mr. Brumbaugh presented the August 19, 2010 Manager's Update, highlighting 1) Item 10-04, Phase II UAJA Stream Augmentation, and 2) Item 10-03, letter to Hills Plaza property owner, Mr. A. Vita, regarding the relocation of West Branch Road.

Council noted that UAJA had not yet removed the silt fencing on both sides of Slab Cabin Drive and directed that staff request its removal. The Council asked staff to forward their appreciation to the person who recently mowed the Meadow. Noting high grass and weeds along South Atherton Street on the site of the former Southridge Motel, Council asked that staff request that property owner to cut the grass/weeds along that property.

## **CONSENT AGENDA:**

### **CA-1 Minutes:**

- a. Aug. 5, 2010, Public Hearing-1 on Ord. O-10-05, Kyper-Persia Zoning Map Amendment.
- b. Aug. 5, 2010, Public Hearing-2, on Ord. O-10-06, Single-Family Homes Along E. College Avenue Zoning Map Amendment.
- c. Aug. 5, 2010, 2010, Regular Council Meeting.

### **CA-2 Incoming Correspondence:**

- /1: Email from A. Clouser, dtd June 24, 2010, regarding the usage of Township lands by adjacent property owners in Penn Hills Subdivision.
- /2: Letter from Mark Kunkle, Twp. Manager, Ferguson Twp., dtd August 6, 2010, regarding Centre County Tax Collection Committee method of collection agreement.
- /3: Letter from HRG, dtd August 9, 2010, UAJA Recycled Waterline Wetland Extension Project.
- /4: Email from L. Kisenwether, dtd August 10, 2010, subj: Thanks for Getting Access to Thompson Woods.
- /5: Petition to Stop Widening of Portion of Whitehall Road, dtd August 2, 2010.
- /6: Letter from B. Coulter, rec'd August 9, 2010, requesting parking restrictions on Heather Circle.
- /7: Letter from H. Evans, rec'd August 10, 2010, regarding dissatisfaction with Comcast Cable.
- /8: Petition to Stop Widening of Portion of Whitehall Road, dtd August 9, 2010.

### **CA-3 ABC Appointment:**

Appointment of ABC Applicant to the Parks and Recreation Committee vacancy, replacing K. Fragola, with term ending December 31, 2013.

Council pulled for discussion and possible action Consent Agenda Items CA-2/1, CA-2/2, CA-2/3, CA-2/6, and CA-3.

**Mr. Klees moved to approve the August 19, 2010 Consent Agenda, minus items CA-2/1, CA-2/2, CA-2/3, CA-2/6, and CA-3.**

**Mr. Fryer seconded the motion.**

**Motion carried unanimously.**

CA-2/1: Mr. Brumbaugh, Township Manager, described residents' request for permission to encroach upon Township open space adjacent to Penn Hills Subdivision for the purpose of putting in vegetable gardens and other uses.

Council discussion highlighted the difficulties that would arise in allowing some residents to encroach on Township lands where in other areas residents are being forced to remove encroachments from Township parks. Staff offered the alternative idea of allowing residents to use the open space for a community garden for all residents of Penn Hills Subdivision.

Council directed staff to explore options for a community garden in 2011 and how it would be organized, accessed, and monitored, returning to Council with a possible written plan and/or agreement that would accompany such usage of Township lands.

CA-2/2: Dr. Remick suggested an average of the two methods of compensation for the County-wide Earned Income Tax Officer, i.e. a hybrid of the weighted vote option and the earned income revenues option. Mr. Brumbaugh advised that the vote was being cast by Mr. Long this same evening at the TCC meeting, and that College Township was voting for paying collection costs based on earned income.

CA-2/3: Dr. Remick inquired into which routes UAJA would be pursuing for the laying of their eight-inch diameter waterline extension for the beneficial reuse water; and staff reported that they would inquire about the route on Tuesday, August 24, 2010.

CA-2/6: Council requested an overview of previous Council action on Heather Circle parking problems. Mr. Baker, Township Engineer, advised that in 2005 Council considered parking complaints in this vicinity but took no action based on there being no clear parking solution that a majority of affected residents could accept. A follow-up letter from College Township at that time encouraged all neighbors to be courteous when parking vehicles on the roadway, but the congestion and complaints continue.

Following discussion, Council directed staff to request that the State College Borough Police Department make routine patrols in this area to monitor on-street parking to ensure that emergency vehicles can access the cul-de-sac and additionally directed staff to send a letter to affected residents advising that this is being monitored.

CA-3: **Ms. Shoemaker moved to appoint Mr. Derek Kalp to the unexpired position on the Parks and Recreation Committee vacated by Ms. K. Fragola with a term expiration date of December 31, 2013.**

**Mr. Klees seconded the motion.  
Motion carried unanimously.**

**Mr. Klees moved to receive Consent Agenda Correspondence item CA-2/1, CA-2/2, CA-2/3, CA-2/6, and CA-3.**

**Ms. Shoemaker seconded the motion.  
Motion carried unanimously.**

#### **OLD BUSINESS:**

##### **OB-1 Limerock Terrace Rezoning Request; 234 Limerock Terrace**

Mr. Mark Holdren, CRPA Sr. Planner, described the initial rezoning request from Mr. A. Kervandjian of this 2.97-acre parcel to R-2, Two-Family Residential. Reviewed initially at Council's August 5, 2010, Regular Meeting, and following Council's direction at that meeting, Mr. Holdren introduced seven options for the possible rezoning of this and adjacent parcels.

After some discussion on the short- and long-term effects of this rezoning and the goals for a more comprehensive, overall review of Township zoning, Council supported Option 6, which reflected the rezoning of four parcels shown in Option 1 together with an additional commercially zoned property located between Limerock Terrace and E. College Avenue.

**Mr. Klees moved to remand to the Planning Commission staff's Option 6 on the Rezoning Request at 234 Limerock Terrace.**

**Mr. Fryer seconded the motion.  
Motion carried unanimously.**

#### **NEW BUSINESS:**

##### **NB-1 Ordinance O-10-08, COG Joint Articles of Agreement for Ownership Of Hess Softball Field Complex**

**Mr. Klees moved to adopt Ordinance O-10-08, COG Joint Articles of Agreement for the Ownership of Hess Softball Field Complex.**

**Mr. Fryer seconded the motion.  
Motion carried unanimously.**

## **NB-2 College Township Capital Improvement Plan (CIP); Set Review Schedule**

Following Council's consensus for a special meeting session for the review of the proposed 2011 College Township Capital Improvement Plan (CIP), staff was directed to determine a suitable meeting date/time and to advise Council.

## **NB-3 Resolution R-10-14, Opposition to Anti-Township Legislation**

**Mr. Klees moved to approve Resolution R-10-14, Opposition To Anti-Township Legislation.  
Mr. Fryer seconded the motion.**

Dr. Remick opposed supporting this resolution as he had seen successful, County-based forms of government work in other states.

**Motion carried 4 – 1 (Remick voting nay).**

## **NB-4 Brandywine Walkway Paving Quote**

Mr. Kent Baker, Township Engineer, reported that the State College Area School District would be installing a five-foot-wide paved walkway along the left side of the Panorama Little League Field as part of their Mount Nittany Elementary School project. College Township currently has a gravel walking path that connects Brandywine Drive to the Little League field. To coincide with the school district's moving forward to pave their portion of this path, staff requested, and received from, Ameron Construction, the school district's contractor, a quote for the completion of College Township's portion of this walkway in 2010.

**Dr. Remick moved to approve the proposal from Ameron Construction, dated August 5, 2010, for paving of the Brandywine Walkway Connection, in the lump sum amount of \$3,911.85.  
Mr. Fryer seconded the motion.  
Motion carried unanimously.**

## **NB-5 C-NET Reuse of Broadcast Clips**

College Township previously sponsored the videotaping of the July 30, 2010, Mount Nittany Medical Center's ribbon-cutting ceremony. Due to copyright protections, C-NET requested College Township's authorization to release the C-NET broadcast of the Medical Center for the Medical Center's use.

**Mr. Fryer moved to grant authorization to C-NET for the release of C-NET broadcast materials of the Mount Nittany Medical Center's ribbon-cutting ceremony to the Mount Nittany Medical Center for their re-use.  
Mr. Klees seconded the motion.  
Motion carried unanimously.**

### **NB-6 On-Lot Alternate Sewage System Agreement; 555 Boalsburg Road**

Mr. Kent Baker, Township Engineer, described a failing septic system at 555 Boalsburg Road, which is a site that does not percolate. Public sewer service at this location is not available at this time, as it is outside the regional growth boundary. The owners are, therefore, proposing to install a pre-treatment system that will purify the effluent before it is discharged into the soil. This type of system requires approval of the Sewage Enforcement Officer (SEO) as well as requires regular inspections performed by the Code Office. Mr. Baker requested Council's comments on a sample Alternative On-Lot Management Agreement between College Township and the property owners, which would be required by the SEO to establish semi-annual inspections at \$200.00 an inspection and escrow requirements. Funds in an escrow account in an amount between \$2,000 and \$3,000 would be required to allow for any possible repairs.

Council discussed the length of time that funds should be held in escrow, recommending that escrow be held in perpetuity due to the special conditions of the installation. Council requested staff to invite the SEO, Mr. C. Herr, to attend the Council meeting at which this finalized agreement will be reviewed so that Council may have an opportunity to hear the SEO's explanation of this matter. This on-lot sewage system agreement will return to a future Council meeting for final approval.

### **STAFF AND ABC INFORMATIVES:**

SI-10: Mr. Klees asked what action Planning Commission took relative to the Wal-Mart plan, and staff advised that this matter was tabled pending the resolution of the CATA Park & Ride lot details, among others, being ironed out.

### **OTHER MATTERS:**

Mr. Brumbaugh advised that College Township would be celebrating the retirement of its longest-tenured employee, Mr. Paul Clouser, after a 45-year employment with the Township's Public Works Department. In special recognition of such a distinction, Mr. Brumbaugh requested Council's permission to close the Township offices for two hours in order for staff to participate in a barbecue luncheon at Spring Creek Park on September 10, 2010, from Noon until 2 PM.

**Mr. Fryer moved to grant permission to College Township staff to close the office from Noon until 2:00 PM on September 10, 2010, in recognition of the retirement of Mr. Paul Clouser.**

**Mr. Klees seconded the motion.**

**Motion carried unanimously.**

## **COMMITTEE REPORTS:**

**Transportation and Land Use (TLU) Committee, August 18, 2010:** Mr. Klees reported that the TLU Committee 1) met with the consultant performing an economic development study; and 2) discussed COG's taking a position on informing the public about the railroad right of way being opened in Rush Township. Not much support was forthcoming for the latter matter, which may be reintroduced by Ferguson Township's TLU representative at the August General Forum Meeting.

**Parks Capital Committee, August 19, 2010:** Mr. Klees reported that the Parks Capital Committee 1) completed its review of the Whitehall Road Master Plan for the upcoming General Forum Meeting; 2) took care of several Hess Softball Field Complex housekeeping matters; 3) discussed the COG Joint Articles of Agreement for the Ownership of Hess Softball Field Complex; and 4) debated the need for and the configuration of a press box structure at Hess Field. Mr. Klees suggested that College Township may have to front some of the development costs for the added fourth field at Oak Hall Regional Park.

**Executive Committee, August 17, 2010:** Mr. Fryer reported that the Executive Session set the August 2010 General Forum agenda.

**Finance Committee, August 19, 2010:** Mr. Fryer reported that the Finance Committee established six review sessions for the proposed 2011 COG Budget.

## **ADJOURNMENT:**

**Mr. Klees moved to adjourn the August 19, 2010, Regular College Township Council Meeting.  
Mr. Fryer seconded the motion.  
Motion carried unanimously.**

Chair Koll adjourned the August 19, 2010 Regular College Township Council Meeting at 8:30 PM.

Respectfully submitted,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Manager/Secretary