

**COLLEGE TOWNSHIP COUNCIL**  
**REGULAR MEETING MINUTES**  
**Thursday, March 5, 2015**

**ATTENDED BY:**

**COUNCIL:**

L. Eric Bernier, Chair  
Lynn B. Herman, Vice-Chair  
Carla Stilson  
D. Richard Francke  
William H. Sharp

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Kent N. Baker, Township Engineer  
Robert T. Long, Jr., Finance Director  
Mark Holdren, CRPA Sr. Planner  
Mary E. Wilson, Asst. Township Secretary

**CALL TO ORDER:**

Chair Bernier called to order the March 5, 2015, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

**OPEN DISCUSSION:**

1. Mr. Bernie McCue, Hamilton Avenue, State College, stated that he spoke on behalf of residents of Mt. Nittany Residences on Rolling Ridge Drive regarding what he believed was inadequate CATA bus service. Mr. McCue reported that CATA buses had been seen passing by the front of the Mt. Nittany Residences this winter without checking to see if any residents were waiting for the bus inside the building. Mr. McCue added that a person at CATA contacted about this issue advised that bus drivers would be reminded to stop at this building; but, Mr. McCue requested that Council contact CATA to reinforce the need for drivers to stop.

On another subject, Mr. McCue voiced opposition to properties being rezoned just so the property owners can make more money on the land and urged Council to object to such rezonings.

Council directed staff to contact the Township's representative on the CATA Board of Directors and requested that staff also look into the way in which this, and other similar, residences are set up to accommodate disabled and elderly bus riders. Staff will return to Council with an update.

2. Ms. Sue Smith, Dale Street, Lemont, offered the following comments.
  - a. The Lemont Village Association (LVA) would be holding its meeting on March 11, 2015, at Cafè Lemont at 7:30 PM.
  - b. Regarding CATA matters, Ms. Smith noted that CATA bus riders standing along busy Pike Street were offered no protection from the weather or benches to sit on while awaiting their bus and hoped that such facilities could be considered during the upcoming Pike Street Streetscape project.
  - c. Regarding winter maintenance of the bike/pedestrian path along University Drive Extended beyond the Friends School, Ms. Smith reported that this section of path was not cleared and asked who the owner was. Mr. Brumbaugh, Township Manager, stated that the section of path being referenced was a shared-use path owned by College Township but was not currently on the list of paths receiving winter maintenance/snow plowing.
3. Ms. Lillie Langois, First Avenue, Lemont, distributed a joint PennDOT and Federal Railroad Administration feasibility study on options to reduce rail travel times and increase frequency of service on Amtrak's Harrisburg-to-Pittsburgh "Pennsylvanian" service. Following a brief overview, Ms. Langois requested that Council send a letter of support for the expansion of rail service to State College.

Council requested that additional information be sought for Council's review at an upcoming meeting.

## **PLANS:**

### **P-1 The Pennsylvania State University (PSU) Water Treatment Plant Preliminary/Final Land Development Plan and Sewage Facilities Planning Module**

#### **a. PSU Water Treatment Plant Preliminary/Final Land Development Plan**

Mr. Karl J. Shellenberger, P.E., Buchart Horn, Inc., introduced Mr. Sam J. Bertolino, PSU OPP Facilities Project Manager, prior to presenting the subject plan. This plan proposes the construction of a new 5.2 MGD Water Treatment Plant that will supply safe drinking water to the University Park community for the next 20 years. This project will also provide a central location for the Water Services crew operations, which would include a locker room, break room, laboratory, supervisor offices, material storage, vehicle parking, and meter calibration.

In correspondence to Council, dated March 1, 2015, Mr. Baker, Township Engineer, advised that the existing Mushroom Test Demonstration Facility at the intersection of West Big Hollow Road and Tower Road will be relocated to accommodate the treatment plant. Planning Commission and staff comments have been addressed, as well as the added Note #17 on the cover sheet describing the need for the construction of sidewalks along Tower Road to West Big Hollow Road when future development in the vicinity of this project and other improvements along Tower Road require construction of sidewalks.

Council requested verification as to the types of materials stored in the nearby HAZMAT building relative to their contamination potential.

Mr. Bertolino replied that he believed the structure was for training purposes; but, he would confirm and report back to Council.

Following Council's discussion regarding the developer's sidewalk waiver request, a not-later-than installation date on the sidewalk, and a requirement of a satisfactory response to the HAZMAT building inquiry, Council took the following action.

**Mr. Francke moved to approve the Preliminary/Final Land Development Plan for the Water Treatment Plant at The Pennsylvania State University, dated December 8, 2014, last revised February 5, 2015, with the following conditions:**

- 1. Obtain all required signatures on the plan;**
- 2. Pay all outstanding plan review fees;**
- 3. Council agrees to a sidewalk waiver recognizing that Note #17 on the cover sheet stipulates that a sidewalk will be constructed within three (3) years or as extended by Council; and**
- 4. That staff determines that any materials stored in the nearby Hazardous Materials building will not pose a threat to the water supply and that questions are answered to the satisfaction of the Township Engineer relative to that building causing any threat of contamination.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**b. Resolution R-15-07, Sewage Facilities Planning Module for The Pennsylvania State University Water Treatment Plant; Approval of**

Mr. Baker reported that a Sewage Facilities Planning Module is required by the Department of Environmental Protection (DEP) for this plan, and required components of the subject document have been satisfactorily completed. Staff recommended that Council approve Resolution R-15-07.

**Mr. Herman moved to approve Resolution R-15-07, Sewage Facilities Planning Module for The Pennsylvania State University Water Treatment Plant.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

**MANAGER'S UPDATE:**

Mr. Brumbaugh presented the March 5, 2015, Manager's Update, highlighting 1) staff's working on setting an late April or early May open house on the Pike Street Streetscape project; 2) COG General Forum's February 23<sup>rd</sup> approval of funding for the stormwater damage to the Oak Hall Regional Park and nearby affected residences; 3) staff's determination that the Green Light Go grant was not financially advantageous to pursue; and 4) that PennDOT has agreed to

a change order to their Rte. 322/Mt. Nittany Expressway project allowing for the modification of some of the E. College Avenue ramp signal light detectors.

### **COMMITTEE REPORTS:**

**Centre County Metropolitan Planning Organization (CCMPO), February 24, 2015:** Mr. Herman reported that the CCMPO Coordinating Committee 1) approved the Limited English Proficiency (LEP) Plan; 2) approved amendments to the Transit Element of the 2015 – 2018 Centre County Transportation Improvement Program (TIP); 3) authorized preparation of correspondence to federal elected officials regarding *Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21)* Federal Legislation; 4) received a status report about transportation planning tasks related to the FY 2014 – 2016 Unified Planning Work Program (UPWP); and 5) received a status report on the Centre County Long-Range Transportation Plan (LRTP) 2044.

**Transportation and Land Use (T/LU) Committee, March 2, 2015:** Chair Bernier reported that the T/LU Committee reviewed a draft list of priority projects for potential inclusion in the updated Comprehensive Plan Implementation Program (CHIP); and 2) received a Regional Bike Plan update from CRPA.

**Public Services and Environmental Committee (PSEC), March 3, 2015:** Ms. Stilson reported that the PSEC 1) received a brief history of Penn State University's wastewater system from Mr. Rob Cooper, PSU OPP Director of Energy and Engineering; and 2) reviewed the draft Organics Recycling Survey.

**Gordon D. Kissinger Meadow Meeting, February 27, 2015:** Mr. Francke reported that he and Mr. Sharp, Council members; Messrs. Brumbaugh and Baker, Township staff; and Messrs. Hayes and Schulte, Parks and Recreation Committee, met with UAJA and ClearWater Conservancy representatives regarding concept plans for the Gordon D. Kissinger Meadow park usage.

### **CONSENT AGENDA:**

- CA-1 Minutes:**
- a. Feb. 19, 2015, Public Hearing on O-15-02, Gateway Commercial Zoning District Amendment
  - b. Feb. 19, 2015, Regular Council Meeting
- CA-2 Correspondence:**
- /1: Email from Ms. Lori Davis, dtd Feb. 17, 2015, regarding April 25<sup>th</sup> Watershed Cleanup Day
  - /2: Email from Ms. Christina Hodges, dtd Feb. 20, 2015, regarding Mountainview Ave. and Manor Drive
  - /3: Email from Mr. Chris Walker, dtd Feb. 19, 2015, regarding Mountainview Ave. and Manor Drive
  - /4: Email from Mr. and Mrs. Colombero, dtd Feb. 19, 2015, regarding Mountainview Ave.
  - /5: Email from Ms. Francine Mitchell, dtd Feb 19, 2015, supporting Mountainview Ave./Ivy Hill Lane connection.

- CA-3 Waiver Approval:** Temporary waiver request from Funky Freezer, ice cream truck, from solicitation and noise ordinance restrictions from April 15 through September 30, 2015
- CA-4 Appointment:** Tanya Shaffer as Deputy Tax Collector and authorize the Township Manager to sign the Appointment of a Deputy Tax Collector Form on behalf of College Township Council.

Mr. Brumbaugh requested that Consent Agenda Item CA-3 be pulled for discussion.

**Ms. Stilson moved to approve the March 5, 2015, Consent Agenda, minus Consent Agenda Item CA-3.  
Mr. Sharp seconded the motion.  
Motion carried unanimously.**

CA-3: Mr. Brumbaugh recommended that Council place a condition on this waiver request stipulating that the requester submit a permit application to College Township Zoning Office for, and be successful in being granted, a solicitation permit, which itself would define the waivers being included.

**Ms. Stilson moved to accept and approve Consent Agenda CA-3 on the condition that Funky Freezer submits for and receives a permit application, as described.  
Mr. Herman seconded the motion.  
Motion carried unanimously.**

**OLD BUSINESS:**

**OB-1 Ordinance O-15-07, Schlow Centre Region Library Joint Articles of Agreement;  
Adoption of**

Mr. Brumbaugh, Township Manager, reported that, in 2003, Ferguson Township withdrew from the Centre Region Council of Governments' Schlow Library Joint Articles of Agreement, although continuing to make an annual contribution to the library operations. Ferguson Township is now requesting to again be part of the CRCOG Schlow Centre Region Library Joint Articles of Agreement. This action requires all participating municipalities to approve a resolution authorizing the execution of an addendum to the referenced Articles of Agreement.

**Ms. Stilson moved to adopt Ordinance O-15-07, Schlow Centre Region Library Joint Articles of Agreement.  
Mr. Sharp seconded the motion.  
Motion carried unanimously.**

## **NEW BUSINESS:**

### **NB-1 Public Venue Liquor License – Penn State University (PSU); Discussion**

Mr. Brumbaugh advised that Penn State University recently made application to the Pennsylvania Liquor Control Board (PLCB) for a Public Venue Liquor License for the serving of beer and wine at select events at the Bryce Jordan Center (BJC). Although College Township has no known role to play in the PLCB's review and granting of this license, Mr. Brumbaugh recommended that it may be appropriate for the Township to make formal contact with PSU to request that the Township be notified in advance of any future PLCB application or modification of any existing PLCB permit held by PSU for any venues within College Township.

Council concurred with staff recommendations, stressing that such notice would make for good community relations. By Council consensus, staff was directed to draft a letter for Council Chair's signature and to contact appropriate PSU parties regarding this matter. Council noted its ongoing good relationship with PSU and hoped this was a simple oversight.

### **NB-2 2014 Year-End Finance Report**

Mr. Robert T. Long, Jr., Finance Director, presented the 2014 Year-End Finance Report, offering the following highlights.

- Property Tax Millage remained at 4.9.
- Taxable Assessed Value increased by 1.7% to \$434,000,000.
- Unreserved General Fund Balance equaled 14.3% of General Fund Revenue (goal = 10%).
- Advance Refunding of 2010 Bonds resulted in \$242,000 savings, or 4.8% of refunded principal (goal = 3.0%).
- DCNR Grant - \$100,000 + PennDOT TAP Grant - \$950,000 awarded for Puddintown Road to Orchard Road Bikepath Connection project.

As reflected on the Summary Budget, the actual fund balance for the General Fund at 12/31/2014 was \$1,100,000 but was expected to be \$1,084,000. The expected Fund Balance for all funds combined came in \$48,000 higher than expected.

Mr. Long identified one item of concern going into the 2015 budget year, which is how close the expected 2014 year-end numbers would be to actual results. If a significant difference is reported, the reason must be identified and planned spending adjusted, as necessary.

Council inquired about which property transfers proved significant in 2014; and, staff responded that the sale of the Nittany Mall and Juniper Village at Brookline, as well as a tax collection rate of 99.2% proved quite beneficial to College Township in 2014. Staff was requested to investigate phone cost increases.

Mr. Herman recommended getting the financial Dashboard online soon, and staff advised that it would be ready to upload in the next few weeks.

**NB-3 Ordinance O-15-05, Wireless Communication Facilities; Set Public Hearing**

Mr. Mark Holdren, CRPA Sr. Planner, introduced proposed Ordinance O-15-05, Wireless Communication Facilities, for Council's review and comment. This proposed ordinance would amend Chapter 200, Zoning, to modify College Township's current regulations regarding communication facilities, such as cell and radio towers, and their placement in rights of way and concealment.

Council offered several revisions to the proposed ordinance to enhance consistency and reduce redundancy, and directed staff to investigate generator noise and make appropriate reference, as needed.

**Mr. Stilson moved to direct staff to advertise Ordinance O-15-05, Wireless Communication Facilities, as amended, for an April 16, 2015, public hearing.  
Mr. Sharp seconded the motion.  
Motion carried unanimously.**

**STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

Following staff inquiry relative to the rail service information presented during Open Discussion, Council directed staff to place this matter on the next agenda and provide an outline of options.

**ADJOURNMENT:**

Hearing of no further business, Chair Bernier called for a motion to adjourn; Mr. Francke so moved, and Mr. Herman seconded. Chair Bernier adjourned the March 5, 2015, Regular Council Meeting at 9:41 PM.

Respectfully submitted,

Adam T. Brumbaugh  
Township Manager/Secretary