

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, April 21, 2016

7:00 PM

1481 E. College Avenue, State College, Pennsylvania

ATTENDED BY:

COUNCIL:

Lynn B. Herman, Chair
D. Richard Francke, Vice-Chair
Carla Stilson
L. Eric Bernier
Steven Lyncha

STAFF:

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

CALL TO ORDER:

Chair Herman called to order the April 21, 2016, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

SPECIAL PRESENTATION:

SP-1 University Area Joint Authority (UAJA) Annual Update

Messrs. David Lapinski and Walter Ebaugh, College Township representatives on the UAJA Board of Directors, presented an annual update on the UAJA plant that included the state of the Authority; plant capacity; beneficial reuse water and its classification; odor control; and solar power opportunities.

Highlights include 1) UAJA's financials are in good order; 2) permitted hydraulic capacity at the facility is nine (9) MGD, although maximum discharge into Spring Creek is set at six (6) MGD; 3) UAJA's ability to handle expected organic loading for more than 60 years, assuming using beneficial reuse water to comply with Spring Creek discharge limits; and 4) possible public-private partnership to construct a 2.5- to 5.0-MW solar array and battery facility, which could result in providing 25 to 50 percent of UAJA's electrical demand.

Challenges include 1) DEP's reluctance to change the definition of beneficial reuse water from its current designation as "sewage," which would otherwise allow for additional uses for the water; 2) finding uses for beneficial reuse water in order to comply with Spring Creek discharge limits; 3) nutrient limitations and limits on hydraulic discharge to Spring Creek; 4) costs for

denitrification requiring an expenditure of \$250,000 annually for methanol; 5) potential difficulties in meeting actual flow limits to earn capacity credits, which may result in a need to generate offsets or buy expensive credits; and 6) finding the best way of controlling sludge and composting odors leaving the plant, which has an estimated remediation project cost of \$8,000,000.

Mr. Ebaugh described how water resources place constraints on population growth and referenced a building moratorium enacted in the 1980s resulting from strong growth. Mr. Ebaugh cautioned that, should growth continue to double every 23 years, it may require taking up to 20 MGD from the aquifer.

Council 1) inquired about nitrogen levels; 2) expressed hope that PA DEP would begin doing a better job of monitoring; 3) was advised that the life expectancy of a solar energy system was 12 years for the system and 20 years for the batteries; 4) reported that the COG Public Services and Environmental Committee preferred UAJA's Option 3, which would place a time limit on sewer service approvals; 5) asked what College Township could bring up at General Forum on this issue relative to the potential for beneficial reuse water for industrial and residential uses; and 6) requested that the tone of UAJA's presentation be changed to reflect that College Township residents living near the UAJA plant are not the cause of the odor problem.

OPEN DISCUSSION:

1. Mr. Jeremy Book, PSU Movin' On Executive Director, and Ms. Alexandra Franklin, PSU Movin' On Director of Sponsorship and Outreach, presented Council with a letter regarding Penn State's 41st "Movin' On" music festival scheduled for April 29th on the Blue Band Field. (This letter will be added to accepted correspondence under Consent Agenda.) This free event offers a substance-free environment to celebrate graduating Penn State students. Mr. Book suggested that any comments received by College Township should be forwarded to him at exec@movinon.org or directed to phone number 814-954-0076.

Ms. Stilson clarified that this is a student event, not open to the public.

2. Mr. Francke wished to extend Council's appreciation to the Township's Parks and Recreation Committee for their comments on an alternative design for the planned replacement restroom at Spring Creek Park. Although Council was not in support of the structure change, it did support the other changes that were suggested.

REPORTS:

a. MANAGER'S UPDATE:

Mr. Brumbaugh presented the April 21, 2016, Manager's Update, reporting that the next College Township newsletter should be mailed out in the next week. The focus of this newsletter is on upcoming road construction projects in the area. Although listed as one of those road construction projects, College Township was just advised that the E. Branch Road bridge

replacement project has been delayed due to PennDOT's rejection of bids that were received due to unacceptable bid prices. This project will be rebid later this year for a revised construction start anticipated for the spring of 2017.

Council inquired into the status of stormwater mitigation work at the Stan and Darlene Smith property in Oak Hall. Staff reported that boulders will be placed and a trench drain installed to help protect the Smith property from stormwater runoff coming off the new Oak Hall Regional Park parcel.

Council accepted the Manager's Update, as presented.

b. COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee, April 20, 2016: Chair Herman reported that CCMPO members 1) were advised of the retirement of PennDOT Engineering District 2's Director, Mr. Kevin Kline; 2) received a report from Mr. Jeff Stover on the SEDA-COG Joint Rail Authority (JRA) activities; 3) confirmed ballot approving rank and comments for Transportation Alternatives Program (TAP) projects; 4) reviewed elements of the 2017 – 2020 Centre County Transportation Improvement Program (TIP); and 5) discussed recent federal transportation funding legislation, entitled *Fixing America's Surface Transportation (FAST) Act*.

Public Safety Committee, April 12, 2016: Mr. Lynch reported that the Public Safety Committee recommended that the COG General Forum appoint Messrs. Tim Knisely and Tim Townsend as Assistant Fire Marshals for a two-year term, commencing April 26, 2016. The Committee received annual emergency services reports from Centre LifeLink EMS, Mt. Nittany Medical Center, Penn State EMS representatives, learning of concerns over insufficient volunteer staffing at Centre LifeLink. The Committee also held a brief discussion on Automated Defibrillators and received brief updates from the Centre Region Code Administration, Fire Protection, and Emergency Management offices.

Spring Creek Watershed Commission (SCWC), April 20, 2016: Mr. Lynch reported that the SCWC received a presentation from Penn State regarding the impacts of climate change on Spring Creek.

Executive Committee, April 19, 2016: Mr. Bernier reported that the Executive Committee set the next General Forum (GF) agenda, which will include discussions on PSEC's recommendation of UAJA's Option 3 and the fiber optic study.

Ms. Stilson clarified that PSEC did not receive the UAJA options in time to allow the municipalities to review them prior to the General Forum meeting. A discussion at the GF meeting is anticipated.

Finance Committee, April 14, 2016: Mr. Francke reported that the Finance Committee 1) reviewed municipal comments on the 2016-2017 CATA Local Match Shares Report; 2) reviewed the 2016 COG Budget Process, including establishing contribution percentage increases for 2017; 3) reviewed possible changes to the Capital Improvement Program (CIP)

budgeting process; 4) reviewed the First Quarter 2016 Finance Report; 5) reviewed the Fixed Asset listing; 6) approved the January 2016 Voucher Report; and 7) received February and March 2016 voucher and financial reports for May approval. Upon Mr. Francke's request for feedback on 2) above, Council supported the municipal contributions increase being reflected as either something less than three percent or not to exceed three percent.

Parks Capital Committee, April 14, 2016: Ms. Stilson reported that Parks Capital finalized its Committee priorities and noted that the Centre Region Council of Governments' individual municipalities would be receiving the "2016 Governor's Award for Local Government Excellence – Intergovernmental Cooperation" at the Millbrook Marsh on April 22nd.

c. STAFF/PLANNING COMMISSION REPORTS:

No reports presented.

CONSENT AGENDA:

CA-1 Minutes, Approval of: April 7, 2016, Regular Council Meeting

CA-2 Correspondence: /1: Letter from Columbia Gas, dtd Apr. 4, 2016, regarding Rate Increase Request
/2: Letter from PHFA, dtd Apr. 4, 2016, regarding Pleasant Point Project Request for Comments
/3: Letter from PA DEP, dtd Apr. 7, 2016, regarding UAJA Annual Wasteload Management Report
/4: Email from Mr. Lynn Herman, dtd Apr. 14, 2016, Tendering Resignation from Council due to Moving Out of College Township, Effective May 31, 2016; Acceptance of
/5: Letter from Mr. Jeremy Book, dtd Apr. 21, 2016, announcing PSU's annual Movin' On music festival to be held on April 29, 2016.

CA-3 Bid Award: Insecticide Applications Project to F.A. Bartlett Tree Expert Company for the total bid amount of \$13,546.50; Approval of.

Council pulled Consent Agenda item CA-2/2 for discussion and added CA-2/5 for acceptance.

Mr. Francke moved to approve the April 21, 2016, Consent Agenda, minus CA-2/2 and adding CA-2/5.

Ms. Stilson seconded the motion.

Motion carried unanimously.

CA-2/2: Mr. Francke suggested that College Township provide a letter of support for the Pleasant Point Project and that it reference the Limerock Terrace project. Staff was subsequently directed to write the letter in support of the project.

Mr. Francke moved to accept Consent Agenda Item CA-2/2.

Ms. Stilson seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Mountain View Avenue – Manor Drive; Discussion

In correspondence to Council, dated April 15, 2016, Mr. Brumbaugh, Township Manager, provided background on the subject roads and on Council's 2006 placement of a future road connection on the College Township Official Map connecting Mountain View Avenue with Ivy Hill Drive. At their September 17, 2015, and January 21, 2016, Regular Meetings, Council reviewed engineering evaluations of possible alternatives to creating a roadway connection to Mountain View and on the safety and maintenance of Manor Drive and winter maintenance of that latter roadway. Keller Engineers were asked on January 21st to evaluate a potential "emergency access only" connection from the Hoag's Catering property on Commercial Boulevard to Mountain View Avenue; evaluate modifications to the top and bottom slope of Manor Drive; and, evaluate modifications to a Manor Drive alignment that connects with Mountain View Avenue between two existing buildings.

Mr. Michael Pratt, P. E., Keller Engineers, presented the *Mountainview Avenue Access Concept Design Report*, Project Number 2620-10, updated April 15, 2016. This report offered Options A through H as potential road improvement paths to consider.

Mr. Brumbaugh advised that Louis Glantz, Esq., Township Solicitor, previously evaluated the road ownership and provided that information to Council. Additionally, Mr. Brumbaugh noted that comments from police and EMS entities were also sought and subsequently provided to Council. The police had no crash data to report at Manor Drive and E. College Avenue, and current fire trucks are able to get up Manor Drive. Council was also advised of the recent sale of the Old Island Hotels property to Three Bridges, LLC. The buyer was present at this meeting.

Mr. Dennis DuVall, new property owner of the prior Old Island Hotels parcels, reported that they have started to clean up the properties; recognized that there were concerns with the road grade and condition; and offered to work with other property owners to develop a winter road maintenance plan. Mr. DuVall requested that Council table any decision on how to resolve the roadway problems until he has had time to become familiar with the issues being discussed.

Mr. Mark Tice, Stearns Crossing property owner, stated that the new information in the Keller report validates the safety concerns and the costs associated with addressing them.

Mr. Bernie Oravec, Mountain View Avenue, expressed concerns with winter road maintenance; Manor Drive being the only access; the road's 18 percent grade; and, the close proximity of Limerock Terrace entrance across Rte. 26 (E. College Avenue) from Manor Drive. Mr. Oravec offered support for a Commercial Boulevard connection, if it was open for continuous use, but stated that the most logical and cost-effective solution was a connection to Ivy Hill Drive. That connection would address the safety concerns, which, Mr. Oravec stated, was why it was placed on the Official Map.

Mr. Tim Kerchinski, Ivy Hill Drive, disagreed with Mr. Oravec's Limerock Terrace entrance conflict comment, stating that, should a road connect to Ivy Hill Drive, property values would be increased on Mountain View Avenue but lowered in Stearns Crossing. Mr. Kerchinski suggested that Keystone Church partner with Mountain View Avenue residents to get a connection to Commercial Boulevard, adding that he paid to improve his own property's grade and stood in opposition to the Township spending funds to do the same for residents on Mountain View Avenue, a private road.

Mr. Ernest Erdecky, Ivy Hill Drive, supported a connection to Commercial Boulevard, which would provide a self-sustaining road should Mountain View Avenue be further developed. Mr. Erdecky added that when he purchased his Stearns Crossing property in 2006, the access road was not on the Official Map; none of the residents on Ivy Hill Drive would state that their realtor told them about the potential road connection.

Ms. Sharon Ambrose, President of the Stearns Crossing Homeowners Association, voiced opposition to a roadway connection from Mountain View Avenue to Ivy Hill Drive due to future cut-through traffic and advised Council of a petition to that effect being signed by Stearns Crossing residents. With police and EMS personnel reporting that no problems exist at Manor Drive and Rte. 26, Ms. Ambrose opposed any expenditure of Township funds on this matter.

In response to public question about why the Mountain View Avenue-to-Ivy Hill Drive connection was placed on the Official Map, Mr. Baker, Township Engineer, reported that this issue goes back decades. Mr. Dorcy Houtz, original property owner and long-time maintainer of Manor Drive, attempted numerous times to get the Township to take over the road. Because, as a private road, Manor Drive was built well below Township road standards and came with safety and liability concerns, College Township chose not to take over the road. The Township's even tighter, current road standards make a Manor Drive take over an even riskier decision and still would not meet the requirement for a second method of access/egress.

Mr. Bob Elliott, Holly Ridge Drive, expressed concern over an access onto Ivy Hill Drive directing more traffic through a family neighborhood; traffic coming down Ivy Hill Drive goes to a hazardous intersection onto Houserville Road; and preferred a Mountain View Avenue connection to Commercial Boulevard, as it enters Rte. 26 at an existing traffic light.

Council comments included 1) questioning whether or not Manor Drive and Mountain View Avenue residents had, in fact, exhausted all options to handle the winter maintenance needs themselves; 2) considering waiting one more year to see how the new Manor Drive property owner and the current Manor Drive/Mountain View Ave. residents work together to handle their winter maintenance needs; 3) agreeing that, with the connection to Ivy Hill Drive, property values would likely go up for the Mountain View/Manor Drive property owners, but believed it less likely that Stearns Crossing properties would realize any lowering of property values; 4) suggesting that the property owner consider submitting a development plan, incorporating some affordable housing; 5) being generally supportive of an option that would involve property owner contribution; and 6) voicing that the Ivy Hill Drive connection would only be made through a rezoning to prohibit commercial uses coming through residential areas.

Mr. Brumbaugh, Township Manager, reminded Council that, depending on the Keystone Church plans, the time table for the roadway connection issue may be moved up.

NEW BUSINESS:

NB-1 CRCOG Priorities; Discussion

At the March 28, 2016, Centre Region Council of Governments' (CRCOG) General Forum Meeting, members referred to the participating municipalities the eight (8) committee/authority/board priorities memos for discussion and comment back to CRCOG by April 25.

Following a brief discussion, Council offered the following comments:

- Request that Public Services and Environmental Committee explain/provide detail related to priority rankings, specifically, the "climate action plan;"
- Request that Public Services and Environmental Committee explain the absence of regional organics projects in the Committee's rankings.

Council offered no other specific comments.

NB-2 Cintas Corporation - Request to Provide Off-Site Sidewalk

In a memorandum to Council, dated April 18, 2016, Mr. Kent Baker, Township Engineer, described Cintas Corporation's recently approved land development plan, which includes a sidewalk along the frontage of Carolean Industrial Drive. The drawings did not show enough grading detail to reflect the true difficulties in constructing the required sidewalk. Following a site meeting with Cintas, staff was asked if they could either construct an equivalent amount of sidewalk on the opposite side of Carolean Industrial Drive or provide some type of fee in lieu.

Council directed staff to check with the township solicitor on whether or not a fee-in-lieu of sidewalk is permissible.

Mr. Francke moved to grant a conditional waiver to Cintas Corporation to construct their sidewalk off site, remove it from their plan through the minor plan process and that staff work with Cintas and other property owners on constructing a sidewalk along the frontage of the UPS and former C-COR property.

Mr. Lyncha seconded the motion.

Motion carried unanimously.

STAFF AND ABC INFORMATIVES:

In response to Council inquiry about SI-1, Engineering Plan Update, Mr. Baker advised that the update listed the names of plans that are close to coming before Council for approval.

OTHER MATTERS:

1. Mr. Robert T. Long, Jr., Finance Director, presented an update on the Capital Projects Financing and requested Council's support in accepting the Kish Bank Proposal for long-term financing of capital projects in the amount of \$2,000,000 with a repayment term of 20 years. If supported, Council will adopt a borrowing ordinance at their May 5th meeting.

**Mr. Francke moved to accept the Kish Bank Proposal, as presented.
Ms. Stilson seconded the motion.
Motion carried unanimously.**

ADJOURNMENT:

Hearing of no additional business, Chair Herman called for a motion to adjourn.

**Mr. Lynch moved to adjourn the April 21, 2016,
Regular College Township Council Meeting.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

Chair Herman adjourned the April 21, 2016, Council Reorganization Meeting at 10:05 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary