

**COLLEGE TOWNSHIP REGULAR
COUNCIL MEETING MINUTES
Thursday, September 15, 2011**

ATTENDED BY -

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

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

CALL TO ORDER

Chair Shoemaker called to order the September 15, 2011, Regular Meeting of the College Township Council at 7:02 p.m. followed by the Pledge of Allegiance.

OPEN DISCUSSION:

1. Ms. Sue Smith, Dale Street, Lemont, represented the Affordable Housing Coalition and invited Council to attend the September 21st "Yes, In My Backyard" Kickoff to be held at the Calvary Baptist Church, as well as the Coalition's conference on November 3, 2011. Ms. Smith thanked Chair Shoemaker for her willingness to speak at the Kickoff Meeting.

PLAN:

**P-1 Pegula Ice Arena Preliminary/Final Land Development;
Curtin Road and University Drive**

Mr. Mark Saville, Sweetland Engineering, presented the Pegula Ice Arena Preliminary/Final Land Development Plan on behalf of The Pennsylvania State University (PSU). The University intends to construct a new 224,232 square-foot ice arena to better accommodate men's and women's NCAA hockey teams, PSU student classes, and student body recreation,

as well as the Centre Region community needs. The site is zoned UPD Sub-district 9 in College Township and the State College Borough. This plan will redevelop approximately 10.2 acres of existing PSU-owned lands within the University Park Campus and will provide two ice sheets. One ice sheet will have 300 spectator seats, and the second ice sheet will have 6,000 spectator seats. Sixty-three parking stalls will adjoin the Shields Building to be utilized as a shared parking area after normal Shields Building operating hours. Additional facility and event parking will be accommodated in surrounding University shared parking lots and PSU parking garages. Construction of the new facility is intended to start in January of 2012 and be ready for occupancy in September of 2013.

Council offered comments and questions relative to parking, vehicle stacking distances, comparison to size of other NCAA ice hockey arenas, handicapped parking stalls available, the University's study of the Bigler Fields area, and traffic that could be generated as a result of multiple events happening simultaneously in the venues in that area.

Mr. Klees expressed a concern with the people assigned to traffic duty during these events as not having been optimally trained to handle the high volume of traffic and the impacts.

Mr. Jason Stimmel, Engineer with McCormick Taylor, offered an explanation about the warranted right-turn lanes that are not recommended for installation and later stated that McCormick Taylor would relay Mr. Klees's concerns regarding better training for traffic officers.

Mr. Kent Baker, Township Engineer, talked briefly about truck movements.

Dr. Remick moved to approve the Preliminary/Final Land Development Plan for The Pennsylvania State University Pegula Ice Arena, dated June 20, 2011, last revised September 1, 2011, with the following conditions:

- 1. Obtain all required signatures on the plan;**
- 2. Payment of all outstanding plan review fees;**
- 3. Provide a missing Sheet L4-0, Planting Plan, showing the parking islands to have canopy trees as per the landscaping ordinance; and**
- 4. Provide a revised Truck Turning movement sheet for review.**

Mr. Fryer seconded the motion.

Motion carried unanimously.

MANAGER'S UPDATE:

Mr. Brumbaugh presented the September 15, 2011, Manager's Update, and advised that 1) the Township was in receipt of the quote for the proposed, modified Township entry signs; and 2) the Country Inn and Suites had several items to address before being granted Centre Region Code Administration (CRCA) final approval to open. The traffic signal at Squirrel Drive has been approved, but some milling and resurfacing along the berm and curb remain outstanding.

CONSENT AGENDA:

- CA-1 Minutes:**
- a. Sep. 1, 2011 Appeals Hearing C11-01
 - b. Sep. 1, 2011 Public Hearing on Ord. O-11-05
 - c. Sep. 1, 2011, Public Hearing on Ord. O-11-06
 - d. Sep. 1, 2011, Regular Council Meeting
- CA-2 Correspondence:**
- /1: Letter from ClearWater Conservancy, to Mr. T. L. Smith, dtd August 5, 2011, regarding Thompson Woods Preserve.
 - /2: Letter from Penn. Comm. For Employer Support of the Guard and Reserve, dated July 15, 2011, regarding Statement of Support.
- CA-3 By-Laws:** Centre County Association of Township Officials Draft By-Laws and Constitution.

By Council consensus, the Township Manager was authorized to execute a Statement of Support for the Guard and Reserves, as requested in CA-2/2.

Mr. Fryer moved to accept the September 15, 2011, Consent Agenda.
Mr. Klees seconded the motion.
Motion carried unanimously.

Mr. Fryer requested that the Township crews trim some of the trees below the school zone on Elmwood Street, and the Township Manager agreed to address that situation.

Chair Shoemaker moved OB-1, Manager 2011 Goals Update, to follow after New Business items.

NEW BUSINESS:

NB-1 Lemont Granary Proposed Farmers' Market; Discussion

Mr. Fryer clarified that this presentation was for informational purposes only.

Ms. Jackie Bonomo, Lemont Village Association (LVA), presented to Council the concept of a Lemont Farmers' Market, which would increase the availability of fresh, locally grown food; financially support local farmers in producing for local residents while keeping food dollars within the region's economy; create a hub of social activity and increase the sense of community; bring more purchasing traffic to existing Lemont businesses; and provide a small rent to the Lemont Village Association for the use of the Granary site. Ms. Bonomo stated that the planning group expressed an interest in vendors producing vegetables, fruits, meat, dairy and eggs, baked goods, prepared-local foods, textiles, arts and crafts, flowers, seedling plants, and ornamental crops. The market season could run from May through October with indoor sites possibly open into November.

Council offered comments on identifying the geographic radius within which producers may participate, how to verify that products are indeed locally produced, offering local residents with oversized gardens an opportunity to sell their produce at the market, and the complementary use of such a farmers' market with the existing Granary.

Dr. Ron Smith and Mr. Alan Popovich, Lemont Village Association, stated that the LVA was hoping to see a cooperative venture take form between College Township and Dr. Chris Exarchos that would aid in the construction at the Granary and Coal Shed area of handicapped-accessible restroom facilities across Mt. Nittany Road on the Exarchos property and suggested a meeting be set to discuss this possibility.

Mr. Brumbaugh, Township Manager, replied that staff would be available and asked if a member of Council would be available to be part of the review committee. Mr. Fryer offered to serve in this capacity.

Ms. Sue Smith added that alleys should be part of the Pike Street Traffic Impact Study, as she believed that the alleys need signage and walkways.

Mr. Fryer concurred with Ms. Smith's observations and added that there was a ponding problem on Mulberry Lane above the post office, which should be investigated and remedied. Mr. Brumbaugh assured Council that staff would be addressing this ponding issue.

Following discussion on how to permit an ongoing farmers' market event, Council recommended that one permit be issued to the LVA as an accessory use to the Granary. The LVA would manage and oversee the market's vendors. Council noted that parking and traffic control could be a problem, and the LVA should work to assure that neighbors are minimally impacted.

Mr. Michael Beck, Café Lemont, supported the farmers' market and hoped that it could also make use of the green space in the future. Discussions in this regard are ongoing with Dr. Exarchos.

NB-2 Ivy Hill Drive Sidewalk Waiver Request

Mr. Kent Baker, Township Engineer, advised that the developer at Stearns Crossing Subdivision, in coordination with their Homeowners' Association, is attempting to complete the sidewalks in the nearly completed sections of that subdivision. Property owners of undeveloped lot #272 are requesting a temporary waiver on their sidewalk until a home is constructed. Mr. Baker recommended that Council grant this request under a temporary waiver, which would allow the developer to remove this portion of sidewalk from their surety list. A sidewalk would be required for that lot upon issuance of a zoning permit for the construction of a home. Mr. Baker added that this lot is adjacent to the Township's future road extension to Mountain View Avenue, and the Township will likely require a grading easement on this lot for that road extension and tie in to Ivy Hill Drive.

Mr. Koll moved to grant a temporary waiver to Lot #272 in Stearns Crossing on Ivy Hill Drive for the construction of a sidewalk until such time that a zoning permit is issued for the home construction on that lot, and also that the developer may reduce their surety for the sidewalk on that lot.

Mr. Klees seconded the motion.

Chair Shoemaker asked if the surety covers the Subdivision's street trees, and Mr. Baker replied that street trees are already in. The surety covers only the sidewalks.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Manager 2011 Goals Update

Council reviewed the Manager's listing of Achievable Goals, Reachable Goals, and Stretch Goals and offered comments to aid the Township Manager in future prioritization.

Council stressed its desire to see the Manager assist in the implementation of a business outreach program, and suggested that the Manager increase the rate at which existing Township businesses are contacted. Council suggested that newer businesses be contacted to begin to develop an early, open relationship with them.

Regarding Reachable Goals, Mr. Brumbaugh stated that 1) a plan should be in place by year's end to resolve the stormwater problem at Dr. Clair's property on Trout Road; and 2) Mr. Brumbaugh would continue to attempt to establish contact with a representative at SCI Rockview regarding the facility's need or desire to receive College Township water service.

Regarding Stretch Goals, Mr. Robert Long, Finance Director, urged Council to consider outsourcing the development of an updated personnel handbook because the task is both time consuming and technically complex due to the numerous legal issues involved.

Council suggested that the College Township Water Authority (CTWA) consider an update to Council that could address some of the Authority's concerns relative to the Interconnect Water Supply Agreement among The Pennsylvania State University, Mt. Nittany Medical Center, and the CTWA.

STAFF AND ABC INFORMATIVES:

In response to Council inquiry, Mr Long stated that the report of Local Services Tax collections, which has been provided to Council monthly as an informative, is no longer needed and will be discontinued. Now that cash flow from the tax has become consistent, the report is no longer needed.

OTHER MATTERS:

1. Mr. Brumbaugh requested Council's consideration of Resolution R-11-20, Accepting the Capital Improvement Program (CIP) for the Years 2012 Through 2016.

Dr. Remick moved to approve Resolution R-11-20, Accepting the Capital Improvement Program (CIP) for the years 2012 through 2016.

Mr. Koll seconded the motion.

Motion carried unanimously.

COMMITTEE REPORTS:

Public Services and Environmental Committee, September 7, 2011: Although not able to attend this meeting, Dr. Remick was able to report that the Committee discussed the question of the Act 537 Implementation Agreement being amended to include advanced wastewater technologies. The Committee received reports on commercial recycling, learning that about 41 percent (41%) of commercial establishments are in compliance with recycling standards. The effort will continue to improve commercial recycling.

Centre Area Cable Consortium (CACC), September 15, 2011: Dr. Remick reported that an effort is underway to develop a right-of-way agreement with the assistance of legal counsel. The CACC Technical Committee will meet with Comcast in October in an effort to resolve several issues which were identified during a Technical Committee review of Comcast's service. The CACC also discussed the matter of the establishment of the remaining "origination points", which would allow for expanded C-NET-broadcast meetings going live.

Public Safety Committee, September 14, 2011: Mr. Koll reported that the Public Safety Committee finished its review of the Code Evaluation Study, which will be forwarded now to the COG General Forum for consideration. Mr. Koll added that the Committee received an update on the Code software acquisition, and that this continues to move forward.

OTHER MATTERS: (Cont'd.)

2. Dr. Remick returned to Other Matters to report that workers have been marking underground utilities in preparation for sidewalk work to begin on Brandywine Drive.

COMMITTEE REPORTS: (Cont'd.)

Parks Capital Committee, September 8, 2011: Mr. Klees reported that the Parks Capital Committee discussed leases for the parks. Three parks leases will be presented at the

September COG General Forum Meeting. However, until the comments presented by Ferguson Township relative to the Whitehall Road Regional Park are resolved, the Centre Region Parks and Recreation Agency cannot engage the architect. Those comments will be presented to the COG General Forum for discussion. The Committee also reviewed the architect agreement. Mr. Klees added that the Committee did not take a position on where needed funds in excess of \$300,000 for Hess Field improvements would come from. It was subsequently stated that those funds should not come out of the Parks budget's overage money.

Transportation and Land Use (TLU) Committee, September 14, 2011: Mr. Klees reported that the TLU discussed the Development of Regional Impact (DRI) Application for Benjamin Heights in Harris Township. Mr. Klees stated that Mr. Tom Songer, developer, made a presentation on what Mr. Songer believed to be already-granted sewer service from 1971.

Finance Committee, September 13, 2011: Mr. Fryer reported that the Finance Committee was cancelled, but that budget review meetings will begin on September 26, 2011. Additionally, Mr. Fryer reported that a request was received from Ms. Cathy Alloway, Schlow Centre Region Library Director, requesting that the Trustees to the Library Board from each municipality present to the Library Board their municipality's position relative to Library funding, and, specifically, on Ferguson Township's position on their commitment. Staff commented that having Ferguson Township's agreement would be helpful in the municipalities' review. This matter will return to Council's October 6, 2011, Regular Meeting.

ADJOURNMENT:

**Mr. Koll moved to adjourn the September 15, 2011,
Regular College Township Council Meeting.
Chair Shoemaker seconded the motion.
Motion carried unanimously.**

Chair Shoemaker adjourned the September 15, 2011, Regular Council Meeting at 8:56 p.m.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary