

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, March 6, 2014**

ATTENDED BY:

COUNCIL:

David P. Fryer, Chair
Mary Shoemaker, Vice-Chair
L. Eric Bernier
Lynn B. Herman
Carla Stilson

STAFF:

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

CALL TO ORDER

Chair Fryer called to order the March 6, 2014, College Township Regular Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

OPEN DISCUSSION:

None.

SPECIAL PRESENTATION:

SP-1 Resolution R-14-08, Recognition of Reed McCormick, Esq.

In written correspondence to Council, dated March 3, 2014, Mr. Brumbaugh, Township Manager, advised Council that the College Township Industrial Development Authority (CTIDA) has enjoyed the continuous legal service of Attorney Reed McCormick, of Stover, McGlaughlin, Gerace, Weyandt and McCormick, P.C., from the inception of the CTIDA on August 14, 1972, to his retirement on December 31, 2014. Mr. Brumbaugh added that, in addition to his service to the CTIDA, Atty. McCormick also served for many years as the College Township Solicitor.

In recognition of Atty. McCormick's many years of service as the CTIDA Solicitor, Council was presented with Resolution R-14-08 for approval.

Ms. Bonnie Spetzer, CTIDA Chair, and Mr. Ned Book, CTIDA Vice-Chair, were present to offer their gratitude for the many years of legal guidance provided by Atty. McCormick as the CTIDA Solicitor and requested Council's support of this resolution. This document, once approved, would be presented to Atty. Reed McCormick by the CTIDA Board at an upcoming appreciation luncheon.

Ms. Shoemaker moved to approve Resolution R-14-08, Recognition of Attorney Reed McCormick, retired Solicitor for the College Township Industrial Development Authority, for his dedicated and exceptional service. Mr. Herman seconded the motion. Motion carried unanimously.

SPECIAL REPORT:

SR-1 University Area Joint Authority (UAJA) Annual Report

Mr. David Lapinski and Walter Ebaugh, Ph.D., College Township's appointees to the UAJA Board of Directors, presented the UAJA annual update. Highlights included the following.

- All UAJA facility operations are running smoothly at this time.
- The organic loading issues experienced in 2013 have been resolved, and the UAJA has been satisfactorily re-rated.
- Plant is still working under capacity; 4.8 million gallons of water processed per day vs. allowable 6 million gallons.
- The Big Hollow Pumping Station Project is underway and should go online this April.
- Originally, three-million gallons per day of processed beneficial reuse water was planned; however, UAJA may not be able to increase the volume beyond current levels of approximately one-million gallons per day due to DEP interpretations of water classification. The presenters stressed that the beneficial reuse water is not sewage.
- The Fish and Boat Commission is considering rating Slab Cabin Run as a High-Quality, Cold Water stream, which may impact Kissinger Meadow beneficial reuse water discharge operations.
- The limiting factor on the discharge is heat, which Dr. Ebaugh stressed should be returned to the cold aquifer.
- UAJA is conducting a study to see how to better control or remediate the odor problems at the facility. This study should begin this summer.

Council thanked Messrs. Lapinski and Ebaugh for their presentation and their time on the UAJA Board.

PLANS:

P-1 Veterans Administration Outpatient Clinic Preliminary/Final Land Development; Clyde Avenue; Tax Parcel 19-004-024D

Mr. Nathan Tollinger, P.E., Leonard Engineering, Wilkes Barre, Pennsylvania, presented the Veterans Administration Outpatient Clinic Preliminary/Final Land Development Plan for the development of property owned by Mr. Rodney Hendricks and developed and leased by Marr Development Centre County, LLC. This plan will be developed for the purpose of constructing an outpatient medical clinic for the United States Veterans Administration for use by United States veterans' medical needs and requirements. The facility will be a Silver LEEDS facility. Ms. Nancy J. Marr, President of Marr Development Centre County, LLC, was present as the developer to address any Council inquiries.

In correspondence to Mr. Tollinger, dated February 26, 2014, Mr. Mark Holdren, CRPA Planner, offered comments on the plan, as follows.

- In the note on Sheet C104, amend the note to read: "Final trash pad size and configuration to be coordinated with *occupant's needs and to meet the Township's* refuse and recycling requirements."
- The light trespass levels along the northern property line exceed the maximum permitted pre- and post-curfew light trespass levels. Revise lighting plan and lighting compliance checklist accordingly.

Before taking action on this plan, Council inquired about, or commented on, sidewalk connections; large vehicle access and parking accommodations; a preference for the developer to use local vendors; and to consider a comfortable waiting area for patients and drivers.

Ms. Stilson moved to approve the Veteran's Administration Outpatient Clinic Preliminary/Final land Development Plant, dated February 17, 2014, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Payment of all outstanding plan review fees; and**
- 3. Address the two comments in the memorandum from Mr. Mark Holdren, CRPA Sr. Planner, dated February 26, 2014.**
- 4. College Township Water Authority approval of the water system plan.**

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

P-2 Penn State University (PSU) Stadium West Parking Lot Final Land Development; University Drive/Curtin Road

a. PSU Stadium West Parking Lot Final Land Development Plan

Mr. Richard Manning, P.E., presented Phases 1 and 2 of the Penn State University Stadium West Parking Lot Expansion project. This plan proposes to expand the subject parking lot and complete other driveway and parking modifications adjacent to the existing lot in College Township. Elements of the plan scheduled for completion by the end of summer 2014 include the realignment of the gated access connection to University Drive and the installation of sidewalk connections and landscape buffers. Additional work includes a slight widening and striping of University Drive to install bike lanes on both sides and a sidewalk on the easterly edge of that roadway.

Council learned that current construction activity at Stadium West involves boring for the stormwater connection.

Mr. Bernier moved to approve The Pennsylvania State University Beaver Stadium West Parking Lot Final Land Development Plan, Phases 1 and 2, dated February 11, 2014, last revised February 27, 2014, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Payment of all outstanding plan review fees; and**
- 3. Show the location of the underground conduit for the Curtin Road/University Drive traffic signal loop detectors, particularly in relation to the existing and proposed driveway to the Stadium West parking lot.**

Ms. Stilson seconded the motion.

Motion carried unanimously.

b. Co-Applicant Agreements for Highway Occupancy Permits (HOP)

In written correspondence to Council, dated February 28, 2014, relative to the PSU Stadium West Parking Lot Co-Applicant Agreements for a PennDOT Highway Occupancy Permit for the Enclosed Surface Stormwater Drainage Facilities, Mr. Baker, Township Engineer, advised Council of the need to enter into these two agreements with the developer. The University performs this type of maintenance on their property, and staff deemed it logical that the University also maintain the drainage facilities on rights-of-way adjacent to this property. The two proposed agreements were reviewed by the Township Solicitor.

Having no additional comments or inquiries, Council took action to approve these agreements.

Ms. Shoemaker moved to approve the two agreements between The Pennsylvania State University and College Township, titled *Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Stormwater Drainage Facilities Beaver Stadium West Parking Lot Project and Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Stormwater Drainage Facilities PSU Katz Lowhead Ponding Project.*

Mr. Bernier seconded the motion.

Motion carried unanimously.

MANAGER’S UPDATE:

Mr. Brumbaugh, Township Manager, presented the March 6, 2014, Manager’s Update, highlighting the following.

- A meeting date is being scheduled with PennDOT to review design options for the Pike Street Streetscape.
- Staff will meet with the Independence Place Home Owners Association (HOA) officers to discuss the HOA request for street takeovers.
- The UAJA beneficial reuse stream augmentation at Kissinger Meadow is anticipated to be under construction in October; and principals will discuss associated plan improvements at a March 12th meeting.
- A March 24th meeting is set between local municipalities and the DEP to discuss the proposed High-Quality, Cold-Water designation for Slab Cabin Run.

CONSENT AGENDA:

The following Consent Agenda items are presented for Council acceptance.

CA-1 Minutes:

- a. Feb. 6, 2014, Regular Council Meeting
- b. Feb. 20, 2014, Public Hearing-1 on Ordinance O-14-01, Minor Zoning, Subdivision, and Land Development Amendments
- c. Feb. 20, 2014, Public Hearing-2 on Ordinance O-14-03, Barn Brewing Rezoning Request, Pencek Lane
- d. Feb. 20, 2014, Regular Council Meeting

CA-2 Correspondence:

- /1: Letter from CCRRA, dtd Feb. 19, 2014, reporting on recycling collection totals
- /2: Email from Mr. Scott Stilson, dtd Feb. 27, 2014, regarding revisiting backyard hens ordinance

- /3: Email from Ms. Bonnie Lepro, dtd March 2, 2014, regarding the safety concerns resulting from the Happy Valley Brewing Company rezoning

**Mr. Bernier moved to accept and approve the March 6, 2014, Consent Agenda.
Chair Fryer seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Limerock Terrace Street Light Options

Mr. Kent Baker, Township Engineer, stated that on December 5, 2013, Council directed staff to look into options to remove or relocate a street light on Limerock Terrace that Mrs. Grayce Amick, 221 Limerock Terrace, reported to be hazardous due to its location on a curve in the road and that had been hit by vehicles in the past. After meeting at the site with the local service engineer for West Penn Power, staff was able to formulate four possible options for the improvement of this street light matter.

- Option 1: West Pen Power could straighten the existing pole and replace the light. Pole is leaning because its guy wire had been struck by a vehicle. No cost involved.
- Option 2: The existing pole could be removed and both the electrical and phone lines tightened to maintain the required clearance to the new pole in Limerock Court. Cost would be between \$1,200 and \$1,500.
- Option 3: This would similar to Option 2, except with the relocation of the light to the next utility pole. This recommendation was not supported by the Township Engineer as it provided no benefit at the curve.
- Option 4: This would be similar to Option 2, except it would add a new pole and light fixture on the opposite side of the street at the curve. Although this would provide improved lighting on the curve, the Township Engineer stated that a transformer would be required as well as an overhead line run to the pole. Cost would be approximately \$3,000. This option did not have the Township Engineer's support.

Ms. Kerry Wiessman, 162 Limerock Terrace, and Ms. Grayce Amick, 221 Limerock Terrace, were present for Council's discussion and voiced support for the removal of the subject street light based on 1) sufficient lighting on the roadway coming from the new Limerock Court subdivision; and 2) increased traffic and speed on the roadway increasing the likelihood of the pole being hit.

Ms. Amick added that she has three poles on her property, and the subject pole causes her difficulty in getting out of her garage.

Ms. Wiessman felt that Options 2 or 3 would satisfactorily remediate the problem.

Following extended discussion of the four options, Council considered action on Option 2.

Mr. Bernier moved to initiate Option 2 after an attempt to determine pole and light removal support from property owners living within 200 feet of the subject street light and at a cost not to exceed \$1,500.

Ms. Stilson seconded the motion.

Ms. Shoemaker and Ms. Stilson expressed concern that, with the removal of the pole, there would be nothing to stop vehicles from driving onto the properties themselves; and Mr. Herman voiced concern about where the money to remediate would come from.

Mr. D. Richard Francke, 1621 Elizabeth Road, asked what the cost savings would be if the pole and street light were removed; and staff advised that the Township would save \$15 per month on the electric bill for that pole.

Chair Fryer called the question.

Motion failed 3 – 2 (Stilson, Shoemaker, Herman voting nay).

Following additional discussion, Ms. Wiessman suggested the tabling of this matter to allow all Council members time to visit the site in the evening to see this street light; and Mr. Herman concurred.

Mr. Herman moved to table the Limerock Terrace street light matter to allow Council members time to make an evening site visit to the subject area to observe conditions.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

This matter will return to a future Council meeting.

NEW BUSINESS:

Chair Fryer brought forward Item NB-3 for the convenience of the presenter.

NB-3 Riparian Buffer Vegetation; Ms. K. Mann, ClearWater Conservancy

Mr. Baker, Township Engineer, introduced Ms. Katie Mann of ClearWater Conservancy (CWC), who was present to describe and request support for a CWC riparian buffer project along Slab Cabin Run and the Millbrook Marsh on College Township municipal property. This project is proposed to remove invasive plants and replace them with native plants.

Ms. Mann reported that CWC would remove the invasive plants/bushes, replace them with native plantings at no cost to College Township, add any needed shrub guards to protect trees from the deer, and continue routine site visits to the Township's riparian buffer area. Ms. Mann confirmed that the anticipated cutting and removal activity in this buffer area would disrupt the wildlife for two seasons, as no nesting activity would take place until the new plantings were larger. However, the new shrubs would then offer a much more robust wildlife habitat.

By consensus, Council endorsed this riparian buffer project.

NB-1 Penbrook Lane Cul-De-Sac Parking Restrictions; Discussion

At their February 20, 2014, Regular Meeting, Council directed staff to gather additional information from the residents on Penbrook Lane, who requested no-parking restrictions be initiated on both sides of the roadways along Penbrook Lane between the upper Buchenhorst Road and the Penbrook Lane cul-de-sac. Mr. Baker, Township Engineer, noted that this subdivision was approved with a design that did not allow on-street parking. However, during the 1980s, the Township did not require developers of subdivisions such as Penbrook to post the roads for no parking. Other older subdivisions meeting this same dilemma have had public meetings for residents to consider, on a case-by-case basis, the on-street parking situation. Mr. Baker recommended that Council direct staff to send notices to all property owners on this portion of Penbrook Lane to invite them to a future meeting on this matter.

By Council consensus, staff was directed to send notices to all property owners on this portion of Penbrook Lane inviting them to a future meeting on this no-parking request.

NB-2 COG Budget Targets; Discussion

Mr. Brumbaugh, Township Manager, reported that the Centre Region Council of Governments' participating municipalities established targets for municipal contribution increases in support of COG operations for 2014. As the COG Finance Committee will soon begin deliberations on identifying the 2015 target for municipal contribution increases, Council was asked to discuss and identify a reasonable increase.

NB-4 Review of Professional Services Quotations

In response to Council's previous direction to staff for an overview of professional services engaged by College Township, Mr. Robert T. Long, Jr., Finance Director, presented a listing of such, along with current costs and duration of commitment for those services. Mr. Long recommended that Council consider directing staff to draft a resolution memorializing the various Professional Services that staff should obtain proposals for and the frequency for obtaining those proposals.

By Council consensus, staff was directed to draft a resolution, as noted above.

STAFF AND ABC INFORMATIVES:

None were pulled for discussion.

COUNCIL/STAFF OTHER MATTERS:

1. Mr. Herman advised that he would be absent from the next Council meeting due to being out of town.
2. Mr. Bernier thanked staff for getting Council's College Township email set up.
3. Ms. Stilson inquired into the Comcast Channel 4 change. Staff advised that Channel 4 is a leased access channel and can, therefore, be relocated, as planned, to Channel 190.
4. Mr. Brumbaugh announced that some changes were underway in Council chambers to enhance the sound and visual projection.

COMMITTEE REPORTS:

Centre County Association of Township Officials (CCATO), March 5, 2014: Ms. Shoemaker reported that the CCATO Executive Board met to finalize plans for the CCATO Spring Convention, which will be held at the Dreibelbis Auditorium at the Mt. Nittany Medical Center on March 31.

Transportation/Land Use (T/LU) Committee: Mr. Bernier reported that the March T/LU Committee Meeting was cancelled due to anticipated bad weather. As a result, two of the agenda items, the CATA Maintenance Facility Expansion and the Potters Mill Gap Project, were forwarded to the General Forum without comment.

Alpha Fire Station Tour, February 28, 2014: Ms. Stilton reported that she and Mr. Herman attended a tour of the Alpha Fire Station.

Public Services and Environmental (PS/E) Committee, March 5, 2014: Ms. Stilson reported that the PS/E members received information on, and discussed COG's participating in, a multi-year, \$5,000,000 competition through Georgetown University's Energy Prize. The Committee also reviewed proposed changes to the bidding specifications for the Regional Refuse and Recycling Contract; discussed CCRRA being considered as the designated recycling subcontractor for the 2015 - 2019 contract period; and discussed the Commercial Recycling Recognition Program, which encourages entities such as businesses, schools, and churches to recycle.

Organics Ad Hoc Committee, March 5, 2014: Ms. Stilson reported that the Committee's goal is to develop an implementation plan for an organics collection service for the Centre Region.

Mr. Brumbaugh agreed to attend the upcoming Public Safety Committee Meeting for Mr. Fryer on March 12, 2014.

ADJOURNMENT:

Hearing no further matters for discussion, Chair Fryer adjourned the March 6, 2014, College Township Council Regular Meeting at 9:50 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary