



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, April 17, 2025 7:00 PM
1481 E. College Avenue, State College, PA 16801
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY -
COUNCIL**

L. Eric Bernier, Chair
Susan Trainor, Vice Chair
D. Richard Francke
Tracey Mariner

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Amy Kerner, P.E., Public Works Director
Katy VanAmburg, Assistant Township Secretary

ABSENT:

Dustin Best, Council

CALL TO ORDER: Mr. Eric Bernier, Council Chair, called to order the April 17, 2025, regular meeting of the College Township (CT) Council at 6:59 PM and led in the Pledge of Allegiance.

PUBLIC OPEN DISCUSSION: Mr. Andrew Shaffer, State College Borough resident, spoke in opposition to Convergence Strategy Group as an unbiased consultant for the Nittany Mall Casino Impact Report, and requested Council consider further vetting. Mr. Shaffer emailed his remarks of both April 3, 2025 and April 17, 2025, and requested they be included in the Consent Agenda for the May 1, 2025 CT Council meeting.

NEW AGENDA ITEMS: No *New Agenda* items were added to the agenda.

REPORTS:

a. Manager's Update

Mr. Adam Brumbaugh, Township Manager, offered the Manager's Update report. No additions were made to the report. Mr. Brumbaugh reminded Council a joint meeting with Planning Commission (PC) will be scheduled at the end of April, to continue discussions on Form Based Code (FBC) in the Dale Summit area. Additionally, Staff has received further information from Convergence Strategy Group as it relates to the Casino Impact Report.

b. COG Regional, County, and Liaison Reports

COG Parks Capital Committee: Mr. Francke reported the COG Parks Capital Committee met on April 4, 2025. The committee held a special meeting to discuss priorities and fundraising for projects, discussed the Hess Softball Complex restroom facilities sewer service as it currently falls outside the Regional Growth Boundary (RGB), discussed the need to revise the Hess Master Plan to include three (3) multi-purpose fields, and discussed the Millbrook Marsh boardwalk project.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on April 8, 2025, and a report was emailed to Council for review. Ms. Trainor offered the committee made a recommendation to COG Finance Committee to approve a budget amendment for the purchase of a Duty Officer vehicle.

COG Finance Committee: Mr. Francke reported the COG Finance Committee met on April 10, 2025. The committee reviewed the 2026 proposed budget timeline, recommended COG Executive Committee reschedule their September meeting due to budget work sessions, recommended approval of a budget amendment for the purchase of a Duty Officer vehicle, recommended approval of engaging a consultant for the Safe Streets and Roads for All action plan, and discussed the Fund Balance policy.

CT Industrial Development Authority (CTIDA): Ms. Trainor reported the CTIDA met on April 16, 2025, and a report was emailed to Council for review. Ms. Trainor offered the \$25k Small Business Grant is underway with several businesses interested in submitting proposals, and the submission deadline is April 30, 2025.

c. Staff/P.C./Other Committee Reports

CT Planning Commission (PC): Mr. Matthew Fenton, PC Vice Chair, offered that PC met on April 15, 2025. The committee heard a presentation from Walmart regarding a proposed pick-up area expansion plan, continued discussions on Form Based Code (FBC) in preparation for an upcoming joint Council meeting, and discussed the PAM Health rezoning request.

CT Parks and Recreation Committee: Ms. Janet Sulzer, CT Parks and Recreation Committee Chair, offered the committee will provide a report at the May 1, 2025 Council meeting.

CT 150th Sesquicentennial Committee (CTSC): Ms. VanAmburg offered the CTSC met on April 15, 2025. The committee discussed logistics for the May 17, 2025 Barn Dance at Millbrook Marsh, Mr. Brumbaugh and Ms. VanAmburg met with Mr. Scott Walker from State College Spikes to discuss logistics for the August 9, 2025 CT Night at the Spikes event, and the official ceremony will be held on November 23, 2025. Ms. VanAmburg mentioned Town and Gown magazine was in contact and plans to feature an article about the CT Sesquicentennial in their June 2025 edition.

Mr. Brumbaugh noted the regional Managers met with Centre Area Transportation Authority (CATA) on April 17, 2025, and discussed the annual Local Match. Council will hear a presentation on the Local Match from CATA at the May 15, 2025 meeting.

d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)

Mr. Mike Bloom, Assistant Township Manager, offered nothing new to his DEIB report of April 3, 2025.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. April 3, 2025 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from Frank Mellott resigning from UAJA
- b. Email from Charles Gable requesting 4th Fest 2025 sponsorship
- c. Email from Dan Materna dated April 1, 2025, regarding Casino Impact Study
- d. Email from Susan Smith dated April 2, 2025, regarding Lemont street signs
Emails dated April 5, 2025, regarding Casino Impact Study from:

- e. Pris Shea
 - f. Don Cistaro
 - g. Lynne Heritage
 - h. Nancy Cord-Baran
 - i. Ron Nargi
 - j. Loretta Jeffreys
 - k. Kathleen Postle
- Emails dated April 6, 2025, regarding Casino Impact Study from:
- l. Avis Jones
 - m. Pam Zimmerman
 - n. Kelly Keefe
 - o. Merlin Ritz
 - p. Joan Bouchard
- q. Email from Derek Kalp dated April 8, 2025, regarding Mt. Nittany trail improvements
 - r. Letter from Penn Terra Engineering dated April 3, 2025, regarding time extension for Home2Suites LDP to July 27, 2025
 - s. Email from Alice Rodkey dated April 8, 2025, regarding Casino Impact Study
 - t. Letter from The Crossroads Group dated April 9, 2025, regarding time extension for State College VA LDP to July 27, 2025
 - u. Letter from First Night State College dated March 28, 2025, regarding ice sculpture sponsorship
 - v. Email from A Soldier's Hands dated April 9, 2025, regarding donation
 - w. Email from Penn Terra Engineering dated April 10, 2025 regarding time extension for Centre Hills Country Club LDP to July 26, 2025
 - x. Email with article from Dan Materna dated April 11, 2025, regarding Casino Impact Study
 - y. Email from State College Food Bank dated April 11, 2025, regarding Open House Invitation
 - z. Email from Bridie Lawall dated April 14, 2025, regarding Movin' On Music Festival

CA-3 Action Item, Approval

- a. Resolution R-25-10 – Recognizing May as Bike Month
- b. Narehood Stairs Bid

Ms. Trainor made a motion to approve the Consent Agenda minus CA-2.b., CA-2.v., and CA-3.b.

Ms. Mariner seconded the motion.

Motion carried unanimously.

CA-2.b.: Mr. Brumbaugh offered Mr. Charles Gable, Gettysburg Borough Manager and 4thFest Committee Vice President, emailed requesting CT sponsorship for this year's 4thFest event. He mentioned in the past, CT has contributed \$2,000-\$2,500 towards the event. Mr. Brumbaugh will research the past three (3) donations and update Council at the May 1, 2025 meeting as part of his Manager's Report.

CA-2.v.: Mr. Brumbaugh offered Ms. Trish Shallenberger from A Soldier's Hands emailed offering appreciation for the \$500 donation. Additionally, she is looking for representatives from CT to attend the 5K Walk at the PA Military Museum on May 24, 2025. Mr. Bernier volunteered to attend the event, Ms. Trainor mentioned she may be able to attend, and an email will be sent to CT Staff to gauge any interest.

CA-3.b.: Mr. Don Franson, CT Engineer, offered a memorandum dated April 14, 2025, detailing Contract 25-11 for the replacement of stairs at 907 Pike Street.

One set of stairs was not completed as part of the Pike Street Traffic Calming project in 2023. The replacement of the stairs as originally designed was deleted due to timing issues. A reduced replacement was performed. The resident of 907 Pike Street has requested the work be completed per the original design in order to improve the walkability of the stairs. In response, a design was prepared for the stairs that meets ADA requirements.

Quotes for the replacement project were due April 14, 2025 at 10:00 AM. CT received two (2) quotes as follows:

- Landserve, Inc. for \$8,125.00
- Bowman Excavation Paving Concrete for \$16,450.00

Mr. Francke made a motion to accept the Consent Agenda items CA-2.b., CA-2.v., and CA-3.b. as part of the Consent Agenda and award Contract 25-11 to Landserve, Inc.
Ms. Mariner seconded the motion.
Motion carried unanimously.

OLD BUSINESS: OB-1 Remand Review – PSU-ARL

Ms. Lindsay Schoch, AICP, Principal Planner, offered a memorandum dated April 10, 2025, outlining a suggested remand to PC for the potential to change the zoning designation around Innovation Park from University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD). The current zoning UPD 14 does not permit research activities; the adjacent zoning district that encompasses Innovation Park is PRBD, which does permit the types of uses proposed for the 62-acre PSU-ARL expansion.

PSU-ARL had previously expressed an immediate need to build a research building at Innovation Park, a 1 acre parcel that falls outside the Regional Growth Boundary (RGB) and Sewer Service Area (SSA). *A formal rezoning request has yet to be submitted.*

PSU is also working with PAM Health on a proposed 5-acre leased parcel for the construction of an Inpatient Rehabilitation Hospital. At Council’s direction, this rezoning request was remanded to PC for review at their April 15, 2025 meeting. PC approved the request pending approval of the Development of Regional Impact (DRI).

All three (3) requests from Penn State University are relative to rezoning the area around Innovation Park and require a DRI, which is underway. Ms. Schoch offered a traffic impact study will be completed in the coming weeks, and the DRI will go to Centre Region Planning Agency (CRPA) for final approval.

Ms. Schoch offered PC will consider the following in their recommendation:

- 1. Review and Provide Recommendation on Zoning Change** – evaluate the proposed rezoning from UPD 14 to PRBD and make a formal recommendation to Council regarding its suitability for research and business park development.
- 2. Assess Infrastructure and Utility Needs** – review the feasibility of extending public sewer and water services. Discuss potential regional impacts and make recommendations for coordination with utility providers
- 3. Analyze Traffic Impacts** – consider potential traffic impacts on existing local roadways and intersections, identify mitigation measures and provide recommendations to Council. CT’s official map is applicable in this process, as a proposed road is shown in the vicinity of the request.

4. **Evaluate Environmental Considerations** – determine if additional environmental reviews are needed to assess potential impacts on undeveloped land. Consider requesting further studies or mitigation.

5. **Facilitate Regional Coordination Discussion** – review the proposals implications for the RGB/SSA and discuss the process for obtaining General Forum Approval. Provide input on regional coordination efforts.

Ms. Schoch offered Staff will prepare a remand letter and Rezoning Analysis for PC to consider the 61-acre PSU-ARL rezoning request. The smaller 1-acre PSU-ARL rezoning request will need formal submission. Additionally, the PSU-ARL Master Plan will need updated to reflect the 61-acres.

Mr. Francke made a motion to formally remand to Planning Commission the Rezoning Request of PSU-ARL with amended verbiage of 61-acres. Ms. Mariner seconded the motion. Motion carried unanimously.

NEW BUSINESS: NB-1 Lemont Street Signs

The Consent Agenda (CA-2.d.) includes a request from the Lemont Village Association (LVA) pertaining to the re-installation of the black street name signs in the Village of Lemont. Susan Smith, Board Chair of the LVA, and Eric McGinnis, Ph.D. addressed Council at the April 3, 2025 meeting about this request, noting that it could coincide with the 150th Anniversary of the Township and could be advanced as a possible scout project.

Street sign requirements within Pennsylvania municipalities are set forth in the federal Manual on Uniform Traffic Control Devices (MUTCD), which is implemented at the state and local level through PennDOT Publication 212.

To summarize those requirements:

- The Street Name sign shall be retroreflective or illuminated in accordance with the provisions of MUTCD Section 2A.21.
- Signs with a green background and white lettering are preferred under the MUTCD. However, the following three (3) alternative colors schemes are allowable:
 - Blue background with white lettering
 - Brown background with white lettering
 - White background with black lettering
- The MUTCD further notes that when an alternative background color is used for street signs, it should be applied to street signs on all roadways under the municipal jurisdiction.

Staff recommends denial of LVA’s request. Re-installation of the black street name signs would not be compliant with the requirements set forth in the MUTCD and PennDOT Publication 212. This could jeopardize future liquid fuels allocations and open the Township to further liability.

While not recommended by Staff, replacement of the existing green street name signs with new signs of an alternative color scheme is an option. In such case, the use of brown background with white lettering signage would be advisable. A project, which is not budgeted in 2025, would likely include the installation of approximately 28 new signposts, along with 56 new street name signs, by CT Public Works Department. Cost estimate is \$8,000 with estimated completion in Fall 2025.

Council directed Staff to present the alternative sign options to the LVA, with the understanding that if approved, Council may consider a phased approach to installation due to cost factors. Additionally, is there an alternative option to display the signs within the Village.

NB-2 2025 PSATS Resolutions & Nominations

Mr. Brumbaugh offered that in advance of the Pennsylvania State Association of Township Supervisors (PSATS) annual conference in May, PSATS has forwarded a listing of Resolutions that will be considered as part of their Business Session. Council is asked to review and provide any comments to the CT voting delegate, Ms. Trainor.

The following proposed PSATS Resolutions were discussed by Council at greater length:

- **25-13 RESOLVED**, That PSATS seek legislation to amend the Consolidated County Assessment Law to require every county to conduct a reassessment every 10 or 20 years.
PSATS SECRETARY-MANAGER COMMITTEE - OPPOSED
REASON FOR ACTION: *The committee felt that this was not a township issue and did not want to place an unfunded mandate on another local government.*

Mr. Brumbaugh offered his support of this Resolution due to municipalities relying on real estate taxes as revenue. He noted in some municipalities, real estate taxes might be their only source of income. He noted Centre County’s last assessment was done in 1994, and there are inconsistencies with assessments being conducted in a timely manner across Pennsylvania municipalities. Mr. Francke offered a reassessment may not necessarily increase taxes, and assessment appeals are high. **Council agrees to support the proposed PSATS Resolution 25-13.**

Ms. Trainor noted in light of Mr. Frank Mellott’s resignation from UAJA, a Resolution should be proposed to PSATS about the Statements of Financial Interest forms. Mr. Brumbaugh offered the annual PSATS Resolutions are discussed at the Centre County Association of Township Officials (CCATO) annual Fall Convention. Ms. Trainor offered the CCATO Spring Convention will be held April 29, 2025, at Patton Township at 5PM, and she is now serving as first Vice President of CCATO. Mr. Francke requested to also address millage for police services at the Fall Convention.

Mr. Bernier offered he will moderate two (2) sessions and Mr. Brumbaugh will moderate one (1) session at the PSATS annual conference.

Council will review the 2025 PSATS Resolutions again and address any additional at the May 1, 2025 meeting.

STAFF

INFORMATIVES: **SI-1 April 2025 EZP Update**
 SI-2 March 2025 OEO Report

No *Staff Informatives* pulled for discussion.

COUNCIL/STAFF OTHER MATTERS: No *Other Matters* were brought forward for discussion.

ADJOURNMENT

Chair Bernier called for a motion to adjourn the meeting.

**Ms. Mariner moved to adjourn the April 17, 2025 Regular College Township Council meeting.
Mr. Francke seconded the motion.**

The April 17, 2025 Regular College Township meeting was adjourned at 9:14 PM.

Respectfully submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary

