

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, May 3, 2012**

ATTENDED BY -

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

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, Assistant Township Secretary

CALL TO ORDER

Chair Fryer called to order the May 3, 2012, Regular Meeting of the College Township Council at 7:08 p.m. followed by the Pledge of Allegiance.

ANNOUNCEMENT:

Chair Fryer announced that Council met in executive session immediately prior to the start of this meeting for the purpose of discussing a real estate matter.

OPEN DISCUSSION:

None.

SPECIAL PRESENTATIONS:

SP-1 Oak Hall Regional Park Residents' Presentation

Mr. Matt Keefer, 261 Liberty Street, Oak Hall, made a PowerPoint presentation on the amended, proposed Oak Hall Regional Park; described the qualities of the Oak Hall area; and reported Oak

Hall residents' dissatisfaction with the amendment to the previously approved master plan. Residents felt the amendment changed the park from its original community park design to a regional park design. There was concern for the light trespass into a resident's home from cars on the proposed access road leaving the park at night. Mr. Keefer then offered three proposals to improve the proposed park plan. Those proposals included 1) addressing existing traffic and safety issues prior to park construction; 2) re-designing of the park access road to include a separate egress drive to enhance safety and emergency accessibility; and/or 3) returning to the originally approved master plan as a community park with occasional regional park uses.

Mr. Jim Everhart, 341 Linden Hall Road, Boalsburg, stated that, as an adjacent land owner to the park, he had previously requested a boundary fence to help delineate the park's property and to keep the public from coming onto his farm. However, Mr. Everhart said that its current design of five-foot height and 19-inch height from the ground make it inadequate in meeting his requested purpose. Mr. Everhart requested that Council install a taller, chain-link fence to keep park users on park property.

Council commended Mr. Keefer for his presentation, thanked residents for their attendance, and advised that this matter was scheduled for review and action by Council at their May 17th Regular Meeting.

SP-2 FY 2012 – 2013 Draft CATA Budget

Mr. Hugh Mose, CATA General Manager, presented the FY 2012/2013 Draft CATA Budget and requested Council's approval. In written correspondence to Council dated April 10, 2012, Mr. Mose reported that CATA's federal assistance had been reduced and that this reduction is anticipated to follow into future years, as well. This reduction is being absorbed through increased ridership, bus advertising, a 5.0% increase in local share support, and a slight reduction in CATABUS service.

Council questioned College Township's increase in its share for FY 2012 - 2013; and Mr. Mose explained that, due to the calculations of the Miller Formula, the modified in-service NV bus route, which now travels through College Township, levies the additional costs to the Township. A discussion ensued on the merits of the Miller Formula in adequately calculating regional vs. local miles to the municipalities and whether or not the formula should be revisited at some point.

Mr. Mose addressed Council inquiries and comments on the success of the bus advertising; CATA's objective in changing over its fleet of automobiles to CNG vehicles; CATA's possibly offering a daily bus pass, which was determined not feasible; and the success of CATA's CATACommute and RideShare programs.

For the convenience of Mr. Mose, Chair Fryer brought forward agenda item OB-1, 2012 – 2013 Draft CATA Budget, for Council action.

OB-1 2012 – 2013 Draft CATA Budget

Dr. Remick moved to approve the FY 2012 – 2013 Draft CATA Budget, as presented.

Mr. Koll seconded the motion.

Motion carried unanimously.

MINOR PLANS:

MP-1 Minor Modification Plan for Skystream 3.7 Wind Turbine Addition at Mt. Nittany Elementary School; Tax Parcel 19-006-007-0000; 700 Brandywine Drive

In written correspondence to Council dated April 24, 2012, Mr. John Franek, Jr., Zoning Officer, reported that the subject proposed minor plan depicts a wind turbine with an overall height of 61 feet to the top of the highest blade radius and would be connected to Mt. Nittany Elementary School's electrical grid. Its primary purpose will be educational in nature, as it is anticipated that the turbine will provide minimal power generation. Staff reported that all ordinance regulations are being met but requested Council's comment on the plan prior to moving this minor plan forward.

Mr. Al Stewart, Sweetland Engineering, introduced Susan W. Stewart, Ph.D., PSU Research Associate, and Mr. Ed Poprik, State College Area School District, Director of Physical Plant, prior to presenting the subject minor plan.

Dr. Stewart described the "Wind For Schools" Program and noted that this turbine, similar to approximately 100 educational turbines at schools in eleven other states, is the first to be installed as part of this program in the Commonwealth of Pennsylvania.

Ms. Shoemaker requested that the developer consider moving the location of the wind turbine enough to prevent the fall zone from reaching the school's driveway, and Mr. Stewart agreed to move the position of the wind turbine the required distance so that the 110% fall radius does not touch the driveway.

Council offered additional general comments prior to offering its support for the review of this minor plan under the Township's minor plan review criteria.

MP-2 Hospital Drive Intersection Minor Modification Plan, Entrance A/Emergency Department Expansion; Tax Parcel 19-003-021; Hospital Drive

Ms. Karla Coudriet, P.E., Gannett Fleming, Inc., presented the Minor Modification Plan for the Hospital Drive Intersection, which reflects improvements aimed at reducing the confusion that drivers are experiencing when approaching this intersection.

Council inquired into the reasoning behind the intersection islands being painted on the asphalt roadway instead of being raised islands; and Ms. Coudriet explained that the painted islands allow for the safe navigation of the over-sized MRI unit to traverse the intersection without riding over raised islands.

Council offered no objection to the review of this minor plan under the Township's minor plan review criteria.

PLAN:

P-1 Stocker Subaru Dealership and Stocker Chevrolet Site Improvements Preliminary/Final Land Development; Tax Parcel 19-02B-81A-0000; Request for Time Extension

In written correspondence from Penn Terra Engineering, dated April 30, 2012, regarding Stocker Subaru Preliminary/Final Land Development Plan, Mr. Mark Torretti, Project Manager, requested a 45-day time extension to allow for receipt of the signed agreements from the adjacent property owners. This plan currently expires on May 16, 2012.

Dr. Remick moved to grant a 45-day time extension for the Stocker Subaru Dealership and Stocker Chevrolet Site Improvements Preliminary/Final Land Development Plan. Mr. Koll seconded the motion. Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the May 3, 2012, Manager's Update, highlighting The Villas at Happy Valley fee-in-lieu of parkland appraisals. Council received the Manager's Update without significant comment.

CONSENT AGENDA:

- | | |
|-----------------------------|---|
| CA-1 Minutes: | April 19, 2012, Regular Council Meeting. |
| CA-2 Correspondence: | /1: Email from D. Burrows, dtd April 18, 2012, subj: Oak Hall Park. |
| | /2: Email from A. Kelly, dtd April 24, 2012, subj: Oak Hall Regional Park access. |
| | /3: Email from L. Everhart, dtd April 26, 2012, subj: Roundabout. |
| | /4: Letter from V. Walker, dtd April 25, 2012, regarding E. Branch Rd. bridge project impacts on motorists. |

/5: Elion, Wayne, Grieco, Carlucci, Shipman, Dinges and Dinges, P.C. letter, dtd April 16, 2012, regarding Nittany Outdoor Advertising, LLC and Stephanas Ministries v. College Township.

CA-3 Report :

Finance Director's.

CA-4 Resolution:

R-12-10 – Special Purpose Parking Zones; Lemont Post Office.

CA-5 Bid Award :

Trout Road and Brandywine Drive Re-Surfacing Project to Glenn O. Hawbaker, Inc. for total bid amount of \$155,393.00.

Council pulled Consent Agenda items CA-4 and CA-5 for discussion.

Mr. Klees moved to accept and approve the May 3, 2012, Consent Agenda, minus items CA-4 and CA-5.

Ms. Shoemaker seconded the motion.

Motion carried unanimously.

CA-4: Council considered the proposed sign language, determined it did not adequately reflect days and times of parking restrictions, and directed staff to modify the sign language. Council recommended that one parking stall sign indicate for that it is for postal employee parking only.

Mr. Klees moved to table Resolution R-12-10, Special Purpose Parking Zones, pending language modification, and return to a future Council meeting.

Mr. Koll seconded the motion.

Motion carried unanimously.

CA-5: Mr. Brumbaugh advised that, due to the resurfacing bid amounts being so significantly below projections, the Township is able to move forward a 2013 repaving project for the Panorama Village area. This would allow the Township to reap the benefits of the current lower costs.

Mr. Klees moved to award the Trout Road and Brandywine Drive Re-Surfacing Project to Glenn O. Hawbaker, Inc. for a bid in the contract amount of \$155,393.00.

Mr. Koll seconded the motion.

Motion carried unanimously.

NEW BUSINESS:

Mr. Brumbaugh reported that College Township received a request for assistance from an Oak Pointe resident relative to subdivision accessibility problems being experienced during the

Whitehall Road Improvement Project construction period. The request included the consideration of temporarily opening Marylyn Avenue during the construction period. Council directed staff to make inquiries to the State College Borough relative to this request.

STAFF AND ABC INFORMATIVES: No comments.

OTHER MATTERS:

1. Dr. Remick inquired about the direction indicator being installed at the light on S. Atherton Street at Warner Blvd., and staff confirmed that it was installed this date.
2. Dr. Remick reported a large pile of mulch behind the Hills Plaza Shopping Center. Staff advised that this was permitted but that it would be inspected to ensure it was not becoming problematic.

COMMITTEE REPORTS:

Ms. Shoemaker requested an alternate Council representative for the Human Resources Committee meeting, and Chair Fryer agreed to attend in her place on May 15.

No other committee reports were presented.

ADJOURNMENT:

Hearing no further business, Chair Fryer adjourned the May 3, 2012, Regular Council Meeting at 8:50 p.m.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary