

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, May 21, 2015

ATTENDED BY:

COUNCIL:

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

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Kent N. Baker, Township Engineer
John J. Franek, Jr., Management Analyst
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER:

Chair Bernier called to order the May 21, 2015, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance. The Chair then announced that P-2, Fieldstone Phase 3 Preliminary/Final Land Development, would be brought forward to follow the Special Presentation for the convenience of the developer.

OPEN DISCUSSION:

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

SPECIAL PRESENTATION:

SP-1 Schlow Centre Region Library; Update

Ms. Maureen Welesko, College Township representative on the Schlow Centre Region Library Board of Trustees, offered a status report on the Library following the flooding that occurred in January. The flooding occurred as a result of the failure of the Library's supplemental heaters and the subsequent freezing and bursting of sprinkler system pipes. Approximately 1,500 books were irretrievably damaged, but none of the computers or servers sustained any damage. The Library will now be evaluating its HVAC system, now ten years old, for possible replacement. Although the Library was closed for two weeks during the cleanup, check out numbers only went down by fifteen percent (15%) due to patrons utilizing online services for ebooks. News of the flood generated \$32,000 in unsolicited donations from the public to help restore the Library.

Ms. Welesko announced that Friends of Schlow Centre Region Library won this year's Centre Gives donor contest, collecting \$44,633 for the Library during the brief contest period.

Council members extended their appreciation to Ms. Welesko for her continued service on the Library Board.

PLANS:

P-2 Fieldstone Phase 3 Preliminary/Final Land Development; Request for Time Extension

Mr. John Sepp, P.E., President, Penn Terra Engineering, requested that Council grant a time extension to allow for the recording of the subject plan. Mr. Sepp advised that, although the written correspondence requested a one-year time extension, the developer now only requires six (6) months in order to fulfill recording requirements. This plan is currently required to be recorded by June 1, 2015.

Mr. Herman moved to grant a six-month time extension on the Fieldstone Phase 3 Final Land Development Plan to December 1, 2015.

Mr. Francke seconded the motion.

Motion carried unanimously.

P-1 Clean Energy Compressed Natural Gas (CNG) Fueling Facility Preliminary/Final Land Development

In written correspondence to Council, dated May 15, 2015, Mr. Kent Baker, Township Engineer, advised that Clean Energy proposes to construct a CNG fueling station at Transfer Road, primarily for the purpose of fueling Centre Region Recycling and Refuse Authority (CCRRA) CNG vehicles.

Mr. Val Stetler II, P. E., Pennoni Associates, presented the subject plan, which involves the construction of a new, Compressed Natural Gas fueling station on a 1.02-acre parcel located at 100 Transfer Road. With Council's approval, this CNG fueling station will consist of a paved, one-way circulation driveway to gain access to two fueling dispensers. Concrete pads will be constructed for the placement of various electrical and mechanical equipment necessary for the site's operation. A canopy will be provided above the fueling dispensers; and a new, bio-retention basin will be constructed to manage the site's stormwater. The developer requested Council's consideration of their Transfer Road sidewalk waiver request, which would temporarily allow for a portion of sidewalk to be pavement striping across the driveway openings.

Mr. Ted Onufrak, CCRRA Executive Director, advised that 1) they will be utilizing a six-inch (6") gas line along the railroad tracks; 2) CCRRA has a 29-year lease in place for this CNG refueling station; 3) Advanced Disposal will be using the facility to refuel a number of their

CNG vehicles; and 4) Council's granting of the sidewalk waiver would accommodate other development anticipated over the next two or three years in the vicinity of the current Carsons property. For just a small section of sidewalk, Mr. Baker indicated that a waiver would not be necessary in that staff could hold surety on this section.

Mr. Kent Baker, Township Engineer, noted that the developer would be required to address the relocation of the outlet pipe of the stormwater detention pond.

Mr. Francke moved to approve the Clean Energy Compressed Natural Gas (CNG) Fueling Facility Preliminary/Final Land Development Plan, dated March 20, 2015, last revised April 8, 2015, subject to the following conditions:

- 1. Obtain all required signatures;**
- 2. Pay all outstanding review fees;**
- 3. Submit a revised lighting compliance checklist with the new information for the revised lighting plan;**
- 4. Amend the full plan set to match the revised lighting plan, dated May 8, 2015, showing the revised locations of the lighting and revised lighting calculation;**
- 5. Provide a sidewalk along the entire frontage of the property, part of which may be pavement striping across the driveway openings; and**
- 6. Resolve the location of the outlet pipe of the stormwater detention pond to the satisfaction of the Township Engineer.**

Ms. Stilson seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Adam Brumbaugh, Township Manager, presented the May 21, 2015, Manager's Update, offering an update on 1) a legal case involving Nittany Outdoor Advertising; and 2) a recent meeting with PennDOT officials on future Houserville Road and Puddintown Road turnback proposals.

Council requested that the stormwater runoff problem at the Oak Hall Regional Park be placed on the Manager's Update as a short-term item until remedial curbing work at the nearby Smith property is completed and resolves the issue.

The May 21, 2015, Manager's Update was received, as presented.

Chair Bernier brought agenda item OB-1, Pike Street Streetscape Update, forward for the convenience of the Township Engineer.

OLD BUSINESS:

OB-1 Pike Street Streetscape; Update

In correspondence to Council, dated May 15, 2015, Mr. Baker, Township Engineer, forwarded a summary of comments gathered at the latest open house for the Pike Street Traffic-Calming and Streetscape Project. Mr. Baker reported that snow removal along Pike Street properties/sidewalks would continue to be the responsibility of the adjacent property owners; and any curbing damage, such as that caused by snow plows, would be the responsibility of the Township.

Council 1) suggested that staff place on a display board for the next open house all points offered and/or answers to public inquiries gathered from the previous open house; 2) suggested looking at Cherry Alley for additional parking; 3) discussed the possibility of assuming control of Pike Street, which is currently a PennDOT road; and, 4) requested to see what the long-term vision would be for the Village of Lemont beyond the Pike Street project.

Mr. Brumbaugh discouraged Council from expanding this project beyond the current scope, as it would cause there to be a loss of focus on the Pike Street corridor.

Mr. Baker departed the meeting at 8:30 PM.

Regarding the scope of the project, Council 1) expressed an interest in making some vague representation of connections from the Village to Pike Street; 2) noted that an Official Map amendment would not need to be part of the scope of this project; and 3) agreed that the pursuit of additional off-street parking does not need to be part of this project.

Council directed that:

- staff continue its work with Keller Engineering in incorporating the design elements relative to individual property owners' wishes, recognizing that any one property owner should not dictate how the project progresses;
- staff provide examples of bulb outs, as well as estimated costs of items expressed by the public;
- a stop sign or traffic signal be studied at Dale Street;
- the project include an entrance monument;
- Keller Engineering or Trans Associates write a letter to PennDOT asking for a letter to College Township in response to these project points and requesting PennDOT to advise College Township of its ability to perform any of the elements discussed;
- staff consider whether or not to address the point that Mr. Rick James' Pike Street building is being shown with the proposed sidewalk being right next to his building;
- staff review the impacts of weight restricting the road; and
- staff continue to keep the main focus of its review on reducing vehicular speeds and safety.

COMMITTEE REPORTS:

Executive Committee, May 19, 2015: Chair Bernier stated that the Executive Committee set the agenda for the May General Forum Meeting.

Finance Committee, May 14, 2015: Mr. Brumbaugh reported that the Finance Committee 1) forwarded recommendations to the General Forum on the 2015 – 2016 local CATA shares; 2) discussed and forwarded the proposed fund balance procedure; 3) recommended an amendment to the COG Budget General Fund, adding \$100,000 for capital projects/purchases for the Code Office renovations and furnishings; 4) recommended that the General Forum award the Code office renovation work to Mid-State Construction in the amount of \$99,295; 5) learned that the Friends of Schlow Centre Region Library would soon become the Schlow Library Foundation; and 6) received from COG staff the first-quarter 2015 financial analysis.

Centre County Metropolitan Planning Organization (CCMPO), April 28, 2015 Follow Up: Mr. Herman referenced a letter previously received by the CCMPO from Congressman Glenn Thompson in support of H.R. 2353, the Highway Transportation Funding Act of 2015, currently in congressional review for extension from May 31, 2015, to July 31, 2015. The CCMPO subsequently received and forwarded to Mr. Herman a letter of support from U.S. Senator Pat Toomey. Sen. Toomey wrote that he was "...proud to support fiscally responsible infrastructure legislation in the past, including the Highway Transportation Funding Act, which continues federal support for transportation infrastructure investment through May 2015."

College Township Planning Commission (PC), May 20, 2015: Mr. Anthony Fragola, Alternate PC-Council Liaison, reported that PC reviewed the proposed Commercial and Fleet Vehicle Wash Facilities Ordinance and the Rhodes Lane Townhome Rezoning Request from R-1 to R-2. The Planning Commissioners were supportive of the former, with minor clarifications. They then recommended denial of the latter, as presented, but suggested re-incorporating duplexes back into the R-1 Zoning District. Mr. Fragola offered PC's assistance in any review of the Shiloh Road corridor rezoning, adding that Mr. Fragola was a member of the original Shiloh Road Rezoning Steering Committee. That steering committee conducted extensive review of the rezoning of this area.

Ms. Stilson reported that a recent stormwater symposium session stressed the need to avoid building in an intermittent stream or channel, as exists on Dr. Clair's property, and asked Mr. Fragola if this was reviewed by the original steering committee. Mr. Fragola stated that the committee looked at broader issues, such as need, but believed that newly identified issues, such as dealing with stormwater management problems, would be reviewed under more current evaluation standards and options offered in the development of a potential commercial area.

CONSENT AGENDA:

- CA-1** Minutes: a. May 7, 2015, Regular Council Meeting
 b. May 8, 2015, Special Council Meeting on Goals and Objectives
- CA-2** Correspondence: /1: Email from Ms. Annette Merrow, dtd Apr. 27, 2015, expressing appreciation for Zoning Office staff courteous assistance
 /2: Note and petition, dtd Apr. 25, 2015, from Dalevue neighborhood requesting the recently removed monkey bars be replaced at Dalevue Park
 /3: Thank you letter from Penn State University, dtd April 15, 2015, for contribution toward Earth Day Birthday event
 /4: Email from Mr. Dick Stever, dtd May 15, 2015, expressing concern for elements of the proposed Pike Street Streetscape design
 /5: Letter from Central PA 4th Fest, dtd May 6, 2015, regarding additional financial support for the 2015 event
 /6: Email from Ms. Lisa Cousins, dtd May 21, 2015, offering support for Council's pike st streetscape supporting efforts.
- CA-3** Approval: 2015 Microsurfacing and Pavement Parking Projects; Participation in Ferguson Township's contract, which was awarded to Asphalt Paving Systems, with College Township's share totaling \$16,632.92.

Council pulled Consent Agenda Item CA-2/2 for discussion.

**Mr. Francke moved to approve the May 21, 2015, Consent Agenda, minus Item CA-2/2.
Ms. Stilson seconded the motion.
Motion carried unanimously.**

CA-2/2: Mr. Brumbaugh stated that the Dalevue Park monkey bars were recently removed due to their condition but have since been replaced. Council directed the Township Manager to send a letter to the young petitioners thanking them for their interest in, and involvement with, their local government and elected officials regarding their enjoyment of the playground equipment.

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

NEW BUSINESS:

NB-1 Township Table Banner; Review and Approval of

In response to Council's direction to staff at their April 16, 2015, Regular Meeting, Mr. John Franek, Management Analyst, offered a sample, table-sized banner for Council's consideration. Such a banner would enhance the Township's visual presence at public events. The Sign Stop provided a quote of approximately \$162.00 for one 26" x 72" vinyl banner depicting the Township logo.

Following a brief discussion, Council offered its support for the acquisition of a vinyl banner and directed staff to proceed with placing the order. In future endeavors, staff was encouraged to seek pricing from several vendors.

NB-2 Invasive Species; Discussion

In written correspondence to Council, dated May 21, 2015, Mr. John Franek introduced the topic of evaluating the pros and cons of invasive plants, often referred to as *alien*, *exotic*, *invasive*, and *non-native*. Mr. Franek reported that relatively new research suggests that not all non-native species of plants are as harmful as previously thought. Plants, such as honeysuckle, have proven to be of mutual benefit to both native plants and wildlife; however, considerable resources are committed to the eradication of this and other, non-native plant species in the region. Mr. Franek suggested that, in their review of land development plans or requests from conservation groups to clear cut an invasive plant within the Township, Council first ask a number of questions to help in determining what value may be lost to the total eradication of such non-native plants. A list of potential questions was distributed for Council's consideration in evaluating impacts. Mr. Franek suggested that a more beneficial outcome could result from utilizing a more thorough evaluation process, asking the experts the tough questions prior to areas being approved for clearing.

Ms. Stilson stated that a number of the questions were very helpful but warned that ecosystems are very complex; and, although at times invasive plants offer some benefit, they are known to disrupt the sensitive local ecosystem.

Chair Bernier recapped, noting that questions should be asked of the experts and recommended that staff incorporate appropriate questions in staff review memos to Council regarding projects being proposed that would involve land/plant disturbances.

STAFF INFORMATIVES:

No *Staff Informatives* were pulled for discussion, although Mr. Brumbaugh highlighted the inclusion of the 2015 PSATS Approved Resolutions in this meeting packet.

OTHER MATTERS:

Chair Bernier reminded Council members of an advertised Special Council Meeting to be held May 22nd at Noon for the purpose of continuing discussions of goals and objectives.

ADJOURNMENT:

Hearing of no additional business, Chair Bernier called for a motion to adjourn. Mr. Sharp so moved; and Chair Bernier adjourned the May 21, 2015, Regular Council Meeting at 10:14 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary