

COLLEGE TOWNSHIP COUNCIL REGULAR MEETING MINUTES

Thursday, September 17, 2015
1481 E. College Avenue, State College, Pennsylvania

ATTENDED BY:

COUNCIL:

L. Eric Bernier, Chair
Lynn 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
Mark J. Gabrovsek, Zoning Officer
Mark Holdren, CRPA Sr. Planner
Mary E. Wilson, Asst. Township Secretary

CALL TO ORDER:

Chair Bernier called to order the September 17, 2015, Regular College Township Council Meeting at 7:00 PM, followed by the Pledge of Allegiance.

ANNOUNCEMENT:

Chair Bernier added to this agenda a sketch plan presentation for the East Halls residence renovation project, which will follow the special presentations.

OPEN DISCUSSION:

Mr. Joe Westrick, Boalsburg Road, Oak Hall, expressed his displeasure with the disruptive activities coming from the Hanson Quarry early in the mornings in the form of a high volume of quarry trucks on the road each day, and requested Council's intervention. Mr. Westrick also stated that he believed Hanson Aggregates recently purchased a large portion of the adjacent Tressler farm and voiced his strong opposition to any rezoning of that additional acreage.

SPECIAL PRESENTATIONS:

SP-1 CATA Strategic Plan Update

Ms. Louwana Oliva, General Manager of the Centre Area Transportation Authority (CATA). Ms. Oliva reported on CATA's objectives to 1) address growth prudently; 2) advance the utilization of technologies, especially for internal processes; 3) development of succession and cross-training plans and processes; 4) build capital and operating reserves to buffer against

funding uncertainties; and, 5) set and report on CATA's utilization of performance metrics as a management tool, as required by Federal and State authorities.

Council complimented CATA for the work put into the Strategic Plan and for the services provided by the Township's CATA representative, Mr. Joe Davidson, but noted that references to programs designed to increase ridership were not evident in the plan.

Ms. Oliva replied that references to ways of increasing ridership were made throughout the plan; however, it did not rise to the level of the top five elements to be targeted in the short term.

This matter will return to the next Council Meeting for formal comments.

SP-2 UAJA; Volumetric Billing Request; Discussion

At their September 3rd Regular Meeting, Council discussed a request received by the Centre Region Council of Governments (CRCOG) requesting that the University Area Joint Authority (UAJA) be urged to offer volumetric billing for sanitary sewer services, as opposed to the current flat rate. The CRCOG's Executive Committee declined placing this on the General Forum agenda, and, instead, urged the requester, Mr. Tom Songer, Torron Group, to present his request directly to the UAJA Board. Subsequently, Council requested that College Township's appointees to the UAJA Board be invited to attend the next Council meeting to offer some insight on this topic.

Dr. Walt Ebaugh, one of College Township's two appointed representatives on the UAJA Board, serving with Mr. David Lapinski, attended this meeting for the purpose stated along with UAJA Executive Director Mr. Cory Miller. In regard to Council's reference to Mr. Songer's request for UAJA to switch to a volumetric billing system, Dr. Ebaugh advised that 1) the cost of sewage treatment is not tied to the volume of water flow, but to the number of flushes per day, regardless of the level of water efficiency of any toilet; 2) all of the customers' incoming water is already metered, which already provides incentive for customers to conserve; 3) there are townhomes in the area that are only occupied during the six (6) home football game weekends, yet sewer service must be available at all times; and 4) the current method of Equivalent Dwelling Unit (EDU) allocations has been used for a long time to provide for fair funding for this essential utility.

Council 1) noted that, in comparison, electricity is also always available but customers are only charged for what is used; 2) received confirmation that the Borough of State College utilizes a volumetric system for its sewer services; 3) noted that continuing a protocol solely because that is the way it has always been done does not mean the protocol is the optimal way to accomplish the objective; and 4) received confirmation that EDU and volumetric billing protocols are both approved by the Pennsylvania Department of Environmental Protection (PADEP) for allocation of costs. Mr. Miller clarified that PADEP does not regulate billings. Mr. Miller further clarified that sewer authorities must comply with the Municipal Authorities Act.

In response to a Council comment on a switch to volumetric billing possibly translating into residents paying more than businesses for sewer service, Mr. Miller confirmed that the possibility existed for that outcome, or it could flip, depending on certain criteria.

Regarding consideration of water conservation planning, Mr. Miller expressed support for such, but only if done as one regional water conservation plan. A UAJA-only water conservation plan is not being considered.

Council offered its thanks to Messrs. Miller and Ebaugh for their time and to Messrs. Ebaugh and Lapinski for their dedicated service on the UAJA Board.

SKETCH PLAN:

SK-1 Pennsylvania State University (PSU) East Hall Residences Phase I Preliminary/ Land Development; T.P. 19-003-100-0000

Mr. Mark Saville, P.E., Sweetland Engineering, presented, and requested comments on, a sketch plan for PSU's East Hall Residences Phase I, designed by Penn State University's Design-Build Team. The 25.88-acre parcel is situated in both College Township and the Borough of State College and lies in the University Planned District Subdistrict 5. Phase I of this project consists of 8.9 acres of the overall parcel. The proposed new residence hall would be a 300+-resident building. Although initial construction would initially create an increase in the number of student beds available, at the end of the full project, there will be a slight decrease in numbers of beds due to demand for increased living space.

Council offered comments on concerns about stormwater flow going to the duck pond; and, in response, Mr. Saville confirmed that there would be a significant reduction of stormwater runoff reaching the duck pond.

Mr. Saville anticipates a preliminary/final plan for all of Phase 1A to be ready for Council's consideration in early November.

MANAGER'S UPDATE:

Mr. Adam Brumbaugh, Township Manager, presented the September 17, 2015, Manager's Update, offering an update on the status of the second round of traffic counts on Pike Street and reporting that bidding and work completion on the Smith property at the Oak Hall Regional Park is now anticipated for late October.

COMMITTEE REPORTS:

Finance Committee, September 10, 2015: Mr. Francke reported that the Finance Committee 1) reviewed the 2014 Audits of COG, the Parks and Recreation Authority, and Schlow Centre Region Library; 2) reviewed/approved a budget amendment for professional services related to

the relocation of the senior center; 3) received a presentation on the Library capital request; 4) received 2016 COG Program Plan municipal comments; 5) approved April and July 2015 voucher reports; 6) directed that the Committee's budget review schedule be sent to all municipal officials; 7) reviewed proposed terms for modification to the regional park loans; and 8) recessed into Executive Session to discuss a legal matter.

Joint Meeting of Parks Capital Committee and the Centre Region Parks and Recreation Authority Board, September 10, 2015: Ms. Stilson reported that she and Mr. Brumbaugh attended the subject joint meeting, where discussion focused on whether or not the Centre Region should move forward with providing additional funding, estimated at about \$1,200,000, to build the access road to the Whitehall Road Regional Park. The adjacent property's developer had planned on building the road; however, those plans are now on hold. Ms. Stilson offered several options; and Council consensus was to wait to see how the adjacent developer's plans pan out first.

Transportation and Land Use (TLU) Committee, September 14, 2015: Chair Bernier reported that TLU received an update from CRPA Transportation Planner, Ms. Trish Meek, on the draft Regional Bike Path Plan, which incorporated the Committee's previously offered modifications. The Committee reviewed the revisions to the key bike corridors; discussed major policy recommendations; and outlined the next steps and a schedule for the completion of the Plan. The Committee approved a recommendation going to the Executive Committee for consideration of a place on the September 28, 2015, General Forum agenda.

College Township Industrial Development Authority (CTIDA), September 16, 2015:

Mr. Sharp reported that the CTIDA reviewed and accepted the most recent financial statements; received committee reports; and discussed how to reach out to other chambers of business and industry in other counties.

Spring Creek Watershed Commission (SCWC), September 16, 2015: Mr. Sharp advised that the SCWC formed a Watershed Atlas Group, whose task will be to put together an atlas of watershed features. The SCWC will sponsor the Atlas Group's website. Mr. Sharp reported that municipal contributions will remain unchanged for next year, and advised that the SCWC will be providing the necessary chemicals to eradicate poison hemlock from parks in the County, such as observed at Spring Creek Park and Millbrook Marsh Nature Center.

College Township Planning Commission (PC), September 15, 2015: Mr. Steve Lyncha, Planning Commission's Council liaison, reported that PC reviewed the Windmere Park Lot 21 Preliminary/Final Land Development Plan and the Elm Shade Drive Subdivision Plan. Both plans received PC's recommendation for Council approval.

CONSENT AGENDA:

- CA-1** Minutes: September 3, 2015, Regular Council Meeting;
Approval of
- CA-2** Correspondence: /1: Letter from ARCADIS, dtd Sept. 1, 2015, subj:
Application for Plan Approval – CINTAS #536

- /2: Email from Ralph and Barbara DeShong, dtd Sept. 2, 2015, regarding the proposed Mountainview Avenue connection
 - /3: Email from Richard Lally, dtd Sept. 3, 2015, opposing the proposed extension of Mountainview Avenue to Ivy Hill Drive
 - /4: Email from Calvin Zimmerman, dtd Sept. 3, 2015, opposing the use of Ivy Hill Drive as a connector
 - /5: Email from Jill Cox, dtd Sept. 3, 2015, opposing the use of Ivy Hill Drive as a connector to Mountainview Avenue
 - /6: Email from Tracie Doucette, dtd Sept. 3, 2015, opposing the proposed road connection to Ivy Hill Drive
- CA-3** Receipt of MMO: 2016 Minimum Municipal Obligation (MMO) for College Township's Retirement Plan, as per Act 205 requirement; Certification of
- CA-4** Resolutions:
a. R-15-14, Park Avenue Speed Limits; Approval of
b. R-15-15, 2016 – 2020 Capital Improvement Program (CIP) Recognized as a Planning Tool; Approval of
- CA-5** Bid Award: Limerock Terrace Basketball Court Paving Bid to Eby Paving & Construction in the amount of \$5,250.00.

Council pulled Consent Agenda items CA-2/1 and CA-4.a. for discussion.

**Mr. Francke moved to approve the September 17, 2015, Consent Agenda, minus CA-2/1 and CA-4.a.
Mr. Sharp seconded the motion.
Motion carried unanimously.**

CA-2/1: Ms. Stilson asked if this letter was considered a procedurally required notification, and received an affirmative reply from staff. For the public's benefit, Ms. Stilson reiterated that ARCADIS U.S., Inc., on behalf of Cintas Corporation, has submitted a plan approval application to the Pennsylvania Dept. of Environmental Protection (PADEP) for an industrial laundering facility and has initiated a 30-day public comment on this application.

CA-4.a.: Mr. Herman stated that, in addition to the speed reduction on Park Avenue from 45 MPH to 35 MPH, another issue reported by a resident had to do with the timing of the left-turn arrow at Hospital Drive being too short. The red light stays red for six (6) minutes, according to the complainant. Staff was directed to investigate.

**Mr. Francke moved to receive Consent Agenda items CA-2/1 and CA-4.a.
Ms. Stilson seconded the motion.
Motion carried unanimously.**

OLD BUSINESS:

OB-1 Engineering Proposal for Mountainview Avenue Study

At their September 3rd Regular Meeting, Council directed staff to request from Keller Engineers a revised scope of work for the Mountainview Avenue project to reflect an alternative access to Mountainview Avenue and to expand the design services. Mr. Michael Pratt, Keller Engineers, provided a revised Proposal of Service – Concept Planning that could resolve difficulties associated with the steep access to Mountainview Avenue/Manor Drive off of E. College Avenue. The revised proposal amount was \$18,900, with \$550 in possible reimbursables.

Ms. Stilson stressed the need for a decision to be made and urged Council members to be prepared to make a decision after this study is completed and reviewed.

Mr. Craig Colombero, Mountainview Avenue, stated that he had prepared an alternate scenario, and requested that it be forwarded to Keller Engineers for consideration. Staff stated that it would be forwarded.

Mr. Ernie Oravec, Mountainview Avenue, thanked Council for their efforts in this matter.

Mr. Sharp moved to authorize the award to Keller Engineers for the Proposal of Service – Concept Planning for Mountainview Avenue in the amount of \$18,900, with possible \$550 in reimbursables.

Ms. Stilson seconded the motion.

Motion carried unanimously.

OB-2 Historic Trees; Discussion

In correspondence to Council, dated September 11, 2015, Mr. Mark Holdren, CRPA Sr. Planner, responded to Council's direction for options to consider as part of an effort to preserve trees in College Township. Mr. Holdren offered three options, any of which could be written as a proposed ordinance for Council's future consideration. Mr. Holdren offered as options for preserving historic trees 1) a possible, voluntary Heritage Tree Program; 2) a Lemont Historical District-only program governing trees of a certain size, such as 48 inches or greater; or 3) the promoting of the planting and preservation of trees through modifications to the subdivision, land development, and zoning ordinances. Following a description of the above options, Mr. Holdren advised Council that it was staff's recommendation to amend the Township's zoning ordinance to allow tree removals under certain conditions and based on a formula for the replanting of trees elsewhere on site or, if not possible on site, on public property. Staff additionally recommended a requirement for street trees to be planted for proposed land developments along existing streets, which is not currently required except for new subdivisions on new streets. These two amendments could ultimately increase the tree cover throughout the Township.

Council 1) inquired about the Lemont School's not being included in the Historic District; 2) supported a Township-wide, voluntary Heritage Tree Program; 3) suggested, as an incentive, that any deed restriction costs be picked up by the Township; 4) concurred with considering offering arborist assistance to participants of the program; and 5) suggested looking at some other measurement besides tree dimensions greater than 48 inches, as some tree species do not grow that large, yet are historic in age.

Ms. Sue Smith, Lemont Village Association (LVA), advised that the LVA was attempting to get the Lemont School included on the National Register. The school was not old enough at the time of the granting of the registry. Ms. Smith supported the program being offered Township wide; stated that there were volunteers ready to do an inventory of heritage/historic trees; and, asked if Council could determine how much it could cost a property owner to maintain and preserve a heritage tree.

Following Council's consensus to move forward with both the Heritage Tree Program and the Lemont Historic District, staff was directed to draft the necessary ordinances for the two programs and return to Council for consideration.

Mr. Holdren advised that amendments would be necessary to the land development and subdivision ordinances, but cautioned Council that they would be asked to grant waivers from those developing their properties that may contain an old tree.

NEW BUSINESS: No *New Business* was presented.

OTHER MATTERS: No *Other Matters* were presented.

STAFF INFORMATIVES: No *Staff Informatives* were pulled for discussion.

ADJOURNMENT:

Hearing of no additional business, Chair Bernier called for a motion to adjourn. Mr. Herman so moved; and Chair Bernier adjourned the September 17, 2015, Regular Council Meeting at 9:22 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary