

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, April 1, 2010**

ATTENDED BY -

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

STAFF: Adam T. Brumbaugh, Township Manager/Secretary
Robert T. Long, Jr., Finance Director
John J. Franek, Jr., Zoning Officer
Mary E. Wilson, Asst. Township Secretary

ABSENT: David P. Fryer, Council Member
Kent N. Baker, Township Engineer
Mark Holdren, CRPA Sr. Planner

CALL TO ORDER

Chair Koll called to order the April 1, 2010 Regular Meeting of the College Township Council at 7:01 PM following a public hearing on Water Tanks – Conditional Use.

Council recognized the attendance of Penn State University journalism students under the instruction of Mr. Michael J. Dawson, Department of Geography.

OPEN DISCUSSION:

None.

PLANS:

**P-1 Rhodes Lane Condominiums Preliminary/Final Land Development;
Tax Parcel 19-022-099-0000**

Council tabled any action on the Rhodes Lane Condominiums Preliminary/Final Land Development Plan at their January 21, 2010, Regular Meeting pending the resolution of cart width dimension conflicts with emergency and delivery vehicle turnaround requirements.

Ms. Robyn Frolich, Uni-Tec Consulting Engineers, representing developer Marypenn Management, presented the revised Rhodes Lane Condominiums plan now reflecting grading

to accommodate the garage access to the Auman property and a modified cartway to allow for the maneuverability of trucks and other emergency vehicles.

Council comments included reiterating the need for a copy of the signed driveway access agreement with the adjacent property owner and directed staff and/or solicitor to review the homeowners' association covenants, including whether or not there should be parking restrictions on the driveway or turnaround.

Mr. Klees moved to approve the Rhodes Lane Condominiums Preliminary/Final Land Development Plan, dated November 16, 2009, last revised March 18, 2010, with the following conditions:

- 1. Obtain all required signatures on the plan,**
- 2. Payment of all outstanding plan review fees,**
- 3. Provide College Township with a copy of a signed agreement with the owner of Tax Parcel 19-022-100 relative to access to an existing garage,**
- 4. Council agrees to waive the requirement for a sidewalk along First Avenue due to the limited length of road frontage,**
- 5. Council agrees to waive the maximum depth of the detention pond due to its limited impact, and**
- 6. College Township staff to review the submitted covenants for appropriateness including whether there should be parking restrictions on the driveway or turnaround.**

Dr. Remick seconded the motion.

Motion carried unanimously.

**P-2 Water Tanks – Conditional Use; Tax Parcel 19-004-080A,
518 Decibel Road; Approval of**

Mr. Tim Harlow, Hawbaker Engineering, presented the Tank Relocation Project, which is located approximately two-tenths of a mile east of Decibel Road, accessed via an existing gravel lane. The proposed construction area leased for this purpose is 1.72 acres. The proposed development will consist of a twelve-foot-wide gravel access road with two-foot gravel shoulders and a 110-foot by 190-foot gravel pad that will support two 50-foot diameter tanks. The tanks will be used by the University Area Joint Authority for storage of beneficial reuse water. The disturbed area will be approximately 1.61 acres.

In written correspondence dated March 26, 2010, Mr. Mark Holdren, CRPA Sr. Planner, advised that the Centre Regional Planning Agency (CRPA) reviewed the Water Tank Relocation land Development Plan and had no comments. This plan was subsequently recommended for Council approval.

Ms. Shoemaker moved to approve the Preliminary/Final Land Development Plan for Tank Relocation, dated January 15, 2010, last revised February 18, 2010, and also approve the Conditional Use Permit for the Tank Relocation as a Public Utility Facility with the following conditions:

- 1. Obtain all required signatures on the plan, and**
- 2. Payment of all outstanding plan review fees.**

Mr. Klees seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the April 1, 2010 Manager's Update highlighting 1) the Trout Road Bridge Construction Project; 2) the phone number for those who have not received their 2010 Census Forms, which were not being delivered to post office boxes; 3) the *2010 Field of Distinction* Award being bestowed upon the Fogleman Fields Complex; 4) the Township's receipt this date of a \$69,000 rebate from the State College Borough Police Department for 2009 police services; and 5) the completion of commissioning work at the College Township building, except air conditioning testing that will be conducted in May.

Council directed staff to post the phone number at the Lemont Post Office that individuals may call after April 12, 2010, regarding their undelivered 2010 Census Forms.

CONSENT AGENDA:

CA-1 Minutes:

- a. March 18, 2010 Regular Council Meeting.

CA-2 Incoming Correspondence: /1:

- Letter from C-NET, dtd March 18, 2010, requesting approval for C-NET video material release to Barton Associates, Inc.

- /2: Letter from Keller Engineers, dtd Mar. 18, 2010, re: Microtel Inn and Suites, General NPDES Permit Notification.

- /3: Letter from Pennsylvania Dept. of Environmental Protection, dtd Mar. 18, 2010, re: Sewage Planning, Centre Medical Sciences Building II.

- /4: Letter from Pennsylvania Housing Finance Agency, dtd Mar. 19, 2010, re: Shirley Heights Townhomes Request for Comments.

- /5: Letter from Pennsylvania State Corrections Officers Association, dtd March 24, 2010, regarding the removal of guards from guard towers at Rockview State Prison.

CA-3 Report: Finance Director's – Year-to-Date: March 26, 2010
CA-4 Request: Centre County Housing and Land Trust Request for Release of Funds.

Council pulled items CA-2/3 and CA-2/4 for discussion.

**Mr. Klees moved to approve the April 1, 2010 Consent Agenda, minus CA-2/3 and CA2/4.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

CA-2/3: Ms. Shoemaker requested that Planning Commission be provided with a copy of this and similar DEP letters.

CA-2/4: Council directed staff to request a compilation of comments received and to also request a copy of PHFA grant/funding requirements. Staff was directed to ascertain whether public comment is also desired; if so, this letter will be posted online for public review.

**Mr. Klees moved to accept items CA-2/3 and CA-2/4.
Ms. Shoemaker seconded the motion.
Motion carried unanimously.**

Public Safety Committee - Chair Koll asked for Council comments for the Committee to forward to the COG Executive Committee relative to capital expenses and maintenance expenses for fire service facilities in the various municipalities. Council supported each municipality paying for capital improvements for fire service facilities in their municipality and COG paying for maintenance costs of these facilities thereafter.

The Finance Director was directed to investigate funding committed to Boalsburg Volunteer Fire Company associated with the COG Fire Protection Program and so advise Mr. Klees.

OLD BUSINESS:

None brought forward.

NEW BUSINESS:

NB-1 Bid – 2010 Re-Surfacing and Paving: Shiloh and Brush Valley Roads

Staff advised that three bids were received for re-surfacing sections of Brush Valley Road and Shiloh Road. The budget for this project is \$90,935.00. The lowest bid submitted was from Glenn O. Hawbaker, Inc. at \$90,647.25 which is \$287.75 under the budget.

Mr. Klees moved to award the 2010 Re-Surfacing Project for sections of Brush Valley Road and Shiloh Road to Glenn O. Hawbaker, Inc. in an amount not to exceed \$90,647.25.

Dr. Remick seconded the motion.

Motion carried unanimously.

NB-2 PSATS Proposed 2010 Resolutions

By written correspondence from PSATS Executive Director David M. Sanko, dated March 19, 2010, Council was requested to review the proposed resolutions for consideration at the upcoming 2010 PSATS Annual Educational State Conference and Trade Show.

Ms. Shoemaker, College Township's 2010 PSATS' voting delegate, requested Council's specific comments on Resolutions 10-8, 10-10, 10-12, and 10-31. Council offered its concurrence for voting on the 2010 PSATS Resolutions.

OTHER MATTERS:

1. Mr. Klees advised staff of residents' inquiries into the Township's consideration of moving forward the scheduled brush collection to reduce damage to lawns by gathered brush piles awaiting pick up. Mr. Brumbaugh replied that brush collection begins April 19th and left collection begins April 12th. These dates cannot be moved forward as they are based on the Public Works crews' completion of other winter clean-up tasks, which must be finished prior to the start of left and brush collections.

2. Ms. Shoemaker reported a resident complaint about the bikepath stop sign at Radnor and Regency Court and Scenery Drive. The complainant told Ms. Shoemaker that the bikepath stop sign looks as though it is for holding traffic on Scenery Drive, so drivers coming out of Radnor and Regency Court expect the drivers on Scenery Drive to also stop. Dr. Remick stated that he had never seen this event happen.

Staff is to discuss/investigate this matter and report back to Council.

STAFF AND ABC INFORMATIVES:

No comments.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO) March 23, 2010: Mr. Klees reported that the CCMPO 1) received a presentation from DCNR on an inter-community trails initiative, 2) discussed rankings of the Long Range Transportation Plan (LRTP) projects to 2040, 3) formed a sub-committee for the LRTP rankings to assure there is a balanced review, 4) completed a final review of the Transportation Improvement Plan (TIP), and 5) changed the bylaws.

Parks Capital Committee, April 1, 2010: Mr. Klees reported that the Parks Capital Committee reviewed a recommendation on the three regional parks, discussed the acquisition of Hess Field, and discussed the grant application and price negotiations for the extra 25 acres adjacent to Whitehall Road Regional Park. The Committee will be considering which development options are feasible for Oak Hall Regional Park, Whitehall Road Regional Park, and Hess Field. It was estimated that it will cost approximately \$12,000,000 to adequately develop these parks.

ADJOURNMENT:

Chair Koll adjourned the April 1, 2010 Regular College Township Council Meeting at 8:20 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary