

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, May 7, 2015

ATTENDED BY:

COUNCIL:

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

STAFF:

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

ABSENT:

D. Richard Francke, Council member
Kent N. Baker, Township Engineer

CALL TO ORDER:

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

ANNOUNCEMENT:

Chair Bernier announced that Council met in Executive Session immediately prior to this meeting for the purpose of discussing a legal matter. Chair Bernier added that this meeting's Council Committee Reports would be moved to follow agenda item NB-3.

OPEN DISCUSSION:

No *Open Discussion* matters were presented by the public.

SPECIAL PRESENTATION:

SP-1 2014 College Township Audit Report

Mr. Joseph P. Fedeli, CPA, Fiore, Fedeli, Snyder, Carothers, LLC, presented the *Draft Report on Audit of Basic Financial Statements and Supplementary Information – Year Ended December 31, 2014*, for Council's consideration and comment. Mr. Fedeli offered the following

as financial highlights for 2014.

- Property tax rate remained at 4.9 mills.
- Taxable assessed value increased by 1.7% to \$434 million.
- Unassigned General Fund Balance equaled 14.3% of General Fund Revenue. Goal is ten percent (10%).
- Advance refunding of 2010 bonds resulted in \$242,000 savings of 4.8% of refunded principal. Goal is three percent (3.0%).
- Grant monies equaling \$100,000 from the PA Department of Conservation and Natural Resources (DCNR) were awarded for the further development of the Township bikeway system.
- Grant monies in the amount of \$946,880 from the PA Department of Transportation were awarded for the further development of the Township bikeway system.

It was the opinion of Fiore Fedeli Carothers Snyder, LLP, the financial statements referred in the draft audit present fairly, in all material respects, the financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Township of College, Centre County, Pennsylvania, as of December 31, 2014, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Mr. Herman moved to accept the 2014 College Township Audit Report, as prepared by Fiore Fedeli Snyder Carothers, LLP.

Ms. Stilson seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh, Township Manager, stated that the University Area Joint Authority's (UAJA) short-term remediation relative to the recent odor control problem seemed to be working to improve the smell. Council directed staff to upload the UAJA's Interim Summary Findings on the website and disseminate to "Notify Me" email addresses.

Mr. Oakes Fletcher, Creekside Drive, advised Council that in his neighborhood the odor from the University Area Joint Authority (UAJA) was the worst it has been.

Mr. Brumbaugh advised that UAJA found a valve that malfunctioned, which was addressed. All of the monitoring is anticipated to be complete by September and a report issued with results. The report should identify what capital expenses will be necessary to make the expected major repair in remediating this problem. Council encouraged Mr. Fletcher to participate in UAJA's odor study.

The May 7, 2015, Manager's Update was received, as presented.

CONSENT AGENDA:

- CA-1** Minutes: a. April 16, 2015, Public Hearing on Ordinance O-15-05,
Wireless Communication Facilities
b. April 16, 2015, Regular Council Meeting
- CA-2** Correspondence: /1: Letter from PennDOT, dtd Apr. 21, 2015, regarding
Centre County Highway Improvement Projects
/2: Email from Ms. Katrina Walker, dtd Apr. 27, 2015,
regarding noise at The Retreat at State College
/3: Letter from PADEP, dtd Apr. 21, 2015, regarding
Annual Wasteload Management Report for
Spring Creek Pollution Control Treatment Facility
/4: Letter from Penn State University, dtd Apr. 15, 2015,
regarding Movin' On Event on May 1, 2015.
- CA-3** Bid Award: Traffic Signal Project to Tel Power for the total bid amount of
\$52,906.80.

Mr. Sharp pulled Consent Agenda Item CA-2/2 for discussion.

**Ms. Stilson moved to approve the May 7, 2015,
Consent Agenda, minus Item CA-2/2.
Mr. Herman seconded the motion.
Motion carried unanimously.**

CA-2/2: Mr. Brumbaugh reported that the Township received a written report this date from the State College Police Department regarding The Retreat at State College student housing development noise complaints. The Retreat management has taken steps to resolve the issue of afternoon DJ parties. By the police officer's written account, the noise at The Retreat pool area is not excessive but does sound significantly louder at the uphill neighborhood properties. Topography may have an effect on this situation. Mr. Brumbaugh will report to Council on future reports or monitoring results and forward to Council The Retreat at State College's management office's letter.

**Mr. Sharp moved to receive and approve Consent Agenda
Item CA-2/2.
Mr. Herman seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

No *Old Business* matters were forthcoming.

NEW BUSINESS:

NB-1 Proposed 2015 – 2016 CATA Budget; Comments to COG Finance Committee

Chair Bernier explained that Council is not being asked to approve the Centre Area Transportation Authority's (CATA) budget for 2015, but to offer any comments for the CATA board to consider before they take action to approve the next budget.

Ms. Louwana Oliva, CATA General Manager, and Ms. Kimberly Fragola, CATA Director of Administration, were present to answer any questions relative to the proposed CATA budget. Ms. Oliva reported that CATA is in the midst of constructing a new administration building; and CATA staff members are currently working at the Schlow Centre Region Library location.

Staff noted that College Township's 2015 CATA share is less than last year's amount and less than what Council placed in the 2015 College Township budget.

Following a brief discussion, Council had no specific comments and supported the proposed 2015 CATA budget, as presented.

NB-2 Shiloh Road Rezoning; Discussion

In written correspondence to Council, dated May 4, 2015, Mr. Mark Holdren, CRPA Sr. Planner, provided the Shiloh Road Rezoning Request Report, updated May 1, 2015. This report described the request to rezone five parcels in the general vicinity of Shiloh and East Trout Roads and also reviewed the potential for rezoning the adjacent Rogers and Clair tracts, all of which are currently zoned Agriculture. The request, which does not include the Rogers and Clair tracts, is to rezone the parcels to General Commercial (GC). The parcels are within the Regional Growth Boundary but are identified as being part of the Spring-Benner-Walker Joint Authority service area. Being in closer proximity to the sites and more easily able to connect to any development, the UAJA previously expressed a willingness to enter into an agreement with Spring-Benner-Walker Joint Authority but such an agreement has not yet been finalized.

Messrs. Gerald Rogers and Ed Maxwell and Dr. and Mrs. Gerald Clair, area property owners, were present for this meeting. Mr. Rogers confirmed that this rezoning effort has been going on for about 20 years. Dr. Clair offered suggestions on ways in which to handle problematic stormwater runoff through the land development process.

Mr. Holdren's report reviewed the request, offered four (4) possible options for rezoning the Rogers and Clair tracts, and recommended proceeding with a rezoning of the area. Option 4 (one-million square feet of commercial space and 117 single-family homes) was the preferred scenario for all of these parcels considered for rezoning.

The Planning Commission unanimously recommended that all of the parcels in question be rezoned, as per Mr. Holdren's report, and, additionally, that an amendment be made to the College Township Official Map to further facilitate multiple points of access for motor vehicles. With Council's approval, this rezoning request could be moved to public hearing.

In response to Council inquiry, Mr. Holdren reported that this rezoning request was previously considered by Benner Township and College Township jointly, as the Rogers and Clair parcels are situated in both municipalities and would rezone to similar zoning districts. However, Benner Township at the time did not want to move forward with the rezoning.

Council 1) suggested correcting the math on the Total Square Feet on page 36 under "Development Potential"; 2) questioned the reason for the sewer service agreement not having been finalized yet, and staff reported that the two authorities still had some details to work out relative to how to transfer service territories; 3) noted that PRBD and C-2 charts are missing from Appendix D; 4) discussed impacts of development on numerous sinkholes and significant areas of nolin soils on Dr. Clair's property; and 5) agreed that it was reasonable to continue gathering information on this request.

Mr. Sharp expressed support for Option 4, but suggested that staff evaluate any possible contamination to the water wells as a result of the UAJA plant expanding in the future, and questioned putting residential on that side of Shiloh Road at all. Mr. Sharp stated that he would like to see more numbers on projected need for zoning uses, as well as a listing of vacant land along with mitigating conditions that restrict the land's use or development.

Ms. Stilson was supportive of C-1 and PRBD, if it is needed.

Chair Bernier recapped Council's comments, stating that there was a reluctance to take any action on this request until Council receives and is able to review details on 1) why it is reasonable to add more Commercial and Planned Residential lands in the area at this time instead of 20 or 30 years from now; 2) why it is not an issue to build on nolin soils and/or close to the well head; and 3) points in the 2003 Shiloh Road Steering Committee Study that are not in the current report.

Dr. Clair stated that it was necessary to look more than 30 years down the road, not just for today.

Mr. Mack Mahan, Shiloh Church member, asked about what the possible impacts might be to the church.

Mr. Holdren responded that it may be necessary to modify the intersection of Benner Pike and Shiloh Road, as a minimum, it would likely require an additional lane in each direction at that intersection. This is a PennDOT road that, if affected by development, would require the developer to apply for a PennDOT Highway Occupancy Permit (HOP). The HOP would dictate specific road improvements needed to support the land development. Mr. Holdren added that, without the additional road being placed in the Shiloh corridor area, the intersection at the Benner Pike could likely require two additional lanes in each direction.

Mr. Emil Hordov, Christ Community Church Operations Manager, stated that the road network currently proposed would impact their site and their ability to develop it as they envisioned. Mr. Hordov expressed concern for lack of clarity for what will happen.

Chair Bernier and Mr. Brumbaugh explained that there would be no action taken this evening, as this is only the start of the rezoning review process. The suggested line on the Official Map for a connector road is a placeholder for a connection and does not reflect what the exact location of the road will be once development moves forward.

Mr. Ed Maxwell, Shiloh Road property owner and rezoning requester, stated that his rezoning request would allow for the commercial use of his land, as farming the land is no longer cost efficient and leaves agricultural property owners looking for other methods for making the land work for them.

Mr. Gerald Rogers, Shiloh Road property owner, stated that he has spent 20 years working on the future uses for his Shiloh Road property; suggested that the Walmart detention pond be evaluated for sinkholes that could threaten the nearby Rogers Well; and offered support for Map 13 primarily, or Map 14, in Mr. Holdren's Shiloh Road Rezoning Report.

Council requested a copy of hydrologist Dr. Parizek's report of this area, as referenced in Mr. Holdren's report.

This will return to Council on June 4, 2015.

NB-3 First Quarter 2015 Finance Report

Mr. Robert T. Long, Jr., Finance Director, presented the First Quarter 2015 Finance Report, as of March 31, 2015, with the following highlights.

- Total Revenues: \$1,158,000
- Total Expenditures: -\$1,453,000
- Resulting Deficit: \$ 295,000
- Begin Fund Balance: \$2,068,000
- End Fund Balance: \$1,773,000
- Restricted Fund Balance: \$ 453,000
- Taxable 2015 Property Assessed Value: \$438,000,000
- Total assessed Value: \$596,000,000
- Tax Value of Exempt Property: \$ 774,000
- 2015 Property Tax Revenue Collections:
 - Billed: \$2,152,205
 - Collected through 4/30/2015: \$1,605,144 (74.58%)

Mr. Long also presented the new Township Website Financial Dashboard, which is an online reflection of the latest monthly expenditure and revenue amounts by fund.

COMMITTEE REPORTS:

Centre County Metropolitan Planning Organization (CCMPO); April 28, 2015:

Mr. Herman reported that the CCMPO Coordinating Committee 1) offered comments to State Transportation Commission (STC) member George Khoury on the Public Involvement Process; 2) received the annual update from SEDA-COG staff on the Joint Rail Authority (JRA) Activities; 3) provided comments to staff on the Centre County Long-Range Transportation Plan (LRTP) 2014 on performance measures and implementation strategies; and 4) received a status report on the Reauthorization of *Moving Ahead for Progress in the 21st Century (MAP-21)* Federal Legislation, as supported by Congressman Glenn “GT” Thompson (PA-5). MAP-21 is slated to expire on May 31, 2015.

Human Resources Committee; May 6, 2015: Mr. Herman reported that the HR Committee approved the Sr. Page position for the Schlow Centre Region Library; supported a full-time Energy Resources Coordinator position being established; and recognized CRPR staffing remaining unchanged at two (2) full-time and one (1) part-time employees.

Public Services and Environmental Committee (PSED) Committee, May 5, 2015:

Ms. Stilson reported that the PSEC 1) received the Organics Recycling Survey initial results and PSU CED475 student presentation; 2) received a follow up on the proposed Energy Resources Coordinator position, now removed from 2015 consideration; and 3) scheduled meetings to discuss the change in definition of beneficial reuse water.

Pennsylvania Groundwater Symposium, May 6, 2015: Mr. Sharp reported that the Spring Creek Watershed Commission sponsored his attendance at the subject symposium held in State College, with opening remarks by Acting Secretary John Quigley, PA Department of Environmental Protection (PA DEP). Prof. Lara B. Fowler, PSU Dickinson School of Law, spoke on *Law, Groundwater, and Hydraulic Fracturing: The Collision of Three Worlds*; and Todd Giddings, Ph.D. presented *The Unconventional, Innovative, and Highly Effective Source-Water Protection Measures in the Spring Creek Watershed, Centre County, PA*.

Transportation and Land Use (T/LU) Committee, May 4, 2015: Chair Bernier reported that the T/LU Committee received a status report from Ms. Trish Meek, CRPA, on tasks currently underway on the Regional Bike Plan and subsequently offered comments

Oak Hall Regional Park, May 2, 2015: Chair Bernier reported that Centre Region Parks and Recreation Authority (CRPR) sponsored the Grand Opening of the new, 68-acre Oak Hall Regional Park at 120 Linden Hall Road in Boalsburg. Congratulatory remarks were offered by State Representative Kerry Benninghoff and Ms. Lori Kieffer Yeich, Recreation and Conservation Manager with the PA Dept. of Conservation and Natural Resources (DCNR). Mr. Herman noted that *Hometown Sports* was present to cover the events.

STAFF INFORMATIVES:

No *Staff Informatives* were pulled for discussion.

OTHER MATTERS:

Chair Bernier reminded Council of the scheduled, May 8th Special Council Meeting at 1:00 PM at the Township Building to discuss Township goals and objectives for 2015.

ADJOURNMENT:

Hearing of no further business, Chair Bernier called for a motion to adjourn. Ms. Stilson so moved; and Chair Bernier adjourned the May 7, 2015, Regular Council Meeting at 10:05 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary