



**COLLEGE TOWNSHIP COUNCIL
REORGANIZATION MEETING AGENDA
Monday, January 5, 2026
12:00 PM
Hybrid Meeting (In-Person or via Zoom)**

General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:

- [Click HERE to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing admin@collegetownship.org.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Mike Bloom at admin@collegetownship.org or 814-231-3021.

COLLEGE TOWNSHIP COUNCIL MEETING

SWEARING IN OF NEWLY ELECTED OFFICIALS: District Justice Greg Koehle

**L. Eric Bernier, January 5, 2026 – January 4, 2030
Gretchen Brandt, January 5, 2026 – January 4, 2030**

POINT OF PROTOCOL: College Township Council Members typically rotate through the office of Chair and Vice Chair. The Township Manager typically serves as the Temporary Chair at this meeting.

CALL TO ORDER/PLEDGE OF ALLEGIANCE – Temporary Chair

FIRST ORDER OF BUSINESS: Nominations requested for 2026 Chair by Temporary Chair

SECOND ORDER OF BUSINESS: Nominations requested for Vice Chair by Newly Elected Chair

NEW BUSINESS:

NB-1 COG Committee and Regional Appointments:

a. COG Committees:

Committee	2025 Rep.	2026 Rep.	Alt.	1st Meeting
1) Executive	Bernier	Trainor	Mariner	Tues. Jan 20, 12:15 PM
2) Finance	Francke	Francke	None	Thurs. Jan. 15, 8:30 AM
3) Human Resources	Mariner	Mariner	None	TBD
4) Parks Capital	Francke	Francke	None	Thurs. Feb. 19, 12:15 PM
5) Public Safety	Trainor	Trainor	None	Tues. Jan. 13, 12:15 PM
6) Land Use & Comm. Infrastruct.	Best	Bernier	None	Thurs. Jan. 15, 12:15 PM
7) Facilities	Francke	Francke	None	TBD
8) Climate Action & Sustainability	Best	Brandt	None	Thur. Jan. 15, 12:15 PM
9) Parks & Rec Governance	Francke	Francke	None	Wed. Jan.28, 8:30 AM
10) General Forum	ALL	ALL	N/A	Mon. Jan. 26, 7:00 PM

b. Regional/General Committees:

Committee	2025 Rep.	2026 Rep.	Alt.	1st Meeting
1) LTAC	Trainor	Mariner	None	Wed. Jan 21, 7:00 PM
2) SC Watershed Delegate	Best	Brandt	None	Wed. Jan 21, 7:00 PM
3) Centre Area Cable Consort.	Mariner	Mariner	None	TBD
4) CCMPO Coordinating	Bernier	Bernier	None	Tues. Feb. 24, 6:00 PM
5) CTIDA Liaison	Trainor	Brandt	None	Wed. Jan. 21, 4:00 PM

c. PSATS Voting Delegate:

1) CT Voting Delegate PSAT	Trainor	TBD	PSATS Conv. 4/19/2026
2) CT Voting Delegate PML	Francke	TBD	PML Leadership Conf. 10/7/2026

CONSENT AGENDA:

CA-1 Appointment of all College Township Committee Alternates with full force vote, As Needed

CA-2 Appointment of Louis T. Glantz, Esq., Stover McGlaughlin, as College Township Solicitor for 2026

CA-3 2026 Auditing Services - Fiore Fedeli Snyder Carothers; Appointment of

CA-4 Re-appointment of all current College Township staff members to their current positions and the additional appointments of the following for 2026:

Adam T. Brumbaugh - Township Manager/Secretary;

- Right-To-Know Officer;
- Tax Collection Committee Delegate;
- Privacy Official; and
- Security Officer;
- Donald M. Franson - Local Traffic Advisory Committee;
- Kim Patishnock - Township Treasurer; and
- Tax Collection Committee First Alternate;
- Amy Kerner - Local Traffic Advisory Committee;
- Jeremiah Northridge - Local Traffic Advisory Committee;
- CCMPO Technical Committee to 12/31/2026;
- Katy VanAmburg - Assistant Township Secretary; and
- Tax Collection Committee Second Alternate;
- Assistant Right-To-Know Officer.

CA-5 Appointment of Traffic & Consulting Engineers:

- a. Trans Associates as College Township Traffic Engineer
- b. McCormick Taylor as Alternate College Township Traffic Engineer
- c. Keller Engineering as College Township Consulting Engineers

CA-6 Township Manager Employment Agreement; Approval of

CA-7 Disposition of Records R-26-01; Approval of

CA-8 Appointment of Sewage Enforcement Officers and SEO Fees for 2026, as presented below:

- Walter Schneider PA SEO 03970 - Primary Sewage Enforcement Officer
- Cory M. Warner PA SEO 03994 - Secondary Sewage Enforcement Officer
- James W. Royer PA SEO 04028 - Secondary Sewage Enforcement Officer
- Robert E. Royer, Jr. PA 04025 - Secondary Sewage Enforcement Officer
- Bryan K. Roan PA SEO 04041 - Secondary Sewage Enforcement Officer
- Jonathon T. Long PA SEO 04039 - Secondary Sewage Enforcement Officer

CA-9 Authorities, Boards, and Commissions (ABC) Matters

a. Appointments and Reappointments to Authorities, Boards, & Commissions:

- | | | |
|-----------------------|----------------------------------|------------------------|
| 1) Lamartine Hood | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 2) Benson Lichtig | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 3) VACANT | Industrial Development Authority | 1/5/2026 – 12/31/2030; |
| 4) Stephen Spoonamore | Mt. Nittany Conservancy Liaison | 1/5/2026 – 12/31/2026; |
| 5) Sue Smith | Parks & Recreation Committee | 1/5/2026 – 12/31/2030; |
| 6) VACANT | Parks & Recreation Committee | 1/5/2026 – 12/31/2030; |
| 7) Peggy Ekdahl | Planning Commission | 1/5/2026 – 12/31/2029; |
| 8) Suleman Din | Planning Commission | 1/5/2026 – 12/31/2029; |
| 9) VACANT | Planning Commission | 1/5/2026 – 12/31/2029; |
| 10) VACANT | Schlow Regional Library Board | 1/5/2026 – 12/31/2028; |

11) Lee Murphy	SC Watershed Commission Alternate	1/5/2026 – 12/31/2026;
12) Dave Wasson	Vacancy Board	1/5/2026 – 12/31/2026;
13) Richard Harris	CTWA/SCBWA	1/5/2026 – 12/31/2026;
14) Ray Liddick, Jr.	CT Water Authority	1/5/2026 - 12/31/2030;
15) VACANT	CT Water Authority Alternate	1/5/2026 – 12/31/2030; and
16) Ben Eltz	Zoning Hearing Board	1/5/2026 – 12/31/2030.

CA-10 Appointment of the following financial institutions as depositories for College Township funds for 1/1/2026 through 12/31/2026: First National Bank of Pennsylvania, PA Local Government Investment Trust (PLGIT), and Northwest Savings Bank.

CA-11 Setting of mileage reimbursement rate at the federal IRS rate

CA-12 College Township Rates, Fees and Penalties Schedule; Amendment of

- a. R-26-02 §A203-1 Building and Construction, Property Maintenance & Fire Code Permits
- b. R-26-03 §A203-8 Planned Residential Development Filing Fees
- c. R-26-04 §A203-15 Impounding of Vehicles
- d. R-26-05 §A203-22 Health and Sanitation

CA-13 2026 Wage Ranges after COLA Adjustment

ADJOURNMENT

LAW OFFICES
GLANTZ, JOHNSON & ASSOCIATES

1901 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801

LOUIS T. GLANTZ
louisglantz@gmail.com

(814) 238-2491
FAX (814) 238-8016

Writer's Direct Number
814-308-0913

December 16, 2025

Township of College Township
Attn: Adam Brumbaugh
1481 E. College Ave.
State College, PA 16801

Re: Solicitorship - 2026

Dear Adam:

I wish to advise you that effective January 1, 2026, if I am reappointed as your solicitor, and I certainly hope that I am, I will be forced to increase our fees as follows:

- 1) My normal hourly rate will be increased to \$175 for all routine municipal work. Please note that my normal hourly rate is \$300.
- 2) Any time I am required to appear in Court on behalf of the Township whether it be municipal court, county court, or appellate courts, my fee will be \$200 per hour. My normal fee for court appearances is \$330 per hour.
- 3) Secretarial staff \$115 per hour.

I wanted to give you advance notice of my planned increases in fees now so that you have this information in January. I think that in the past I have demonstrated that we have been able to provide effective legal representation at a reasonable cost by not only providing discounted hourly fees but also by minimizing the number of hours actually billed for.

Sincerely,



Louis T. Glantz

LTG/ldn

December 31, 2025

Mr. Adam Brumbaugh
Township Manager
College Township
1481 E. College Avenue
State College, PA 16801

Subject: Letter of Intent for 2026 Traffic Consulting Services
College Township, Centre County, PA

Dear Mr. Brumbaugh,

Trans Associates (TA) is pleased to submit this letter of intent to provide traffic engineering services to College Township for the 2026 calendar year. TA is devoted to committing the resources necessary to completing projects and reviews on time. With our office in State College, we are available to quickly meet with the Township staff, developer's representatives, concerned residents and affected parties. We are totally committed to meeting the needs and expectations of College Township.

As you are probably aware, TA has been providing our expertise in Traffic Engineering and supplementary Civil Design Services to the Township since 2001! Throughout that period TA has served College Township with effectiveness, prompt responsiveness, and always with the Township's best interests and we are graciously appreciative of the trust College Township has in our services.

TA prides itself in being able to provide Municipalities with exceptional services related to transportation issues. The staff we have assembled has considerable experience in each of these areas. The TA Team members are recognized and respected leaders of their fields, both in Pennsylvania and throughout the region.

TA will perform these services under the direction and management of the Project Manager, **Nicholas J. Schaefer, P.E., PTOE**. Mr. Schaefer manages the local State College Office at 330 Innovation Blvd., Suite 205, State College, PA 16803. Mr. Schaefer can be reached by office phone at 814-231-4812, by cell at 814-470-6569, or email at schaefern@transassociates.com.

Thank you for your continued trust in Trans Associates. We look forward to continuing our working relationship with College Township to provide Traffic Engineering Services. Our 2026 Municipal rate schedule is attached.

Respectfully Submitted,

TRANS ASSOCIATES ENGINEERING CONSULTANTS, INC.



Nicholas J. Schaefer, P.E., PTOE
Principal | Transportation Services



Cynthia A. Jampole, P.E.
Principal | Chief Executive Officer

2026 MUNICIPAL RATE SCHEDULE

<u>PERSONNEL CLASSIFICATION</u>	<u>RATES PER HOUR</u>
PRINCIPAL / SENIOR MANAGER	\$175.00
ENGINEERING MANAGER	\$160.00
SENIOR ENGINEER / DESIGNER	\$140.00
STAFF ENGINEER	\$132.00
ASSOCIATE DESIGNER / ANALYST	\$127.00
SENIOR TECHNICIAN	\$95.00
SENIOR SURVEY TECHNICIAN	\$95.00
FIELD TECHNICIAN	\$65.00
CLERICAL	\$65.00
FIELD ENUMERATORS	\$46.00
<u>DIRECT EXPENSES</u>	<u>RATE</u>
AUTO TRAVEL	\$0.70/MILE*
COPIES	\$0.17/SHEET
Color	\$0.50/SHEET
PLAN PRINTS	
Bond	\$0.27/S.F.
Vellum	\$1.00/S.F.
Mylar	\$1.35/S.F.
Color Plot	\$0.65/S.F.
OTHER DIRECT COSTS	AT COST

*Current Federal Standard Mileage Rate (Subject to Federal Rate Change).



December 5, 2025

Mr. Don Franson, Township Engineer
College Township
1481 East College Avenue
State College, PA 16801

RE: 2026 Appointment & Fee Schedule

Dear Mr. Franson:

Thank you again for the appointment in 2025 to serve as your alternate traffic engineer. It has been my pleasure to work with you and the rest of the Township staff. Please consider this our request to be considered for re-appointment. Enclosed are our municipal billing rates for 2026.

If you have any questions, please do not hesitate to contact me by phone at (814) 409-7990 or by email at rjwatts@mccormicktaylor.com.

Very Truly Yours,

McCORMICK TAYLOR, INC.

A handwritten signature in black ink, appearing to read "Robert J. Watts".

Robert J. Watts, P.E., PTOE, AICP

Enclosure

Cc: Sharon Meyers, College Township



McCormick Taylor, Inc.
2026 Professional Services Fee Schedule

Classification	Hourly Rate
Principal	\$255.00
Senior Project Manager II	\$245.00
Senior Project Manager I	\$220.00
Project Manager I	\$205.00
Senior Engineer	\$195.00
Engineer III	\$180.00
Engineer II	\$170.00
Engineer I	\$150.00
Engineering Tech. Manager	\$160.00
Engineering Technician III	\$140.00
Engineering Technician II	\$135.00
Engineering Technician I	\$115.00
Supporting Services	
Professional Land Surveyor	\$145.00
Environmental Project Manager	\$185.00
Environmental Planner	\$155.00
Landscape Architect	\$120.00
GIS Specialist II	\$130.00
GIS Specialist I	\$105.00
Graphics Artist	\$125.00
Administrative	\$100.00
<u>Miscellaneous Charges</u>	
Vehicle mileage will be billed at the standard corporate rate. Other reimbursable expenses will be billed based on actual costs incurred.	
Fee Schedule Period - January 1, 2026 to December 31, 2026 Method of Payment: Specific Rate	



Keller Engineers, Inc.
3500 East College Avenue
Suite 1100
State College, PA 16801
Phone: (814) 231-2925
www.keller-engineers.com

December 29, 2025

College Township
1481 East College Avenue
State College, PA 16801

RE: Engineer Designation Request 2026

Dear Council Members:

Keller Engineers respectfully requests that you allow us to continue serving as your designated engineer for the year 2026. Basic designation services may include provision of engineering advice, consultation, and meeting attendance if requested.

Our professionals understand the importance of local government in supporting the quality of place for residents and visitors, and attracting investment to your community. Keller Engineers has a proven track record of assisting communities to grow by providing sensible, practical advice; developing realistic goals and implementation strategies; securing project funding; and managing infrastructure, all while maintaining project budgets.

Our company has many years of experience working with municipal leaders. We are the appointed engineer for more than 80 Pennsylvania municipalities and authorities; many of which we have served since we opened in 1991. This extensive experience has provided us with a thorough understanding of the PA Municipalities Planning Code, regulatory and engineering requirements; and the ability to serve as your liaison with governmental agencies and the community.

Please do not hesitate to call me at (814) 696-7430 if you have any questions, or if I can be of assistance to you. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Joseph G. Keller". The signature is written in a cursive style.

Joseph G. Keller, PE
President

Enclosures



Keller Engineers, Inc.
3500 East College Avenue
Suite 1100
State College, PA 16801
Phone: (814) 231-2925
www.keller-engineers.com

**DESIGNATION POLICY
FOR
2026 PROFESSIONAL SERVICES**

Keller Engineers will provide the following designation services:

- Attendance of meetings upon request.
- Provision of consultation as required with recommendations on your engineering needs.
- Monitoring of state and federal rules and requirements, and keep you informed on these matters.
- Response to questions concerning road bonding, land development, sewage facilities planning, project funding sources, ordinances, liquid fuel fund usage, wetland issues, etc.
- Response to requests for engineering services for specific projects with a detailed proposal outlining our scope of services and fees.

Keller Engineers Proposed 2026 Rate Schedule:

- Senior Engineer \$175.00/hour
- Senior Surveyor \$165.00/hour
- Project Manager \$160.00/hour
- Engineer \$150.00/hour
- Landscape Architect \$140.00/hour
- Designer \$135.00/hour
- Mileage IRS Allowable
- Prints At cost

Hourly rates include wages, required taxes, insurance, overhead & profit.

Municipal Manager Employment Agreement

January 2026 – January 2028

THIS EMPLOYMENT AGREEMENT is made and entered into by and between the **Township of College**, Centre County, Pennsylvania (hereinafter "Employer"), and **Adam Brumbaugh** (hereinafter "Employee"), pursuant to the Pennsylvania Second Class Township Code and Employer's governing Code.

Employer and Employee, intending to be legally bound, agree as follows:

1. Position and Duties

Employer hereby employs Employee as **Municipal Manager**. Employee agrees to perform the essential duties as described in *Attachment A – Position Description*, and any additional lawful duties assigned by Council that are consistent with the duties of a Municipal Manager.

Material changes to duties, reporting structure, or organizational authority shall require written agreement between Employee and Council.

Employee shall devote full professional time and attention to the position.

2. Term of Agreement

This Agreement shall commence on **January 6, 2026**, and shall continue through **January 4, 2028**, unless earlier terminated under this Agreement.

Employer shall provide written notice of any intention not to renew the Agreement **at least 180 days** before expiration. Absent such notice, the parties may negotiate renewal terms, and Employee shall continue serving under the terms of this Agreement until Council takes formal action.

3. At-Will Employment

Employee serves **at the pleasure of Council** consistent with the Township Code. This Agreement defines compensation and severance rights but does not create tenure.

4. Professional Standards

Employee shall perform duties in a competent, ethical, and professional manner consistent with federal and state law, the Township Code, Employer policies, and the ICMA Code of Ethics.

Employee shall not engage in conduct that constitutes material misconduct or that materially harms the reputation of the Township.

5. Benefits

Employee shall receive all benefits available to full-time Township employees, along with the following **executive-level benefits**:

- **Additional Paid Time Off:** 5 days of annual executive leave.

Nothing herein diminishes any more favorable benefit provided to non-uniform employees.

6. Residency and Relocation

Employee shall reside within the Township during the term of this Agreement.

Should Township residency requirements be modified or eliminated during the term, Employee may elect to maintain or relocate residence without penalty.

7. Compensation

Employee shall receive an annual base salary of **\$151,237** effective January 6, 2026. Annual adjustments shall, at a minimum, be made consistent with Employer's compensation policies, including merit-based or cost-of-living increases.

8. Retirement Contributions

Employer shall contribute:

- **5% of base salary**, plus
- An annual **\$4,500** contribution

to Employee's 457(b) deferred compensation plan.

Employee shall contribute at least 5% of base salary on a pre-tax basis.

9. Performance Evaluation

Council shall conduct a written annual performance evaluation using criteria agreed upon by the parties. The evaluation shall serve as the basis for salary, benefit, or employment adjustments.

10. Outside Professional Engagements

Employee may teach, consult, write, or speak professionally with prior notice to Council, provided such work does not materially interfere with Township duties or create conflicts of interest.

Honoraria shall be retained by Employee unless otherwise agreed.

11. Indemnification and Insurance

Employer shall defend, indemnify, and hold Employee harmless from any legal claims arising from the good-faith performance of duties, to the fullest extent permitted by Pennsylvania law.

Employee shall be covered under Employer's public official liability and employment practices insurance throughout employment and for at least two years following separation.

12. Professional Development

Employer shall fund dues, training, and conference attendance essential to Employee's professional development, including but not limited to ICMA, PML, and APMM memberships and annual conferences.

13. Executive Hours and Flexibility

Employee acknowledges that duties require work beyond normal business hours. Employee may take reasonable executive leave or schedule flexibility without using PTO, provided Council is informed.

14. Severance (Without Cause / Non-Renewal)

If Employer terminates Employee without Cause or declines to renew this Agreement, Employee shall receive:

1. **Severance Pay:** Twelve (12) months of base salary.
2. **Benefits Continuation:** Township-paid health insurance for 12 months or cash equivalent.
3. **Accrued Leave Payout:** Payment of all accrued vacation, personal time, and compensatory time.
4. **Deferred Compensation:** Pro-rata retirement contribution for the year of separation.

This severance does not apply to resignation without Good Reason or termination for Cause.

15. Termination for Cause

“Cause” is limited to:

1. Conviction of a felony or crime of moral turpitude.
2. Willful misconduct, fraud, or misappropriation.
3. Intentional violation of written Township policies after written notice.
4. Willful refusal to perform essential duties after written notice and a 30-day cure period.

No severance is owed in a termination for Cause.

16. Good Reason Resignation

Employee may resign for **Good Reason** and receive severance as if terminated without Cause. "Good Reason" includes:

1. Material reduction in duties, authority, or reporting relationships.
2. Material breach of this Agreement by Employer.

- 3. Reduction in salary or benefits not applied proportionally to all non-uniform employees.
- 4. Relocation of Township office by more than 20 miles.

Employee must provide written notice and allow Council 30 days to cure.

17. Voluntary Resignation

Employee may resign voluntarily with 30 days' written notice. In such event, no severance is owed, but all accrued leave, including sick time, will be paid out.

18. General Provisions

- Modifications must be in writing and signed by both parties.
- If any provision is invalid, the remainder shall still apply.
- This Agreement constitutes the full understanding between the parties.

IN WITNESS WHEREOF, the Employer and Employee execute this Agreement as of the date below.

ATTEST:

TOWNSHIP OF COLLEGE

Assistant Township Secretary

Council Chair

Date: _____

WITNESS:

Employee

Date: _____

GENERAL JOB DESCRIPTION

TITLE: Township Manager – Secretary

DEPARTMENT: Administration

REPORTS TO: College Township Council through the Council Chairperson

FLSA: Exempt

SALARY: Refer to approved salary range schedule

Position Summary

The purpose of the Township Manager – Secretary is to direct the operation of township government through subordinate department heads or directly; has responsibility for all matters performed in the name of College Township or under its power and authority.

Essential Functions

- Responsible for the management of all governmental affairs of the Township such as engineering, building, zoning, health, purchasing, tax collection, highway maintenance, planning financial management, and human resources.
- Responsible for the appointment, suspension, or removal of employees in all departments of Township government with the exception of the Auditing function which is performed by a CPA Auditing Firm appointed by Council.
- Responsible for collection, receipt, accounting and deposit of all taxes, fees, assessments, and charges established by the Township or other taxing authorities for whom the Township collects monies.
- Responsible for the direction, supervision, and management of all offices, departments, agencies, and commissions created by Council.
- Responsible for the preparation of an annual operating budget and capital expenditure program and for its presentation to Council for approval.
- Responsible for the preparation of an annual report which details the financial and administrative activities of the Township.
- Responsible for the preparation of periodic reports, studies, analyses, and evaluations which may be requested by Council from time to time.
- Responsible for the preservation of law and order in the Township and for the enforcement of ordinances and regulations. Acts as Township liaison to police, fire and emergency services agencies.
- Responsible as the Township representative to the Centre Region Emergency Management Council.
- Responsible to ensure that the laws of the Commonwealth which relate to the affairs of Township government are enforced and executed.
- Responsible to participate in the meetings of Council, the organization of business for those meetings, and to follow through with action directed by Council.
- Responsible to represent the Township's interests in intergovernmental affairs, particularly as relates to the activities of the Centre Region Council of Governments.

- Responsible to be accessible to the media and to act as spokesperson for the Township for the purposes of relaying factual information and/or formal positions taken the Council.
- Participates in a weekly executive staff meeting with all department heads, and coordinates interdepartmental issues utilizing a team approach.
- Responsible for all aspects of the Secretary's function to the Council (i.e., attesting, certifying, etc.) actions.
- Responsible for all administrative contracts.
- Responsible for maintaining pay classification and job description plan.
- Responsible for Human Resources and keeping current on all regulations and legislation.
- Maintains current listing of available candidates for Council appointment to Authorities, Boards, or Commissions (ABCs).
- Responsible for the management and operation of all College Township Water Authority activities and reports to members of the Council-appointed Water Authority Board.
 - Duties include, but are not limited to: administrative, financial and personnel management as well as emergency response coordination and all periodic reporting to various local, state and federal agencies.
 - Responsible for compliance with all Water Authority permits and orders issued to Authority.
 - Representation of Water Authority interests and negotiation with various local, state and federal agencies.
 - Liaison to residential, commercial, industrial and institutional customers of the Water Authority.

Qualifications

Education:

- Any combination of training, education, and experience equivalent to a Bachelor's Degree from an accredited college or university, preferably in Public or Business Administration required.
- A Master's Degree in a related field is highly desirable.

Work Experience:

- Four (4)-plus years of progressively responsible experience in municipal government as a City or Township Manager or Assistant City/Township Manager or Senior Executive in a community of more than 5,000 population required.

Knowledge/Skills/Abilities:

- The Township Manager must have knowledge of:
 - Complex policy issues;
 - Intergovernmental relations;
 - Federal, state, regional and local jurisdictional partnerships; and,
 - Municipal financial management and fiscal policies.

- The Township Manager must have the ability to:
 - Shape and implement policy direction;
 - Listen, facilitate and synthesize multiple points of view;
 - Prepare and mentor managers to assume broader leadership roles;
 - Foster an organizational climate that attracts, retains and develops talent at all levels;
 - Facilitate and sustain positive employee relations;
 - Communicate orally and in writing with all levels of Township staff, Township and regional officials and citizens;
 - Manage, organize and direct the work of others and provide organizational leadership;
 - Build effective working relationships with Township and regional officials, coworkers, subordinates and citizens.

Certifications:

- Possession of a valid Pennsylvania driver's license.
- Designation as a Certified Manager by the International City/County Management Association is highly desirable.

Physical Demands and Work Environment

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this position. Reasonable accommodations may be made to enable individuals with disabilities to perform the functions.

While performing the duties of this position, the employee is regularly required to talk or hear. The employee frequently is required to use hands or finger, handle, or feel objects, tools or controls. The employee is occasionally required to stand; walk; sit; reach with hands and arms; climb or balance; and stoop, kneel, crouch, or crawl.

The employee must occasionally lift and/or move up to 45 pounds. Specific vision abilities required by this position include those required for reading, writing and typing. The noise level in the work environment is usually moderate.

Disclaimer

This job description in no way states or implies that these are the only duties to be performed by the employee(s) incumbent in this position. Employees will be required to follow any other job-related instructions and to perform any other job-related duties requested by any person authorized to give instructions or assignments. All duties and responsibilities are subject to possible modification to reasonably accommodate individuals with disabilities. To perform this job successfully, the incumbents will possess the knowledge, skills, and abilities to perform each duty proficiently. Some requirements may exclude individuals who pose a direct threat or significant risk to the health or safety of themselves or others. The requirements listed in this document are the minimum levels of knowledge, skills or abilities. This document does not create an employment contract, implied or otherwise, other than an "at will" employment relationship.

Reviewed with employee by:

Name/Title

Date

Acknowledgement

This job description has been reviewed with me by my manager. I have been provided the opportunity to ask questions regarding any aspect of this job description.

Job Incumbent Signature _____

Date _____

Legal Disclaimer: The Job Description is intended for informational purposes only, and by no means should replace or substitute any governmental and/or non-governmental legal information or advice. Please contact an HR Professional for additional information.

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-01

**AUTHORIZATION FOR DISPOSITION OF RECORDS AS SET
FORTH IN THE *MUNICIPAL RECORDS MANUAL***

RESOLVED BY Township of College, Centre County, Pennsylvania, that

WHEREAS, by virtue of Resolution R-03-08 adopted on the 3rd day of April 2003, College Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Pennsylvania Historical and Museum Commission *Municipal Records Manual*, approved on December 16, 2008, last revised March 28, 2019; and

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, BE IT RESOLVED that the Council of College Township, Township of College, Centre County, Pennsylvania, in accordance with the above-cited *Municipal Records Manual*, hereby authorizes the disposition of records, as cited on the attached Appendix A.

THIS RESOLUTION DULY APPROVED this 5th day of January, 2026, by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

Council Chair

Township Manager/Secretary

APPENDIX A				
<u>Code</u>	<u>Category</u>	<u>General Record Description</u>	<u>Retention Period</u>	<u>Records for Destruction</u>
ADMINISTRATIVE AND LEGAL				
AL-1	Administrative Subject Files	Gen. correspondence, reports, manuals, studies, bulletins, newsletters	As long as of administrative value	Varies
AL-4	Bonds, Performance and Security	Includes bonds required of employees or contractors	Retain 6 years after expiration	Varies
AL-8	Contract Files	Bids, ads, proposals, price quotes, qualified contractor memos	12 years after termination of contracts	Prior to 2012
AL-12	Election Records	Ethics Commission Statements of Financial Interest	5 years	Prior to 2019
AL-17	Insurance Claims and Policies	Insurance policies and claims	6 years after final claims settlement	Prior to 2017
AL-19	Litigation Case Files	Records related to litigation, closed cases	As long as of administrative value	Varies
AL-20	Liquid Fuel Tax Records	Records required by State Auditor for liquid fuels audit (officials roster is kept permanently)	7 years	Prior to 2017
AL-21	Mailing Lists	Newsletter mailing lists	Until superseded	Those superseded
AL-24	Minutes	Tape Recordings of Public Meetings	Until minutes are approved	Once minutes are approved
AL-25	Municipal Lien Files	Liens filed to secure payment	1 year after satisfaction	Prior to 2023
AL-29	Oaths of Municipal Officers	Oaths	6 years	Prior to 2018
AL-31	Petitions	Petitions to Council	5 years unless results in ordinance change	Prior to 2019
AL-33	Press Releases	Municipal press releases	As long as of administrative value	Varies
AL-35	Public Meeting/Hearing Notices & Proof of Publication	Hearing notices and proof of publication	10 years	Prior to 2014
AL-42	Sales and Use Tax Exemption Certificates	Forms for vendors exempting from sales and use tax	3 years	Prior to 2021
AL-43	Survey of Financial Condition Forms (DCED)	Annual DCED Report	5 years	Prior to 2018
AL-45	Treasurers' Bond Certifications (PENNDOT)	Bond certifications submitted to PENNDOT	7 years	Prior to 2017
AL-46	Right to Know Requests	Records made pursuant to open records legislation	2 years	Prior to 2022
EMERGENCY SERVICE RECORDS				
ES-2	Comprehensive Emergency Management Plan and Records	Civil defense plans, guides, reports	3 years after superseded	Prior to 2021
FINANCIAL AND PURCHASING				
FN-1	Account Distribution Summaries	General Ledgers	Weekly/Monthly - 3 years Year End - 7 years	Prior to 2021 Prior to 2017
FN-2	Accounts Payable Files and Ledgers	Records documenting money spent	7 years	Prior to 2017
FN-3	Accounts Receivable Files and Ledgers	Records documenting money owed and paid	7 years	Prior to 2017
FN-4	Annual Audit and Financial Reports	Elected and Appointed Officials Report	5 years	Prior to 2019
		Survey of Financial Condition Report	5 years	Prior to 2019
		Tax Information	5 years	Prior to 2019

APPENDIX A				
Code	Category	General Record Description	Retention Period	Records for Destruction
FN-7	Audit Workpapers	Audit papers supporting records audited	Current plus 3 prior audit cycles	Prior to 2020
FN-8	Balance Sheets	Balance Sheets	7 years	Prior to 2017
FN-9	Bank Statements and Reconciliations	Bank Statements and Bank Reconciliations	7 years	Prior to 2017
FN-10	Cancelled Checks	Cancelled Checks	7 years	Prior to 2017
FN-11	Check Registers	Check Registers	7 years	Prior to 2017
FN-12	Daily Cash Records	Records of daily cash receipts	3 years	Prior to 2021
FN-13	Deposit Slips	Bank deposit slips and attached remittance forms	7 years	Prior to 2017
FN-16	Financial Statements	Monthly Finance Reports	Periodic - Until final completion of audit	Prior to 2023
FN-17	Investment Records	Investment documents	6 years after cancellation	Prior to 2018
FN-18	Purchase Order Files	Purchase orders and related papers	7 years	Prior to 2017
FN-19	Purchasing Files	Files related to acquisition of services, goods, equipment	6 years	Prior to 2018
FN-23	Utility and Paid Service Receipts	Vendor invoices from utilities	7 years	Prior to 2017
FN-24	Vendor Files	Vendor maintenance information	Until superseded or obsolete	Those superseded or obsolete
INFORMATION TECHNOLOGY				
IT-1	Computer Inventory Records	Records documenting IT equipment assignments and inventories of licensed software	4 years after removed or reassigned	Prior to 2020
IT-2	Computer Systems Documentation	Hardware and software manuals and program coding	1 year after migration of all records with ongoing value to	Prior to 2023
IT-3	Equipment and Network Usage Documentation	Records related to use of IT equipment	1 year after updated or superseded	Those updated or superseded - prior to 2023
IT-4	Equipment Records	Purchase orders, warranties, service contracts, service histories, and correspondence	Life of Equipment	Varies
IT-5	Computer usage Files and Reports	Computer usage Files and Reports	1 year	Prior to 2023
IT-6	Network and PC Password and Security Identifications	Records documenting network password and admin security of the network	1 year	Prior to 2023
IT-7	System Architecture Documents and Wiring Schemas	Records documenting location of wiring and design of networked environment	Life of Network	Network upgraded 2017
IT-8	Operating System and Hardware Conversion Plans	Records relating to replacement of equipment or computer operating systems	1 year after successful conversion	Varies
IT-10	System Backup Files	Copies of system files and other data, reports, files, etc used to restore systems following a disaster	Until superseded	Those superseded
IT-11	Security Records	Records used to control or monitor security of our computer systems and its data	1 year	Prior to 2023
IT-13	User Requests for IT Services	Records used to document requests for IT support services and responses to those requests	As long as of administrative value	Varies
IT-14	Network Implementation Project Files	Records used to plan and implement our network	Until superseded	Those superseded

APPENDIX A				
<u>Code</u>	<u>Category</u>	<u>General Record Description</u>	<u>Retention Period</u>	<u>Records for Destruction</u>
PAYROLL AND PERSONNEL				
PL-1	Cancelled Payroll Checks	Cancelled Payroll Checks	7 years	Prior to 2017
PL-2	Employee Payroll Adjustment Records	Employee Payroll Adjustment Records	4 years	Prior to 2020
PL-3	Individual Employee's Earning Record - Terminated Employees	Individual Employee's Earning Record - Terminated Employees	5 years after all benefits paid if post-termination benefits	Prior to 2019
			5 years after termination if no post-termination benefits	Prior to 2019
PL-4	Payroll Deduction Authorizations	Payroll Deduction Authorizations	1 year after cancelled or superseded	Those cancelled or superseded prior to 2023
PL-5	Payroll Earnings and Deductions Registers	Payroll Earnings and Deductions Registers	4 years Pay period reports	Prior to 2020
			7 years if p/r data posted to individual earning record	Prior to 2017
			50 years Otherwise	Prior to 1974
PL-6	Payroll Voucher	Payroll Voucher	7 years	Prior to 2017
PL-11	Quarterly Returns of Withholding of Federal Income Tax	Quarterly Returns of Withholding of Federal Income Tax	4 years	Prior to 2020
PL-12	Quarterly Statements of State and Local Taxes Withheld	Quarterly Statements of State and Local Taxes Withheld	4 years	Prior to 2020
PL-13	Social Security Reports	Social Security Reports	4 years	Prior to 2020
PL-14	Time Cards and Attendance Records	Time Cards and Attendance Records	3 years	Prior to 2021
PL-15	Unemployment Compensation Records	Unemployment Compensation Records	4 years after contributions have been pd	Prior to 2020
PL-16	Wage and Tax Statements (W-2 Forms)	Wage and Tax Statements (W-2 Forms)	4 years after due date of tax	Prior to 2020
PL-17	Withholding Allowance Certificates (W-4 Forms)	Withholding Allowance Certificates (W-4 Forms)	4 years after new certificate is filed or employment is	Prior to 2020
PL-18	1099 Forms (Employer's Copy of U.S. Information Return for Calendar Year)	1099 Forms (Employer's Copy of U.S. Information Return for Calendar Year)	4 years	Prior to 2020
PERSONNEL RECORDS				
PS-2	Applications for employment (Not hired)	Applications for employment (Not hired)	2 years	Prior to 2022
PS-4	Commercial Drivers License Records (CDL)	Commercial Drivers License Records (CDL)	Comply with retention requirements promulgated by the	Varies
PS-6	Employee Health Insurance Claim Files	Employee Health Insurance Claim Files	5 years after settlement of claim	Prior to 2019
PS-10	Job Descriptions and Announcements	Job Descriptions and Announcements	Current plus one prior revision	Varies
PS-14	Worker's Compensation Records	Worker's Compensation Records	4 years after signing final settlement receipt, or death	Prior to 2020
PUBLIC WORKS / ENGINEERING RECORDS				

APPENDIX A				
Code	Category	General Record Description	Retention Period	Records for Destruction
PW-6	Equipment Records	Operational & maintenance records for public works equipment	Life of Equipment	Varies
PW-8	Maintenance Records-Roads/Buildings/Facilities	Work performed on major equipment, systems, infrastructure	Routine - 5 years	
PW-14	Street Light Records	Routine Maintenance Records	5 years	Prior to 2019
Pw-18	Underground Conduit - PA ONE CALL Records	One Call Records	1 year	Prior to 2023
PARKS AND RECREATION RECORDS				
PR-3	Operations and Maintenance Records	Records of operations & maintenance of sites & equipment showing dates, problems, repairs	5 years	Prior to 2019
PR-6	Park Rules and Regulations	Rules & regulations to use of parks facilities & equipment	5 years after revoked or superseded	Prior to 2019
PLANNING AND BUILDING /ZONING CODE ENFORCEMENT RECORDS				
PL-5	Complaints, Citations, Notices of Violations, and Investigations	Nature of complaint, details of incident, investigation information and disposition	3 years	Prior to 2021
PL-18	Zoning Hearing Board Applications	ZHB Applications	3 years after final decision	Prior to 2021
PL-21	Zoning Hearing Tapes, Stenographic Notes and Transcriptions	Recordings and notes made during Zoning Board hearings and transcripts of proceedings.	90 days after final decisions or after Common Pleas Court ruling	Varies
TAX COLLECTION AND ASSESSMENT				
TA-9	Tax Return Forms/Cards	Employer Quarterly Returns	5 years	Prior to 2019
TA-9	Tax Return Forms/Cards	Annual Employer Reconciliations of EIT WH	5 years	Prior to 2019
TA-9	Tax Return Forms/Cards	Annual Taxpayer EIT and NP Returns	5 years	Prior to 2019
TA-12	Tax Bills, Paid Receipts	Real Estate Tax Bills and Paid Receipts	2 years	Prior to 2022
TA-2	Certifications for Taxes Paid on Real Estate	Real Estate Tax Certifications	2 years	Prior to 2022
TA-6	General and Special Tax Ledger and Related Records	Earned Income Tax Ledger Books	7 years	Prior to 2017
TA-6	General and Special Tax Ledger and Related Records	Real Estate Tax Ledger Books	7 years	Prior to 2017
TA-5	Exoneration Certificates Issued to Tax Collector	Real Estate Tax Exoneration Certificates	5 years	Prior to 2019
TA-8	Occupational Tax Lists	Occupation Tax Reports	Until superseded or obsolete	Those superseded or obsolete
TA-10	Public Utility Realty Reports	Reports submitted to Pa Dept of Rev	7 years	Prior to 2017
TA-11	Real Estate Transfer Records	Recorder of Deeds and Assessment Reports	As Long as of Admin Value	Prior to 2023
TA-13	Tax Collector Monthly Reports to Taxing Districts	Monthly Tax Reports to College Twp and SCASD	7 years	Prior to 2017
TA-15	Tax "Duplicates" (Real Estate and Non-Real Estate)	RE and Other Duplicates	7 years	Prior to 2017
TA-17	Abatements and Exonerations	Assessed tax Appeals and related papers	5 years	Prior to 2019
TA-20	Change of Assessment Notices	Records related to tax assessment changes	3 years after settlement	Prior to 2021
			5 years after settle of appealed cases	Prior to 2019
TA-22	Exemption Files	Exemption application files	3 years after expiration of exemption	Prior to 2021

**CENTRE REGION CODE ADMINISTRATION**

2643 Gateway Drive, Suite #1, State College, PA 16801

814-231-3056

www.centreregioncode.org

November 19, 2025

Adam Brumbaugh
Township Manager
College Township
1481 East College Avenue
State College, Pennsylvania 16801

Reference: Proposal for Sewage Enforcement Officer (SEO) services

Dear Mr. Brumbaugh:

In addition to the services currently provided to College Township, the Centre Region Code Administration (CRCA) would like to formally offer College Township sewage enforcement officer (SEO) services. Currently, the CRCA has six (6) PA DEP certified SEO's on staff, and has an on-going consulting relationship with Charles Herr, the immediately previous SEO for the Township, to transition projects over to the CRCA and provide support. The CRCA will not be offering system design services nor construction services. Between the number of SEO's on staff and not offering design and construction services, it will eliminate the need to go to multiple organizations due to conflicts of interest.

The following is the proposed fee schedule for 2026:

Fee Schedule

Centre Region Code Administration (CRCA) will collect all fees.

Applications

New Systems (Site Approved or Denied)	\$700.00
Replace or Major Repair/Alteration to Existing System	\$700.00
Additional Percolation Test (per 6-hole set) under same application	\$400.00
Minor Repairs to Existing System	\$425.00
Septic Tank Replacements, Holding/Retention Tanks/Privies	\$380.00
Renew, Reuse, or Transfer Permit:	\$320.00
Interim or Final Inspection(s) (All Systems)	\$150.00
IRSIS (Spray Irrigation) and Drip Irrigation	\$1060.00

Existing System Inspections

Inspections due to housing inspection – unsuitable system	\$320.00
Small Flow Treating Facility Inspections	\$320.00
Inspection for any reason other than noted above	\$320.00

Onlot Sewage Management Program Inspections

Complete Site Inspection w/Open Tank(s), per system	\$ 90.00
Walkover Inspection, per site or system	\$ 45.00
Open Tank(s) Inspection for Pumping Waiver, per System	\$150.00
Admin. without site inspection	\$ 40.00

Municipal Consultation/Enforcement

Primary Sewage Enforcement Officer	\$90.00 per hour
Secondary Sewage Enforcement Officer	\$90.00 per hour
Secretarial Administration	\$60.00 per hour
Mileage Rate	IRS allowable rate.

Subdivision/Land Development

Soil probes and related administration, such as probe and percolation reports, existing system inspections and plot plan reviews with written comments, will be billed on a time-and-materials basis at the following rates:

Primary Sewage Enforcement Officer:	\$90.00 per hour
Administration:	\$60.00 per hour
Mileage Rate	IRS allowable rate.

Percolation testing, per 6-hole test, whether site passes or fails, plus mileage at IRS allowable rate \$400.00

Planning Module Review (per review) – Component 1	\$220.00
– Component 2	\$320.00

The proposed SEO staff is:

Primary SEO

Walter G. M. Schneider III, Ph.D., P.E., MCP, CBO, CFO, MIFireE – PA SEO 03970

Alternate SEO's

Cory M. Warner –	PA SEO 03994
James W. Royer –	PA SEO 04028
Robert E. Royer, Jr. –	PA SEO 04025
Bryan K. Roan –	PA SEO 04041
Jonathan T. Long –	PA SEO 04039

If you have any questions regarding this matter, please contact me.

Respectfully submitted,
Centre Region Code Administration

Walter G. M. Schneider III, Ph.D., P.E., CBO, MCP, CFO, MIFireE, FASCE, CPT, FM
Agency Director

[Here's how you know](#)



IRS sets 2026 business standard mileage rate at 72.5 cents per mile, up 2.5 cents

IR-2025-128, Dec. 29, 2025

WASHINGTON — The Internal Revenue Service today announced that the optional standard mileage rate for business use of automobiles will increase by 2.5 cents in 2026, while the mileage rate for vehicles used for medical purposes will decrease by half a cent, reflecting updated cost data and annual inflation adjustments.

Optional standard mileage rates are used to calculate the deductible costs of operating vehicles for business, charitable, and medical purposes. Additionally, the optional standard mileage rate may be used to calculate the deductible costs of operating vehicles for moving purposes for certain active-duty members of the Armed Forces, and now, under the One, Big, Beautiful Bill, certain members of the intelligence community.

Beginning Jan. 1, 2026, the standard mileage rates for the use of a car, van, pickup or panel truck will be:

- 72.5 cents per mile [driven for business use](#), up 2.5 cents from 2025.
- 20.5 cents per mile driven for medical purposes, down a half cent from 2025.
- 20.5 cents per mile driven for moving purposes for certain active-duty members of the Armed Forces (and now certain members of the intelligence community), reduced by a half cent from last year.
- 14 cents per mile driven in service of charitable organizations, equal to the rate in 2025.

The rates apply to fully-electric and hybrid automobiles, as well as gasoline and diesel-powered vehicles.

While the mileage rate for charitable use is set by statute, the mileage rate for business use is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes, meanwhile, is based on only the variable costs from the annual study.


Under the law, taxpayers cannot claim a miscellaneous itemized deduction for unreimbursed employee travel expenses, except for certain educator expenses. However, deductions for expenses that are deductible in determining adjusted gross income remain allowable, such as for certain members of a reserve component of the Armed Forces, certain state and local government officials, certain performing artists, and eligible educators. Alternatively, eligible educators may claim an itemized deduction for certain unreimbursed employee travel


expenses. In addition, only taxpayers who are members of the military on active duty or certain members of the intelligence community may claim a deduction for moving expenses incurred while relocating under orders to a permanent change of station.

Use of the standard mileage rates is optional. Taxpayers may instead choose to calculate the actual costs of using their vehicle.

Taxpayers using the standard mileage rate for a vehicle they own and use for business must choose to use the rate in the first year the automobile is available for business use. Then, in later years, they can choose to use the standard mileage rate or actual expenses.

For a leased vehicle, taxpayers using the standard mileage rate must employ that method for the entire lease period, including renewals.

[Notice-2026-10](#)  contains the optional 2026 standard mileage rates, as well as the maximum automobile cost used to calculate mileage reimbursement allowances under a fixed-and variable rate plan. The notice also provides the maximum fair market value of employer-provided automobiles first made available to employees for personal use in 2026 for which employers may calculate mileage allowances (using a cents-per-mile valuation rule or the fleet-average-valuation rule).

 *News items may not be updated after their release. Please verify the date before relying on the language.*

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-02

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, REVISING THE RATES, FEES AND PENALTIES FOR A203**

THIS RESOLUTION is made this 5th day of January, 2026, by the College Township Council to repeal and replace Chapter A203– Rates, Fees, and Penalties Section §A203-01 with following:

Pursuant to Chapter 82, Building and Construction Code, and Chapter 152, Property Maintenance and Fire Code, the following fees are hereby established:

A-1 Building Code Permit Fees - 1 and 2 Family Residential	
1. Application Fee	\$35
2. New Construction, or Addition	\$0.0070 x Declared Cost*, OR \$0.0070 x Square Foot Construction Cost x Square Footage (which ever is greater) (Most recent square foot construction cost as published by the International Code Council)
3. Renovation	\$0.0070 x Declared Cost*
4. Minimum Fee	\$55.50
5. Reinspection Fee	\$100.00
6. Demolition Fee	\$55.50
* The CRCA may request documentation supporting the declared project cost	
A-2 Building Code Permit Fees - 1 and 2 Family Residential - New Industrialized Housing Only	
1. Application Fee	\$35
2. New Construction	80% of the following: [\$0.0070 x Declared Cost*, OR \$0.0070 x Square Foot Construction Cost x Square Footage (which ever is greater) (Most recent square foot construction cost as published by the International Code Council)]
4. Minimum Fee	\$55.50
5. Reinspection Fee	\$100.00
* The CRCA may request documentation supporting the declared project cost	
A-3 Building Code Permit Fees - Non-1 and 2 Family Residential	
1. Application Fee	\$75.00
2. New Construction, Renovation, or Addition	\$0.0070 x Declared Cost*, OR \$0.0070 x Square Foot Construction Cost x Level of Renovation Multiplier x Square Footage (which ever is greater) (Most recent square foot construction cost as published by the International Code Council)

3. Minimum Fee	\$55.50
4. Reinspection Fee	\$100.00
5. Demolition Fee	\$55.50
* The CRCA may request documentation supporting the declared project cost	
B Fire Safety Permits	
Annual Permit Fee = $T \times \$130.00 \times R / V$ (rounded to the nearest dollar)	
R = Reduction Factor = 1.0	
T = Estimated Inspection Time of Property	
Square Feet	Time in Hours
1,000 or less	2
1,001 to 2,500	2.75
2,501 to 10,000	3.5
10,001 to 25,000	4.5
25,001 to 75,000	6
75,001 to more	9.5
V = Inspection Frequency Value	
Life Safety Value (as determined at the time of inspection)	Inspection Frequency
100 or less	5 year interval
101 to 400	3 year interval
401 or more	Annually
C Rental Housing Fee	
1. New rental housing permit application fee	\$75.00
2. Single Dwelling Unit, Townhouse, Mobile Home, Apartment, Condominium, or Duplex (per unit)	\$52.00
3. Lodging house, boarding house, tourist home, or rooms (per unit)	\$47.00
4. Fraternity, or dormitory	Annual Permit Fee = (Sleeping Rooms) x \$47.00
D Well and Borehole Permit Fee	
1. Potable drinking water well	\$56.00
2. Base fee for all wells and boreholes subject to the Centre Region Building Safety and Property Maintenance Code with the exception of potable drinking water wells including up to five (5) ground penetrations	\$150.00
3. Additional penetrations beyond the five (5) penetrations covered in the base fee for up to and including an additional five (5) penetrations	\$75.00

E. Permit Expiration and Permit Renewal Fees	
The following fees are applicable to permits that are subject to the provisions of Pennsylvania Act 46 of 2010	
1. Written Verification of Expiration Date	
a. Residential Projects	\$100.00
b. Commercial Projects	\$500.00
2. Permit extension fee shall be 25 percent of the original base permit fee, not to exceed \$5000.00	
F. Residential Plan Review Fees	
Upon the second plan submission prior to the issuance of a permit if plan review comments have not been adequately addressed, or if additional comments are required to be generated, or any submission of modifications after the issuance of a permit	
1. Submission fee	\$0
2. Review fee	\$130 x Staff Time in Hours
G. Commercial Plan Review Fees	
Upon the second plan submission prior to the issuance of a permit if plan review comments have not been adequately addressed, or if additional comments are required to be generated, or any submission of modifications after the issuance of a permit	
1. Submission fee	\$150
2. Review fee	\$130 x Staff Time in Hours
H. Work not covered by permit fees	
1. Fee	\$130 x Staff Time in Hours
I. Applicant requested overtime plan review or inspection outside of normal business hours	
1. Fee	\$195 x Staff Time in Hours
J. Emergency Alarm Fees	
1. Professional Alarm License (Provider / Supplier / Installer)	\$100
2. Alarm System Permit	\$20/permit cycle not to exceed 5 years

NOW, THEREFORE, BE IT RESOLVED, that the Council of College Township, Centre County, Pennsylvania, hereby authorize revisions to Chapter A203, Fees and Penalties Section 01 Building Construction Codes; Property Maintenance and Fire Code.

DULY ADOPTED this 5th day of January 2026.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Council Chair

Township Manager/Secretary

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-03

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, REVISING THE RATES, FEES AND PENALTIES FOR A203**

THIS RESOLUTION is made this 5th day of January 2026, by the College Township Council to repeal and replace Chapter A203– Rates, Fees, and Penalties Section §A203-08 with following:

Pursuant to Chapter 145, Planned Residential Development, the following filing fees are hereby established:

A. PRD submission (requires public hearing):

Size (acres)	Method of Calculation of Fee
5 to 20	5 to 20 acres at \$50 per acre = \$250 to \$1,000
21 to 30	\$1,000 + (1 to 10 acres at \$40 per acre) = \$1,040 to \$1,400
31 to 40	\$1,400 + (1 to 10 acres at \$30 per acre) = \$1,430 to \$1,700
41 to 50	\$1,700 + (1 to 10 acres at \$20 per acre) = \$1,720 to \$1,900
51 +	\$1,900 + (1 + acres at \$15 per acre) = \$1,915 +

B. PRD site plans or plan resubmission (requires public hearing): \$500.

C. Minor Plan revisions: \$200.

D. Subsequent Phase as Related to an Approved PRD Plan: \$500.

NOW, THEREFORE, BE IT RESOLVED, that the Council of College Township, Centre County, Pennsylvania, hereby authorize revisions to Chapter A203, Fees and Penalties Section 08 Planned Residential Developments.

DULY ADOPTED this 5th day of January 2026.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

Council Chair

Township Manager/Secretary

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-04

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, REVISING THE RATES, FEES AND PENALTIES FOR A203**

THIS RESOLUTION is made this 5th day of January 2026, by the College Township Council to repeal and replace Chapter A203– Rates, Fees, and Penalties Section §A203-15 with following:

Pursuant to Chapter 190, Vehicles and Traffic, Article V, Removal and Impounding of Certain Vehicles, the following fees are hereby established:

All removal and impounding of vehicles in College Township shall have fees assessed pursuant to State College Borough Ordinance XI, Part H (Public/Private Property Towing Ordinance) and shall change as amended by the State College Borough.

Towing Licenses	
Application Fee	\$1,500 for one; \$2,500 for both public and private
License Fee and License Renewal Fee	\$750 for one; \$1,500 for both public and private
Towing Fees	
Fees for Non-Crashes	
Motorcycles and vehicles less than 3/4 ton Gross Vehicle Weight (GVW)	\$275
Vehicles 3/4 ton or larger but not exceeding 11,000 pounds GVW or with dual rear wheels	\$275
Drive shaft removal and re-installation	\$90
--Drive shaft removal only	\$60
Drop fee	\$180
Fees for Crashes (Public Towing Licenses Only) — Fees for each wrecker required to complete the tow request	
Motorcycles and vehicles less than 3/4 ton GVW	\$500
Vehicles 3/4 ton or larger but not exceeding 11,000 pounds GVW or with dual rear wheels	\$275
Drive shaft removal and re-installation	\$90

--Drive shaft removal only	\$75
Authorized winching fees for recovery, in addition to the towing charge; per truck and one employee	\$150 for the first 30 minutes or any part thereof
Authorized winching fees for recovery, after the first 30 minutes; per truck and one employee	\$45 per 30 minutes or any part thereof after the first 30 minutes
In calculating the winching fees above, the winching time begins when the towing service leaves the regularly maintained roadway and concludes when the vehicle to be towed is accessible by the wrecker.	
Fuel Fee Schedule	Long-distance tows (any towing over 5 miles)
Towing Company Fuel Costs	Per Mile Rate (One Way)
\$5 or less per gallon	\$6

NOW, THEREFORE, BE IT RESOLVED, that the Council of College Township, Centre County, Pennsylvania, hereby authorize revisions to Chapter A203, Fees and Penalties Section 15 Removal and Impounding of Certain Vehicles.

DULY ADOPTED this 5th day of January 2026.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

Council Chair

Township Manager/Secretary

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-05

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, REVISING THE RATES, FEES AND PENALTIES FOR A203**

THIS RESOLUTION is made this 5th day of January 2026, by the College Township Council to repeal and replace Chapter A203– Rates, Fees, and Penalties Section §A203-22 with following:

A. Eating and drinking licenses.

Eating & Drinking Licenses	
Take-out/No seating or Permanent stationary/mobile vendor	\$250 annually
Up to 100 seats	\$300 annually
100-249 seats	\$375 annually
250 or more seats	\$410 annually
Temporary	\$110 per day for day 1; \$30 each day for days 2 through 5
Duplicate Food License	\$10 each
Vehicle Peddler Eating & Drinking Licenses	\$250 annually
Retail Food Establishments (prepackaged foods only, such as Farmer's Market and Mobile Retail Outlet)	\$125 annually
Proctor/Administer Online Sanitation Exams	\$75+ materials
Tattoo/Body Piercing Establishments	\$150 annually
Massage Establishment	\$150 annually
Facility Plan Review (Food Establishment)	\$250
Facility Plan Review (Tattoo and/or Massage Establishment)	\$150
Retail Food -Farmers Market/Mobile Retail Outlet	\$125 annually
Change of Ownership and No Physical Construction or Remodeling	\$150
Re-inspection Fee after annual inspection within calendar year	\$150 for 1 st re-inspection \$200 for 2 nd re-inspection
Late Payment Fees	20% of license fee
Vaccination Booklet	\$2
Food Safety Classes for Non-Profit Establishments	\$25 per person

Food Safety Classes For-Profit Establishments	\$135 per establishment with no certification or \$215 per person for ServSafe Certification Class & Exam
Public Health Educational Classes	\$110
Establishment Closure	Per hourly rate of inspection
School Establishment Inspection	Per hourly rate of inspection
Non-profit organizations (Retail Food Establishments operated by 501c3 organizations)	Per hourly rate of inspection

B. Penalties.

(1) Licensees who fail to pay the required fee(s) as given in § [A203-22A](#), before the expiration of their current license, shall be charged a penalty of 20% in addition to the license fee.

(2) Any person who shall violate any of the provisions of Chapter 111, Food Establishments, §§ 111-1 through 111-5, or the Acts of Pennsylvania Department of Agriculture rules and regulations, or who can resist or interfere with any authorized representative of the municipality in the performance of his duties shall, upon conviction thereof before any District Justice, be sentenced to pay a fine of not less than \$100 nor more than \$1,000 plus costs, to be paid to the municipality or, in default thereof, to be confined to jail for a period of not more than 30 days.

NOW, THEREFORE, BE IT RESOLVED, that the Council of College Township, Centre County, Pennsylvania, hereby authorize revisions to Chapter A203, Fees and Penalties Section 22 Health and Sanitation.

DULY ADOPTED this 5th day of January 2026.

COLLEGE TOWNSHIP COUNCIL:

ATTEST:

Council Chair

Township Manager/Secretary

2026 Wage Ranges

	2025 Approved		2026 Proposed*	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
Twp. Manager	\$ 114,873	\$ 160,822	\$ 117,974	\$ 165,164
Twp. Engineer	\$ 95,577	\$ 133,808	\$ 98,158	\$ 137,421
Finance Director	\$ 95,577	\$ 133,808	\$ 98,158	\$ 137,421
Public Works Director	\$ 95,577	\$ 133,808	\$ 98,158	\$ 137,421
Community & Economic Development Director	\$ 95,577	\$ 133,808	\$ 98,158	\$ 137,421
Assistant Township Manager	\$ 83,111	\$ 116,355	\$ 85,355	\$ 119,496
Assistant Twp. Engineer	\$ 83,111	\$ 116,355	\$ 85,355	\$ 119,496
Principal Planner	\$ 83,111	\$ 116,355	\$ 85,355	\$ 119,496
Economic Development Coordinator	\$ 83,111	\$ 99,733	\$ 85,355	\$ 102,426
PW Operations & Technology Manager	\$ 67,908	\$ 95,072	\$ 69,742	\$ 97,639
Road & Water Utility Superintendent	\$ 67,908	\$ 95,072	\$ 69,742	\$ 97,639
Zoning Administrator	\$ 67,908	\$ 95,072	\$ 69,742	\$ 97,639
Management Analyst	\$ 67,908	\$ 95,072	\$ 69,742	\$ 97,639
Public Works Foreman	\$ 59,051	\$ 82,671	\$ 60,645	\$ 84,903
Executive Secretary	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Accountant	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Signal Tech / Senior OEO	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
GIS & Technology Specialist	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Water Laborer - Technician I	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
PW Mechanic - Laborer	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Human Resource Specialist	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Engineering Technician	\$ 51,349	\$ 71,888	\$ 52,735	\$ 73,829
Public Works Crew Leader	\$ 44,939	\$ 62,915	\$ 46,152	\$ 64,614
Water Laborer - Technician II	\$ 44,939	\$ 62,915	\$ 46,152	\$ 64,614
PW Road Laborer	\$ 44,939	\$ 62,915	\$ 46,152	\$ 64,614
Accounting Assistant	\$ 42,799	\$ 59,919	\$ 43,955	\$ 61,537
Sr. Support Specialist - Engineering	\$ 42,799	\$ 59,919	\$ 43,955	\$ 61,537
Sr. Support Specialist - Zoning	\$ 42,799	\$ 59,919	\$ 43,955	\$ 61,537
Customer Service Rep.	\$ 40,761	\$ 57,066	\$ 41,862	\$ 58,607
Finance Office Assistant	\$ 40,761	\$ 57,066	\$ 41,862	\$ 58,607
Admin. Communications Specialist	\$ 40,761	\$ 57,066	\$ 41,862	\$ 58,607
OEO	\$ 40,761	\$ 57,066	\$ 41,862	\$ 58,607

*Note: 2026 Proposed wage ranges adjusted by 2.7%-the BLS CPI 12-month average change calculated for Nov. 2025



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING AGENDA
Monday, January 5, 2026 12:00 PM
Hybrid Meeting (In-Person or via Zoom)**

General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:

- [Click HERE to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing admin@collegetownship.org.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact admin@collegetownship.org or 814-231-3021.

COUNCIL MEMBERS:

Susan Trainor, Chair

2026 COMMITTEE ASSIGNMENTS:

COG Executive Committee

COG Public Safety

Tracey Mariner, Vice Chair

COG Human Resources Committee

CT Local Traffic Advisory Committee (LTAC)

Centre Area Cable Consortium

Eric Bernier

COG Land Use & Community Infrastructure Committee (LUCI)

CC Metropolitan Planning Organization Coordinating Committee (CCMPO)

Rich Francke

COG Finance Committee

COG Parks & Recreation Governance Committee

COG Parks Capital

COG Facilities

Gretchen Brandt.....

COG Climate Action & Sustainability Committee (CAS)

Spring Creek Watershed Commission Delegate

CT Industrial Development Authority Liaison (CTIDA)

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER / PLEDGE OF ALLEGIANCE

PUBLIC OPEN

DISCUSSION:

For any item not on this agenda. Please limit comments to five minutes.

NEW

AGENDA ITEMS:

Majority vote of Council required to add business item(s) to the agenda.



COUNCIL CONSENT AGENDA

January 5, 2026

CA-1 Minutes, Approval of

- a. December 18, 2025 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. None

CA-3 Action Item, Approval

- a. Resolution R-26-06 – Recognizing the CT Sesquicentennial Committee



Photo by Frank Scott, IV



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council
From: Donald M. Franson, P.E., P.L.S. Township Engineer
Thru: Adam Brumbaugh, Township Manager
Re: P.A.M. State College Preliminary/Final Subdivision Plan
Date: Friday, December 5, 2025

Stahl Sheaffer Engineering on behalf of the applicant, Catalyst Healthcare Real Estate, is proposing to subdivide a 5.824 acre parcel from an existing 85.316 acre lot near the intersection of Park Avenue Connector and Innovation Boulevard. The site currently has no structures and site improvements are not proposed as part of this subdivision plan.

On Tuesday, December 2, 2025, at their regularly scheduled meeting, the Planning Commission made a motion to recommend Council approve the plan. The motion passed unanimously.

I recommend Council move to approve the P.A.M. State College Preliminary/Final Subdivision Plan dated October 3, 2025 and last revised November 17, 2025 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments.
4. Fully comply with College Township Code Section 180-12.
5. Approve deferral of construction of pedestrian facilities until such a time that a land development plan is submitted for approval.
6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

PROJECT NARRATIVE STATEMENT:

The Pennsylvania State University is proposing the subdivision of a 5.824 acre lot off of an existing 85.316 acre lot near the intersection of the Park Avenue Connector and Innovation Boulevard in College Township, Centre County, Pennsylvania. No site improvements are proposed with the submission of this plan. The current site condition is mostly an agricultural field with a small portion of woods. The site currently has no buildings and is not serviced by any water or sewer.



**COLLEGE TOWNSHIP
MANAGER'S UPDATE**

January 5, 2026

**Status: (C) = Complete; (I) – Incomplete; (D) = Dropped;
(R) - Rewritten**

(I) 21-04 Dale Summit Small Area Plan (SAP)/Form Based Code

Abridged Comments: 10/19/21, 11/1/21, 11/11/21, 11/29/21, 12/13/21, 1/11/22, 1/31/22, 2/11/22, 2/24/22, 3/8/22, 3/29/22, 4/18/22, 5/12/22, 5/24/22, 6/2/22, 6/7/22, 6/13/22, 7/14/22, 8/1/22, 8/15/22, 8/29/22, 9/9/22, 10/3/22, 10/28/22, 11/14/22, 11/28/22, 12/6/22, 12/28/22, 1/11/23, 1/26/23, 2/6/23, 4/3/23, 4/17/23, 4/20/23, 5/12/23, 5/18/23, 6/01/23, 6/12/23, 6/26/23, 7/11/23, 7/28/23, 09/1/23, 9/11/23, 9/12-13/23, 10/16/23, 10/23/22, 12/4/23, 12/19/23, 1/29/24, 1/29/24, 2/6/24, 4/1/24, 4/12/24, 4/23/24, 6/3/24, 6/17/24, 7/17/24, 8/7/24, 8/29/24, 10/14/24, 1/17/25, 3/13/25, 4/14/25, 4/28/25, 5/30/25, 6/13/25, 7/14/25, 7/30/25, 8/29/25, 9/26/25, 10/7/25, 10/31/25, 11/18/25, 12/01/25, 12/15/25.

Comments: 12/31/25 Council joint meeting w/ PC scheduled for 1/28/26 at 6:30 PM.

(I) 19-08 Solar Power Purchasing Agreement

Abridged Comments: 8/28/19, 9/29/19, 10/10/19, 12/13/19, 1/8/20, 1/10/20, 1/23/20, 2/28/20, 3/5/20, 5/7/20, 5/22/20, 2/11/22, 8/13/22, 8/29/21, 9/2/21, 11/19/21, 5/2/22, 5/5/22, 6/30/22, 8/18/22, 10/3/22, 10/20/22, 11/14/22, 11/28/22, 12/12/22, 01/17/23, 2/7/23, 2/23/23, 3/1/23, 3/2/23, 4/17/23, 5/12/23, 7/22/23, 8/23/23, 9/13/23, 9/13/23, 9/26/23, 9/27/23, 10/24/23, 12/4/23, 12/13/23, 1/22/24, 2/6/24, 3/4/24, 3/5/24, 4/1/24, 4/12/24, 6/3/24, 6/17/24, 7/29/24, 8/7/24, 8/29/24, 9/16/24, 9/25/24, 10/3/24, 10/9/24, 11/1/24, 11/13/24, 12/2/24, 12/23/24, 1/6/25, 1/27/25, 4/28/25, 5/6/25, 6/16/25, 6/25/25, 7/30/25, 8/6/25, 9/26/25, 10/10/25, 10/31/25.

Comments: 12/01/25 Solar Group to meet on 12/3 to receive/discuss current project status update.

12/3/25 Prospect14 doubtful project can be funded. Solar Group needs additional detail to determine how to proceed.

(I) 21-05 Path to Campus (East College Avenue Shared Use Path)

Abridged Comments: 9/3/21, 9/13/21, 10/1/21, 11/1/21, 11/5/21, 4/22/22, 5/12/22, 6/9/22, 6/13/22, 7/8/22, 7/25/22, 8/18/22, 8/29/22, 9/1/22, 10/28/22, 10/31/22, 11/12/22, 11/28/22, 12/12/23, 01/12/23, 4/03/23, 4/17/23, 4/28/23, 5/12/23, 5/17/23, 7/14/23, 7/25/23,

12/4/23, 12/4/23, 3/26/24, 5/8/24, 6/3/24, 7/18/24, 8/7/24,
8/29/24, 9/16/24, 10/14/24, 11/4/24, 11/7/24, 1/7/25, 5/7/25,
5/30/25, 6/23/25, 7/30/25, 8/8/25, 9/26/25, 10/3/25, 10/31/25,
11/7/25.

Comments: 12/01/25 Keller Engineering is working with PennDOT and Rue Environmental on a scope of work for Phase 1 archeological study.

12/9/25 Pricing for Phase I archeological study in hand. Need to coordinate entry with PSU.

(I) 25-01 Municipal Facility Renovations

Abridged Comments: 6/13/25, 6/25/25, 7/14/25, 8/01/25, 8/18/25, 9/26/25, 10/9/25,
10/31/25, 11/13/25.

Comments: 12/01/25 Proposed 2026 budget includes funding for advanced design/engineering and phasing plan for the building renovations.

12/31/25 Anticipate proposal for design by 1/9/26.



MEMORANDUM

To: College Township Council
From: Adam Brumbaugh, Township Manager
Re: Reorganization – Employee Promotions
Date: 12/24/2025

As Council is aware, the Township Manager has worked over the course of 2025 to reorganize Township staff to address long-time employee departures and departures set to occur over the next few years. The Manager is also working toward building staff capacity to ensure the successful, ongoing work of the Township.

To that end, in 2025 a Human Resources Specialist, Alba Armenta, has been added to staff. Shane Adams has been promoted to Public Works Operations & Technology Manager, and a Community & Economic Development Director position has been created. While the Manager intends to continue to build capacity either through re-working existing job descriptions or adding additional positions, there are also several immediate promotions taking place.

Effective January 5, 2026, Wade Dietz will be promoted to the Road and Water Utility Superintendent position in Public Works. Mr. Dietz will be taking over these responsibilities in the wake of Ed Ranio's departure. Similarly, Eddie Flick, current Public Works Crew Leader, will be promoted to Public Works Foreman, the position previously occupied by Mr. Dietz.

These promotions are well deserved and necessary to ensure continuity of our Public Works operations. Both I and Public Works Director Amy Kerner have the utmost confidence in these employees to flourish in these new roles.

There is no action required by Council. But please extend your congratulations to Wade and Eddie on their promotions.

End of memo



COUNCIL CONSENT AGENDA

January 5, 2026

CA-1 Minutes, Approval of

- a. December 18, 2025 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. None

CA-3 Action Item, Approval

- a. Resolution R-26-06 – Recognizing the CT Sesquicentennial Committee



Photo by Frank Scott, IV



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**
Thursday, December 18, 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
 Tracey Mariner

STAFF:

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

ABSENT:

D. Richard Francke, Council
 Dustin Best, Council
 Mark Gabrovsek, Zoning Officer

CALL TO ORDER: Mr. Eric Bernier, Council Chair, called to order the December 18, 2025, regular meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

PUBLIC OPEN DISCUSSION: No *Public Open Discussion* brought forward.

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

SPECIAL

PRESENTATION: SP-1 CT Finance 2025 Year End Report

Ms. Kim Patishnock, CT Finance Director, offered a PowerPoint presentation with a year-end financial update for Council. Provided for Council's review was a Project Status Report and Line Item Detail Report. She noted the Powerpoint highlights the projected year end fund balances as of December 31, 2025, and denotes differences in fund balances - budgeted vs. projected.

Ms. Patishnock stated any deficits in fund balances are due to delayed grant revenues and noted deficits occurred in both the Construction and Parks and Recreation funds. She stated deficits are covered by funds in the General Fund.

Ms. Patishnock stated revenues from transfer taxes, refunds of expenses, and Zoning permits exceeded budgeted amounts and noted savings occurred in several expenditures including street tree maintenance and road maintenance. These savings contributed to offsetting the deficits created from delayed grant funding.

Ms. Patishnock highlighted property tax collections through November 30, 2025, and noted they continue to be a top revenue source for the Township. She noted the total amount of property tax bills were \$2.83 million, of which \$2.78 million have been collected, leaving \$41.1 thousand dollars remaining to be collected.

Ms. Patishnock stated CT's overall financial position for 2025 remains strong, property tax collections continue to provide reliable cash flow, and fund balances remain sufficient to support ongoing Township operations.

Council offered appreciation to Ms. Patishnock for her presentation.

PLANS: P-1 Crew 814 Phase I Final Planned Residential Development Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered an overview of the Plan process to date that included a rezoning request, conditional use approval of the tentative Plan with eighteen (18) conditions, and final Plan approval. She noted the final Phase I Plan will include sixty-four (64) fee-simple townhomes, fifty-five (55) rental townhomes, and two (2) apartment buildings along with a community center.

She stated notable remaining conditions of the Plan include a traffic impact study, highway occupancy permit, a Memorandum of Understanding (MOU) for Workforce Housing, and a Developer's Agreement for Workforce Housing units. She noted all conditions of the Plan will be required to be met prior to Plan recording and prior to construction.

Mr. John Sepp of Penn Terra Engineering, and Mr. Matt Flickinger of Burkentine Properties, were present to answer questions related to the final Phase I Plan.

Ms. Trainor made a motion to approve the Crew 814 Planned Residential Development Phase 1 Final Plan dated September 22, 2025 and last revised December 10, 2025 subject to the following conditions:

- 1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained, and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.**
- 2. Provide proof of Traffic Impact Study (TIS) approval.**
- 3. Provide approved PennDOT Highway Occupancy Permit prior to occupancy.**
- 4. Pay all outstanding review fees.**
- 5. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments.**
- 6. Fully comply with College Township Code Section 180-12.**
- 7. Post surety as approved by the Township Engineer prior to recordation.**
- 8. Provide proof of National Pollutant Discharge Elimination System (NPDES) approval.**
- 9. Record approved Declaration of Stormwater Access and Maintenance Easement (DSAME).**
- 10. Submit two (2) owner signed, full-sized Tentative Plan sets prior to recording the Phase 1 Final Plan.**
- 11. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**

**Ms. Mariner seconded the motion.
 Motion carried unanimously.**

Mr. Sepp stated Plan extensions will be necessary as the TIS likely will not be approved within ninety (90) days from the Plan approval. Ms. Schoch noted there are fees associated with extension requests.

Council offered appreciation to Mr. Sepp and Mr. Flickinger for their ongoing collaborative efforts with Staff.

REPORTS:

a. Manager's Update

Mr. Brumbaugh offered the Manager's Update report as presented. No additions were made to the report. Mr. Mike Bloom, Assistant Township Manager, offered the Township was awarded a Local Share Account (LSA) grant in the amount of \$250k for the Path to Campus project. He noted total funding for the project is now at \$2,250,000 out of \$3,000,000.

b. COG Regional, County, and Liaison Reports

COG Human Resources (HR) Committee: Ms. Mariner reported the COG HR Committee did not meet.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee did not meet.

COG Executive Committee: Mr. Bernier reported the COG Executive Committee met on December 16, 2025. The Committee recessed into an Executive Session to discuss a Personnel matter, and cancelled the COG General Forum meeting on December 22, 2025.

CT Industrial Development Authority (CTIDA): Ms. Trainor reported the CTIDA met on December 17, 2025. Ms. Trainor provided Council with the CTIDAs 2026 Strategic Plan. The Authority heard a presentation from Ms. Schoch on hybrid Form Based Code (FBC) in the Dale Summit Area, and voted to change the meeting time from 9 AM to 4 PM on the third Wednesday of each month. The Authority will transition from four (4) committees to three (3) working groups with Subject Matter Experts (SMEs) who are not necessarily Township residents, and are evaluating Township services that are needed going forward.

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

CT Planning Commission (PC): Mr. Matthew Fenton, PC Vice Chair, offered that PC met on December 16, 2025 and approved the PSU-Applied Research Lab (ARL) rezoning remand from Council.

CT Parks and Recreation Committee: Ms. Janet Sulzer, CT Parks and Recreation Committee Chair, offered the Committee did not meet in December.

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

Mr. Bloom offered nothing additional to his DEIB report of December 4, 2025.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. December 4, 2025 – College Township Council Regular Meeting Minutes
- b. December 1, 2025 – College Township Council Budget Work Session Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from Keith Shapiro dated December 1, 2025, regarding safety concerns on Spring Hill Lane
- b. Letter from Out of the Cold received December 5, 2025, regarding support
- c. Letter from Centre LifeLink EMS dated December 1, 2025, regarding donation
- d. Letter from Kerry Benninghoff dated November 18, 2025, regarding Rockview
- e. Email from Theodore Thwing dated December 3, 2025, regarding Columbia Gas project

- f. Letter from Good Shepherd Church dated December 8, 2025, regarding donation
- g. Letter from CCRRA received December 11, 2025, regarding 2026 rate changes

CA-3 Action Item, Approval

- a. Project #25-16 – SR 26 Traffic Signal Bid

Ms. Mariner made a motion to approve the Consent Agenda as presented minus CA-2.a.

Ms. Trainor seconded the motion.

Motion carried unanimously.

CA-2.a.: Ms. Trainor acknowledged the letter received from Mr. Shapiro regarding winter safety concerns on Spring Hill Lane, a private road, as it intersects with State Route 26 – College Avenue. Mr. Brumbaugh stated the Township has no obligation to maintain this road as it is a private road and PennDOT maintains SR 26. However, he noted the Township could potentially provide additional salting at the intersection during winter events, similar to what is currently done on Manor Drive. Staff will provide Council with a recommendation at their next meeting.

Ms. Mariner made a motion to approve CA-2.a. as part of the Consent Agenda.

Ms. Trainor seconded the motion.

Motion carried unanimously.

OLD BUSINESS: OB-1 Houserville Sidewalk Alignment Options

Mr. Don Franson, P.E., P.L.S., Township Engineer, offered a memorandum dated December 15, 2025, providing an update on the Houserville sidewalk alignment options.

At the November 20, 2025 Council meeting, Staff proposed constructing a 6-foot sidewalk from Ivy Hill Road to Spring Creek Park, with an estimated cost of \$595,000. Staff also explained that, due to various physical constraints, constructing the path from College Avenue to Ivy Hill Road would be cost prohibitive at this time, with an estimated total cost of \$825,000.

Council subsequently requested that Staff study the feasibility of constructing the path entirely along the western side of Houserville Road, from the intersection of College Avenue to the entrance of Spring Creek Park. The total estimated cost for this option is \$1,100,000.

Mr. Michael Pratt of Keller Engineering was present to answer questions related to the alignment options.

Mr. Pratt spoke to the increased challenges associated with a fully western side alignment, including necessary improvements to crosswalks, signals, and guiderails. Various permits would also be required from the Department of Environmental Protection (DEP) as the western side falls within a floodplain. He noted an eastern side alignment also poses challenges including embankment cutbacks, retaining wall construction, and the presence of gas lines.

Mr. Franson stated there are significant time delays and increased costs associated with permit approvals. Additionally, the portion from Ivy Hill Road to Spring Creek Park was budgeted to be constructed in 2026 during PennDOT's closure of Houserville Road due to the bridge replacement over Spring Creek on College Avenue.

Mr. Brumbaugh noted an eastern sidewalk from College Avenue to Ivy Hill Road could be constructed in future as part of any land development in that area.

The consensus of Council is to return to the original design, a 6-foot sidewalk from Ivy Hill Road to Spring Creek Park with portions along both sides of Houserville Road and connected by a mid-block crossing. The sidewalk from College Avenue to Ivy Hill Road would be considered Phase II of the project and added to the Capital Improvement Program (CIP) for future budgeting and construction.

Council offered appreciation to Mr. Pratt for his insight and expertise.

OB-2 Single Use Plastics -Survey Proposal

Mr. Bloom offered an update from the Single Use Plastics Work Group. Council was provided with a copy of a proposal from Zencity, with a cost of \$35,000 for their services to conduct the survey.

He noted there is uncertainty regarding one of the municipalities continued participation in the Work Group as well as uncertainty with the preferred method for conducting the survey. An option for Penn State to conduct the survey was discussed amongst the Work Group, with the potential for a reduced or no cost option. Mr. Bloom will provide Council with an update as this develops.

NEW BUSINESS: **NB-1 ~~MOU with Ferguson Twp. for Snow Removal Services (deferred)~~**

NB-2 Shiloh Road Corridor Development Partnership

Mr. Bloom offered a memorandum dated December 12, 2025, outlining recent efforts of the Shiloh Road Corridor Development Partnership. The effort is being facilitated by developer Ron Ferris with consulting support from Delta Development and Wooster & Associates. The Partnership involves collaboration among multiple developers to proactively address transportation impacts, traffic increases, and infrastructure needs before development occurs along the Shiloh Road Corridor.

There are approximately 220.5 acres, spread across **four primary tracts**, where developments are currently being considered or in various stages of advancing through the land development process. CT has reviewed land development plans (LDP) on two of these tracts (**Maxwell** and **Rogers** (Crew 814)) and Benner Township is aware of a development proposal for a third tract (**Ferris**). While no land development is currently active on the remaining and largest tract (**Clair**), there has been much speculation on the development potential of this site over the years.

In review of the respective land developments along the corridor, it was noted that the traffic impacts were being evaluated on a corridor-wide basis and that this evaluation was being done collaboratively by the developers in the corridor.

Council was provided with and Mr. Bloom elaborated on the following:

- A spreadsheet showing trip generation by tract – Mr. Bloom noted the average daily traffic on Shiloh Road could increase from 13,250 to 44,074.
- Proposed transportation improvements – Mr. Bloom reviewed PowerPoint slides and identified expected improvements needed to accommodate the cumulative traffic increases, including new traffic lanes and signals.

- A financing plan – Mr. Bloom noted financing includes private developer contributions, state grants, and PennDOT grants totaling approximately \$5.9 million dollars. He stated no municipal funding contributions are included in the financing plan.

Mr. Bloom stated the developers will be requesting a joint meeting with College and Benner Townships (and their solicitors) to review a Draft Shiloh Corridor Transportation Agreement. This Agreement, which would include each developer, both municipalities and PennDOT, would identify the roles, responsibilities and contributions of each party comprising the formal Shiloh Road Corridor Development Partnership.

Mr. Brumbaugh noted CT will be responsible for design, bidding, construction oversight, inspections, and financial management and he emphasized the importance of an intergovernmental cooperation agreement with Benner Township.

Council directed Staff to continue discussions regarding an intergovernmental agreement.

NB-3 Code Changes

Ms. Schoch offered a memorandum dated December 15, 2025 outlining proposed Ordinance amendments and included a draft Ordinance. Ms. Schoch reviewed the following proposed Ordinance amendments:

1. Data Centers – Chapter 87 Conditional Uses

- Permitted by Conditional Use in the Rural Residential Zoning District. Rural Residential Zoning District exists near the Quarry, the area around the Transfer Station in Dale Summit, and an area adjacent to South Atherton Street (Twigs Lane).
- Building façade requirements are included for consistent facades along street-facing sides
- A 100' buffer yard requirement
- Screening requirements
- Landscaping requirements as required by the current code
- Fencing requirements and limitations

2. Threshold for Traffic Impact Studies (TIS) & Visualizations – Chapter 180 Subdivision and Land Development

- Included language specific to a TIS being required if a use generates 100 new vehicle trips per peak hour or as directed by the Township Engineer
- The Township may require a developer to submit visualization of any proposed structures and/or development plans

3. Definitions - Chapter 200 – Zoning

- Energy Generation Facilities are currently permitted by Conditional Use, therefore only the definition has been updated to reflect the current use and what it entails. In addition, Data Center definitions were also included.

4. Off-Street Parking and Loading – Chapter 200 – Zoning

- A developer may choose to work with the Centre Area Transit Authority and provide free-of-charge transit passes for employees and/or residents for an optional 25% reduction in parking requirements.

5. Temporary uses – Mobile Food Vendors – Chapter 200 – Zoning

- Modified the ordinance language to permit a one (1)-year permit period, rather than two (2), six-month permit periods.

Ms. Schoch noted if Council is satisfied with the proposed Ordinance language, they may choose to set a Public Hearing and proposed the date of February 19, 2026. Centre Region Planning Agency (CRPA) is required to act first on the Ordinance amendments and does not meet again until February 5, 2026.

Discussions occurred regarding visualization requirements, and it was determined that more research is needed before amending the Ordinance.

Council agrees to set a Public Hearing for the proposed Ordinance amendments on February 19, 2026 excluding visualization requirements.

Ms. Mariner made a motion to set a Public Hearing on February 19, 2026 for the proposed Ordinance amendments excluding visualization requirements.

Ms. Trainor seconded the motion.

Motion carried unanimously.

Ms. Karen Rhodes, resident of Pleasant Pointe Apartments, addressed Council with concerns about the inability to turn left from Trout Road onto Shiloh Road during peak hours, and emphasized the need for a traffic signal to prevent potential accidents. Council acknowledged the importance of proactive measures to address traffic issues before land development plans trigger necessary changes.

STAFF

INFORMATIVES: SI-1 November 2025 OEO Report

No *Staff Informatives* pulled for discussion.

COUNCIL/STAFF OTHER MATTERS: Mr. Brumbaugh reminded Council about the Special Meeting on December 30, 2025 at 5:30 PM for the purpose of adopting both the COG budget and CT budget.

ADJOURNMENT

Chair Bernier called for a motion to adjourn the meeting.

Ms. Mariner moved to adjourn the December 18, 2025

Regular College Township Council meeting.

Ms. Trainor seconded the motion.

The December 18, 2025 Regular College Township Council meeting was adjourned at 9:23 PM.

Respectfully submitted,

****DRAFT****

Adam T. Brumbaugh
Township Secretary

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-26-06

**A RESOLUTION RECOGNIZING AND COMMENDING THE
COLLEGE TOWNSHIP SESQUICENTENNIAL COMMITTEE**

WHEREAS, the Township of College marked its Sesquicentennial on November 25, 2025, celebrating 150 years since its founding in 1875; and

WHEREAS, this milestone represents a significant moment to reflect upon the Township's rich history, growth, and contributions to its residents and the surrounding region; and

WHEREAS, the College Township Sesquicentennial Committee was formed to plan, organize, and promote activities and events throughout 2025 commemorating this historic anniversary; and

WHEREAS, the members of the Sesquicentennial Committee have dedicated countless hours of volunteer service, creativity, and leadership to ensure a meaningful and inclusive celebration for residents of all ages; and

WHEREAS, the Committee's efforts have helped preserve local history, strengthen community pride, and foster civic engagement throughout the Township; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of College, County of Centre, Commonwealth of Pennsylvania, hereby recognizes and commends the College Township Sesquicentennial Committee for its outstanding service and dedication; and

BE IT FURTHER RESOLVED that the College Township Council extends its sincere appreciation to each member of the Committee for their commitment to honoring the past while celebrating the future of the Township; and

BE IT FURTHER RESOLVED that a copy of this Resolution be entered into the official records of the Township as a symbol of the Township's gratitude and recognition.

DULY APPROVED by the Council of the Township of College, this 5th day of January 2026.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Adam T. Brumbaugh, Township Manager

Susan Trainor, Council Chair



MEMORANDUM

To: College Township Council

From: Adam Brumbaugh, Township Manager

Re: *Appointment of Director of Community and Economic Development*

Date: 01/05/2026

In December 2025, Council authorized the creation of a new Community and Economic Development Department head position within the Township. Council also approved the 2026 Wage Range for this position, \$98,158 - \$137,421.

I am pleased to advise Council that I have offered the fulltime Director of Community and Economic Development to Ms. Keri Knepp who presently serves as the Economic Developer Coordinator in College Township. Ms. Knepp has accepted this position at a 2026 adjusted wage range salary of \$98,158. Based on her performance in her current Township role and her proven capabilities, I have the utmost confidence in her success in this important role. Her duties will begin today, January 5, 2026.

In accordance with the College Township Code, department directors shall be appointed by the Township Manager and confirmed by a vote of the College Township Council.

Therefore, I am pleased to submit to Council the name of Ms. Keri Knepp for confirmation as the College Township Director of Community and Economic Development.

An appropriate motion would read as follows:

"Move to confirm the Township Manager's appointment of Ms. Keri Knepp to the position of College Township Director of Community and Economic Development."

Please congratulate Keri and welcome her, officially, as the Township Director of Community and Economic Development.



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council

From: Lindsay K. Schoch, AICP | Principal Planner

Re: PAM Health – Overview and Action: Development of Regional Impact; Rezoning; Subdivision Plan

Date: December 22, 2025

Introduction

On the afternoon of January 5, 2026, Council will be asked to consider the PAM Health Project and some of the moving parts that come along with it. An overview is provided in the following memo to highlight elements of the project, history, and next steps necessary to move forward.

Elements of the Project

- Development of Regional Impact: expansion of 5.824 acres and 41 Equivalent Dwelling Units (EDUs)
 - Completed DRI Report Package & 11/6/2025 CRPC Comment Letter *attached*
- Rezoning UPD 14 to PRBD (to permit rehabilitation hospitals)
 - Draft Ordinance *attached*
- Subdivision of 5.824 acres from the parent parcel owned by PSU (19-003,-100)
 - Subdivision Plan & Associated Materials *attached*

History of the Project

- 1) **Rezoning Request** – Rezone **5.824** acres of University Planned District 14 to Planned Research and Business Park (PRBD) to allow for the use of an **inpatient rehabilitation hospital**, and
 - ✓ Council remanded the Rezoning Request for the PC review.
 - ✓ PC recommended that Council approve the Rezoning Request¹.

¹ As recorded in the April 15, 2025 Minutes:

- Ms. Schoch introduced the request and advised the PC to consider the Official Map, which indicated a future desired connection to Patton Township in this area.
- The PC discussed the proposed use, location, hospital type, and implications of the DRI process.
- After discussion, the following motion was made:
Mr. Toumayants moved to recommend Council approve the rezoning of five (5) acres of the University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD), contingent upon approval of the Development of Regional Impact (DRI). Mr. Forziat seconded. Motion carried unanimously.

- 2) **Development of Regional Impact (DRI)** – required because both the proposed use and rezoning are located outside of the Regional Growth Boundary / Sewer Service Area (RGB/SSA).
- ✓ Planning Commission determined the project has Merit
 - ✓ Council determined the project has Merit
 - ✓ The Centre Regional Planning Commission made a recommendation for the project be approved with a few comments.
 - ✓ Developer’s Agreement (DRAFT Agreement *attached*) – *Staff requests the Developer’s Agreement be reviewed by Council over the next few weeks, so it can be approved/denied as part of the approval/denial of the DRI.*
- 3) **Subdivision Plan** – A subdivision of the 5.824 acres from the larger PSU-owned was reviewed by staff and the Planning Commission, the PC recommended that Council approve the Subdivision Plan with some conditions.

Next Steps

It is requested that Council review the draft Ordinance language and, if found acceptable, authorize a Public Hearing for the proposed zoning ordinance amendment.

As part of the public participation process required for a proposed rezoning, the following actions will need to occur:

- Schedule a Public Hearing on the proposed rezoning (February 19 Public Hearing)
- Post the subject property,
- Notify adjacent property owners,
- Prepare and submit Public Notice, and,
- Distribute the proposed ordinance amendment to the following for comments:
 - Township Solicitor
 - Centre County Office of Planning & Community Development
 - Centre Regional Planning Agency
 - Centre Regional Planning Commission
 - College Township Council (for Public Hearing consideration).

Requested Council Action:

Staff recommends the Council set a Public Hearing for February 19, 2026.

End of Memo.

COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

OB-2.a.

ORDINANCE NO. O-26- --

ORDINANCE TO AMEND THE COLLEGE TOWNSHIP ZONING MAP TO CHANGE 5.824 ACRES OF UNIVERSITY PLANNED DISTRICT 14 (UPD 14) TO PLANNED RESEARCH AND BUSINESS PARK DISTRICT (PRBD).

BE IT ENACTED AND ORDAINED, by the College Township Council, Centre County, Pennsylvania, and the authority of the same, does hereby enact a zoning map change, made this _____ day of _____, 2026, by amending the Code of the Township of College, Pennsylvania, with the amendment of the Zoning Map, as follows:

SECTION 1 – ZONING MAP

Change 5.824 acres of a portion of the zoning designation of tax parcel 19-003-,100-,0000 to Planned Research and Business Park District (PRBD) from its existing zoning designation of University Planned District Sub-district 14 (UPD 14).

SECTION 2 SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

ENACTED AND ORDAINED, this _____ day of _____, by the College Township Council, Centre County, Pennsylvania.

ATTEST:

COLLEGE TOWNSHIP COUNCIL:

Adam T. Brumbaugh, Manager/Secretary

Susan Trainor, Council Chairwoman

DEVELOPER'S AGREEMENT

The Pennsylvania State University – PAM Health Rehabilitation Hospital
College Township, Centre County, Pennsylvania

This Developer's Agreement ("Developer's Agreement") is entered into on this _____ day of _____, 2026, by and between

COLLEGE TOWNSHIP, a Pennsylvania Second Class Township with offices located at 1481 East College Avenue, State College, PA (hereinafter the "Township"),

-AND-

PENNSYLVANIA STATE UNIVERSITY, a public, land-grant research university with offices at 110 Benedict Building, University Park, Pennsylvania (hereinafter the "Property Owner").

-AND-

CATALYST HEALTH REAL ESTATE, a nationwide full-service healthcare real estate firm with office at 41 N. Jefferson Street, 4th Floor, Pensacola, FL. (hereinafter the "Developer")

-AND-

PAM HEALTH, a healthcare provider and operator of rehabilitation hospitals, having offices at _____ (hereinafter the "Operator")

WHEREAS, PAM Health will lease the Project site from the Property Owner and will operate the Rehabilitation Hospital on the property; and

WHEREAS, the Township requires the Operator be a party to this Agreement to ensure compliance with the approved use and the conditions of the DRI.

WHEREAS, Catalyst Health has submitted a Development of Regional Impact for the construction of a 50,000 square foot PAM Health Rehabilitation Hospital (the "Project") located within the Planned Research and Business Park Zoning District of College Township.

WHEREAS, the use of a Rehabilitation Hospital is a permitted use by right within the Planned Research and Business Park Zoning District under the applicable Zoning Ordinance; and

WHEREAS, to provide public sewer service to the Project site, an expansion of the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) was required in accordance with the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement (the "Implementation Agreement"); and

WHEREAS, the Developer pursued and received approval of a Development of Regional Impact pursuant to the Implementation Agreement; and

WHEREAS, the Township approved the Subdivision Plan to subdivide the lease area of 5.824 acres from the larger parcel owned by PSU; and

WHEREAS, Pennsylvania State University prepared a DRI Report, received and reviewed by College Township Planning Commission, College Township Council, and the Centre Regional Planning Agency; and

WHEREAS, on November 6, 2025 the Centre Regional Planning Commission made a recommendation to College Township Council to approve the DRI; and

WHEREAS, on _____, 20____, the College Township Council approved the DRI, condition upon approval and acceptance of the Developer Agreement

WHEREAS, the Township desires to ensure that the only use permitted on the acreage added to the RGB/SSA through this expansion shall be the 50,000 square foot PAM Health Rehabilitation Hospital as proposed, unless this Agreement is amended in accordance with its terms.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Scope of Permitted Use and Equivalent Dwelling Units (“EDUs”)

1.1 Permitted Use: The Property Owner, Developer, and Operator agree that the only permitted use of the 5.824 acres parcel added to the Regional Growth Boundary and Sewer Service Area “Property” shall be the construction and operation of a 50,000 square foot PAM Health Rehabilitation Hospital, as described in the approved Development of Regional Impact and as shown on the approved subdivision plan recorded for the Property.

1.2 No additional structures, uses, or expansions shall be permitted within the expanded RGB/SSA area unless and until this Developer’s Agreement is formally amended in writing and approved by all parties to this Agreement.

1.3 The expansion of the RBG/SSA provides the Developer with 41 (EDUs), which are permitted and in compliance with the Implementation Agreement.

1.4 Change in Use or Operator. Any change in use, expansion of use, or substitution of a different principal operator or tenant other than PAM Health shall require:

- (a) amendment of this Developer’s Agreement
- (b) review and approval under the Development of Regional Impact process or other applicable regional review requirements, as determined by the Township.

2. Binding Effect

2.1 This Agreement shall run with the land and shall be binding upon the Developer, its successors, and assigns.

2.2 This Agreement shall be recorded simultaneously with, or prior to, the recording of the Final Subdivision Plan and shall constitute a condition of final plan approval and the issuance of any zoning, building, or occupancy permits.

3. Amendments

3.1 Any amendments to this Developer's Agreement must be in writing and executed by all parties, including any successors in interest to the Developer.

3.2 The Township shall have sole discretion to determine whether any proposed amendment is consistent with the intent of this Developer's Agreement, the Land Development Plan approval, and regional planning policies.

4. Enforcement

4.1 The Township shall have the right to enforce this Agreement through any legal or equitable means, including injunction, if necessary, to prevent unauthorized uses of the land.

4.2 Failure to comply with the terms of this Agreement shall constitute a violation of the Subdivision Plan approval and may result in revocation of approvals or permits.

4.3 Notice and Cure. Except in the case of an immediate threat to public health or safety, the Township shall provide written notice of default and a reasonable opportunity to cure prior to pursuing enforcement remedies.

5. Miscellaneous

5.1 This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

5.2 In the event any portion of this Developer's Agreement is held invalid, the remaining provisions shall remain in full force and effect.

6 Assignment and Lease Restrictions.

6.1 PAM Health shall not assign the lease, sublease the Property, or permit operation of the facility by another entity without prior written approval of the Township.

6.2 Any approved assignment or sublease shall expressly require the assignee or sublessee to assume all obligations of this Developer's Agreement.

7 Survival

7.1 The provisions of this Developer's Agreement shall survive the issuance of permits, construction of the Project, and issuance of certificates of occupancy.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

COLLEGE TOWNSHIP

By: _____

Title: _____

PENNSYLVANIA STATE UNIVERSITY
(Property Owner)

By: _____

Title: _____

CATALYST HEALTH REAL ESTATE
(Developer)

By: _____

Title: _____

PAM HEALTH
(Operator)

By: _____

Title: _____



CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
College Township Principal Planner
1481 E. College Avenue
State College, PA 16801

November 10, 2025

RE: COLLEGE TOWNSHIP – PAM HEALTH DRI – CRPC COMMENTS

Dear Lindsay,

The Centre Region Growth Boundary and Sewer Service Area (RGB and SSA) Implementation Agreement establishes the process for expanding the RGB and SSA through a Development of Regional Impact (DRI). Each municipality is also afforded a limited opportunity during the five-year term of the Agreement to request an expansion of up to 50 equivalent dwelling units (EDUs), not to exceed 12 acres, through a streamlined review process known as the *Non-General Forum Route*. To qualify, the proposed development must achieve a minimum density greater than one (1) EDU per acre and be contiguous to the existing RGB/SSA.

At its regular meeting on November 6, 2025, the Centre Regional Planning Commission (CRPC) reviewed the proposed PAM Health DRI located adjacent to Innovation Park. The CRPC voted 3–1 in support of forwarding the proposal to College Township Council for consideration via the Non-General Forum Route. Vice Chair Sullivan recused himself due to his employment with Penn State University. During discussion, the CRPC noted that the response to question i.1. in the DRI report did not sufficiently address the applicant’s site selection process and encouraged the applicant to provide additional detail regarding due diligence in evaluating alternative locations.

The 2013 Centre Region Comprehensive Plan identifies the area as appropriate for commercial use and development. While the current zoning does not permit hospital uses, the proposed rezoning to the Planned Research and Business Park District (PRBD) would align the project with Innovation Park’s intent as a center for research, healthcare, and technology-oriented enterprises. The proposed development can therefore be considered supportive of key regional objectives.

Formal action on the DRI rests with College Township under the Non-General Forum Route. As outlined in Section 6 of the Implementation Agreement, the host municipality is required to enter into a Development Agreement with the property owner/developer to ensure that land development proceeds as proposed. This agreement must be included as a condition of the resolution authorizing the RGB/SSA expansion. CRPA respectfully requests a copy of the document memorializing the Township’s final action once it has been taken.

Please call or e-mail me if you have questions, or if you require additional information.

Best regards,

A handwritten signature in cursive script that reads "Jenna Wargo".

Jenna Wargo, AICP, Principal Land Use Planner

cc: Pam Adams, Director
Adam Brumbaugh, Township Manager
CRPC



Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801

Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
Principal Planner
College Township
1481 E. College Avenue
State College, PA 16081

September 8, 2025

**RE: DEVELOPMENT OF REGIONAL IMPACT COMPLETENESS REVIEW AND
RECOMMENDATION – PAM HEALTH**

Dear Lindsay,

On August 27, 2025 the Centre Regional Planning Agency (CRPA) received a revised Development of Regional Impact (DRI) application which proposes the inclusion of a 5.824-acre area into the Regional Growth Boundary and Sewer Service Area (RGB/SSA). This was submitted by Mr. Mike Vaow of Stahl Sheaffer Engineering on behalf of PAM Health (jointly the “Applicant”). The enclosed DRI report indicates that this expansion will facilitate connection to public sewer for a proposed 50,000 square foot Rehabilitation Hospital and parking lot (“Project”). The prior submitted DRI applications were deemed incomplete.

In accordance with Section 4.2.vi.b. of the 2023 Centre Region Growth Boundary and Sewer Service Area Implementation Agreement (Implementation Agreement), the CRPA conducted a completeness review of the PAM Health Development of Regional Impact (DRI) Report. Based upon the application requirements within the Implementation Agreement that pertain to proposed inclusion of property into the Regional Growth Boundary and Sewer Service Area, this DRI application is deemed complete.

The parcel is a portion of a parent parcel owned by Penn State in the Innovation Park area (Centre Co. Tax ID No. 19-003-,100-,0000-) in College Township’s University Planned District. Please find a map attached in the application on page 2 for more details on the location of the subject area. The parcel is in the process of being subdivided from Penn State’s parcel and will need to be rezoned. Enclosed is an email communication from Penn State regarding the status and ownership-lease structure for the property.

CRPA Recommendation

In accordance with Section 4.2.vi.b. of the Implementation Agreement, the CRPA is also required to provide a recommendation to the host municipality regarding the DRI request

within 15 business days of the application being deemed complete. The CRPA provides the following comments for the Township's consideration:

1. Based on the information provided in the application the request qualifies for the "General Forum Action Not Required" process stated in Section 5 of the Implementation Agreement.
 - a. The Project will have a total of 41 Equivalent Dwelling Units (EDUs) which is greater than the minimum development density greater than 1 EDU/per acre (Section 5.3).
 - i. The UAJA has submitted a letter, attached, stating it has capacity to service the project.
 - b. The Project is expected to generate fewer than 100 vehicle trips during the peak hour (Section 5.1).
 - i. It will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during PM peak hour.
 - c. The parcel is contiguous with the RGB/SSA.
2. College Township should note that during the five (5) year period of the Implementation Agreement that the Township is limited to a total 50 EDUs and 12 acres for applications that expand the Regional Growth Boundary and Sewer Service Area via the "General Forum Action Not Required" process. The effective date of the Agreement is August 28, 2023. (Section 5.1)
 - a. With this and the ClearWater Conservancy Minor DRI, College Township will have utilized 10.484 acres and 46 EDUs.
3. Water service will need to be further identified. The Applicant indicated that Catalyst is in discussion with Penn State to obtain water service through them. If that is not provided, they stated Catalyst will pursue service with CTWA. The Applicant acknowledged that would include the potential for Federal Highway Permitting.
4. The 2013 Centre Region Comprehensive Plan identifies Objective 5.4 to "Ensure the continued availability of high-quality, cost-effective medical care for residents and visitors to the Centre Region".
5. The requested expansion of the RGB/SSA involves a minimal change to the boundaries, limited impact to neighbors and infrastructure systems, and demonstration that a permitted use could not be established without public sewer service, the CRPA agrees with the general conclusions of the Application.

Next Steps

Per the Implementation Agreement, the host municipality can begin its review of a DRI request once it has been deemed complete and a recommendation has been provided by

the CRPA. There are no specific requirements related to the municipal review of a DRI request, either in terms of timeframe or scope. Attached is a flowchart to assist the Applicant and College Township through this process.

If College Township determines that the Application has merit following its review of the completed DRI report, the DRI application must be forwarded back to the CRPA for regional discussion. The Township should include findings of fact related to its support of the request.

Once the DRI application and Township findings have been received by the CRPA, the request will be reviewed by the Centre Regional Planning Commission (CRPC) at its first available meeting. Following a review by the CRPC, the DRI will be sent back to the Township with a comment letter. At this time, formal action by the Township on the expansion of the Regional Growth Boundary and Sewer Service Area can occur.

A development agreement between the Township and the property owner/developer shall be executed to ensure that the land develops as proposed, and this is to be a condition of the Resolution authorizing the request to expand the RGB/SSA.

If you have any questions regarding this review, its recommendations, or the DRI process, please contact me at your earliest convenience.

Best regards,



Pamela J. Adams

cc: Mike Vaow, Project Manager, Stahl Sheaffer Engineering

Attachments: DRI Application
Penn State email communication from Ms. Kramer 8.4.25
Non-General Forum -Minor DRI Process Flowchart

DEVELOPMENT OF REGIONAL IMPACT REPORT

FOR THE PROPOSED INCREASE TO THE REGIONAL GROWTH BOUNDARY AND SEWER
SERVICE AREA TO CENTRE COUNTY TAX PARCEL 19-003-,100-,0000, INNOVATION BLVD,
COLLEGE TOWNSHIP

PREPARED FOR:



PAM HEALTH
INNOVATION BOULEVARD
STATE COLLEGE, PA 16801

PREPARED AS REQUIRED BY THE
*CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA
IMPLEMENTATION AGREEMENT*

PREPARED BY:

STAHL SHEAFFER
ENGINEERING

CLEARFIELD OFFICE
800 LEONARD STREET
CLEARFIELD, PA 16830
TEL: 814.205.4012
FAX: 814.205.4018

WEDNESDAY, AUGUST 27, 2025

THE PROPOSAL

PAM Health is a proposed rehabilitation hospital at Innovation Blvd (Centre Co. Tax ID No. 19-003-,100-,0000-) in College Township’s University Planned District and outside the Regional Growth Boundary and Sewer Service Area (RGB/SSA). PAM Health intends to subdivide a 5.824-acre property to meet its development needs from a roughly 32.5-acre portion of Innovation Boulevard. PAM Health is seeking public sewer access for this 5.824-acre property. This site lies outside the current Regional Growth Boundary/Sewer Service Area (RGB/SSA) but would become contiguous to the existing boundary if the proposed expansion is approved. The RGB/SSA boundary currently runs along the Innovation Park Access Ramp, adjacent to the property.

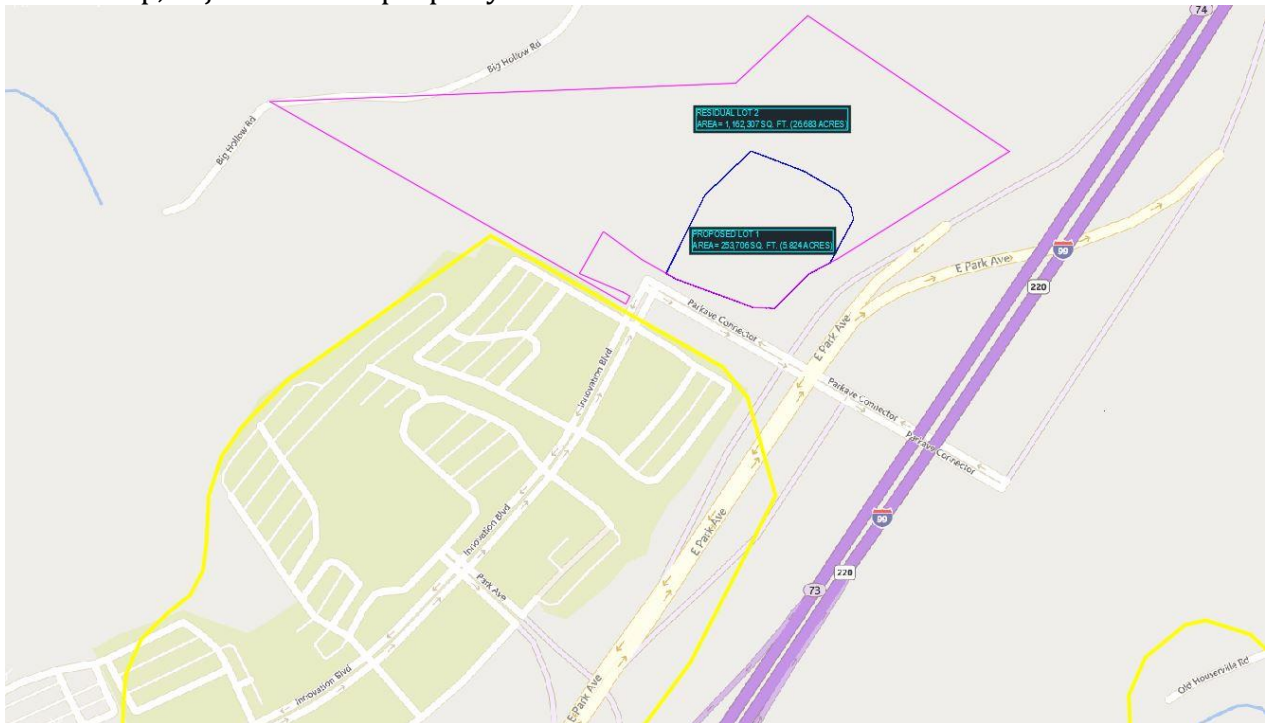


Figure 1: Location of public sewer access requested

Section V of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement* presumes that the requested expansion of the Regional Growth Boundary and Sewer Service Area is a Development of Regional Impact (DRI). Thus, this DRI report is required prior to College Township’s consideration of the requested expansion.

The proposed 50,000 sqft. Rehabilitation Hospital and parking lot will not have a “substantial impact upon the health, safety, or welfare of citizens in more than one Centre Region municipality,” and will not impact the University Area Joint Authority. Although it qualifies as a Development of Regional Impact, we believe that it qualifies for the “Limited

Review Process” described at Section V, subpart 3 of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement*.

When considering any Sewer Service, policy makers consider the impact that the proposed project will have on its community. Additionally, the specific development of the rehabilitation hospital is what is warranting the expansion of the Regional Growth

Boundary and Sewer Service Area.

For the sake of simplicity, the remainder of this report is organized around the list of questions that a DRI report is required to answer by Section V of the *Centre Region Growth Boundary and Sewer Service Area Implementation Agreement* (pages 4 and 5). Each question will be presented and then answered in the same order as in the agreement.

QUESTIONS FROM SECTION IV OF THE CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA IMPLEMENTATION AGREEMENT

i.1. Are there locations inside the Regional Growth Boundary that could support the proposed development? If not, explain why.

No, there are no other locations because PAM health is already in the process of subdividing off a parcel they need at this location.

i.2. Does the University Area Joint Authority have capacity to serve existing development inside the Regional Growth Boundary and the proposed expansion? Please provide a letter from the University Area Joint Authority documenting capacity.

Yes, the University Area Joint Authority has available capacity see Appendix D.

i.3. Have on-lot septic systems or other methods to provide sewer service to the property been explored? Why are these not viable methods to dispose of waste?

On-lot septic system is not a viable option due to the depth to bedrock.

i.4. Are there any potential adverse public impacts of the proposed expansion and how will they be mitigated, based upon the items in Section V, Subsections ii. Through vi?

There are no adverse public impacts from the proposed Rehabilitation Hospital.

i.5. Is the expansion contiguous with the existing Regional Growth Boundary?

Yes, the expansion is contiguous with the Regional Growth Boundary.

i.6. Do changes in local or regional population or land use forecasts warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

i.7. Are there adjustments or changes in the specific location or direction of growth and development that warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

i.8. Are there changes resulting from goals, objectives, and policies in the Comprehensive Plan or local planning issues that warrant an expansion? Explain how these changes necessitate the expansion.

The specific development of the Rehabilitation Hospital is what is warranting the expansion of the Regional Growth Boundary and Sewer Service Area.

ii.1. Effect of the Development of Regional Impact on the existing sewer collection, conveyance, and treatment system.

Yes, the University Area Joint Authority has available capacity see Appendix D see i.2.

ii.2. Effect of the Development of Regional Impact on public water infrastructure.

We have reached out to the College Township Water Authority with the proposed PAM Health Rehabilitation Hospital but have not received any response or comment.

ii.3. Effect of the Development of Regional Impact on transportation network (including bicycle and pedestrian facilities).

With the proposed PAM Health Rehabilitation Hospital and the proposed addition to the Regional Growth Boundary there seems to be very minimal impact to traffic including bicycle and pedestrian facilities. The traffic study done for the site says that it will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during the PM peak hour.

ii.4. Effect of the Development of Regional Impact on the public transportation system.

We have reached out to Gregory M. Kausch, the Senior Transportation Planner for the Centre Regional Planning Agency assigned to the Centre Area Transportation Authority, or CATA his response is attached in appendix C. He states that at this time CATA anticipates no significant adverse impacts to transit operations. He states that they do not offer service to the project area but may again if an agreement is met with CATA and Penn State.

ii.5. Effect of the Development of Regional Impact on emergency services (for example, fire, police, and ambulance service)

We have reached out to Shawn Kauffman, the Fire Director/Chief of Department, and Centre Region Emergency Management, John F. Gardner, Chief of the State College Police Department (which provides policing to College Township), and Centre Lifelink EMS, each addressing the proposed PAM Health Rehabilitation Hospital and have not received any comments or responses addressing their concern with the effects of the Rehabilitation Hospital on their services. Except Shawn Kauffman Fire

Director stating that it would not have an impact on their services as you can see below in Appendix B

ii.6. Effect of the Development of Regional Impact on environmental features (such as soils, wetlands, streams, the aquifer, sinkholes, or similar environmental concerns)

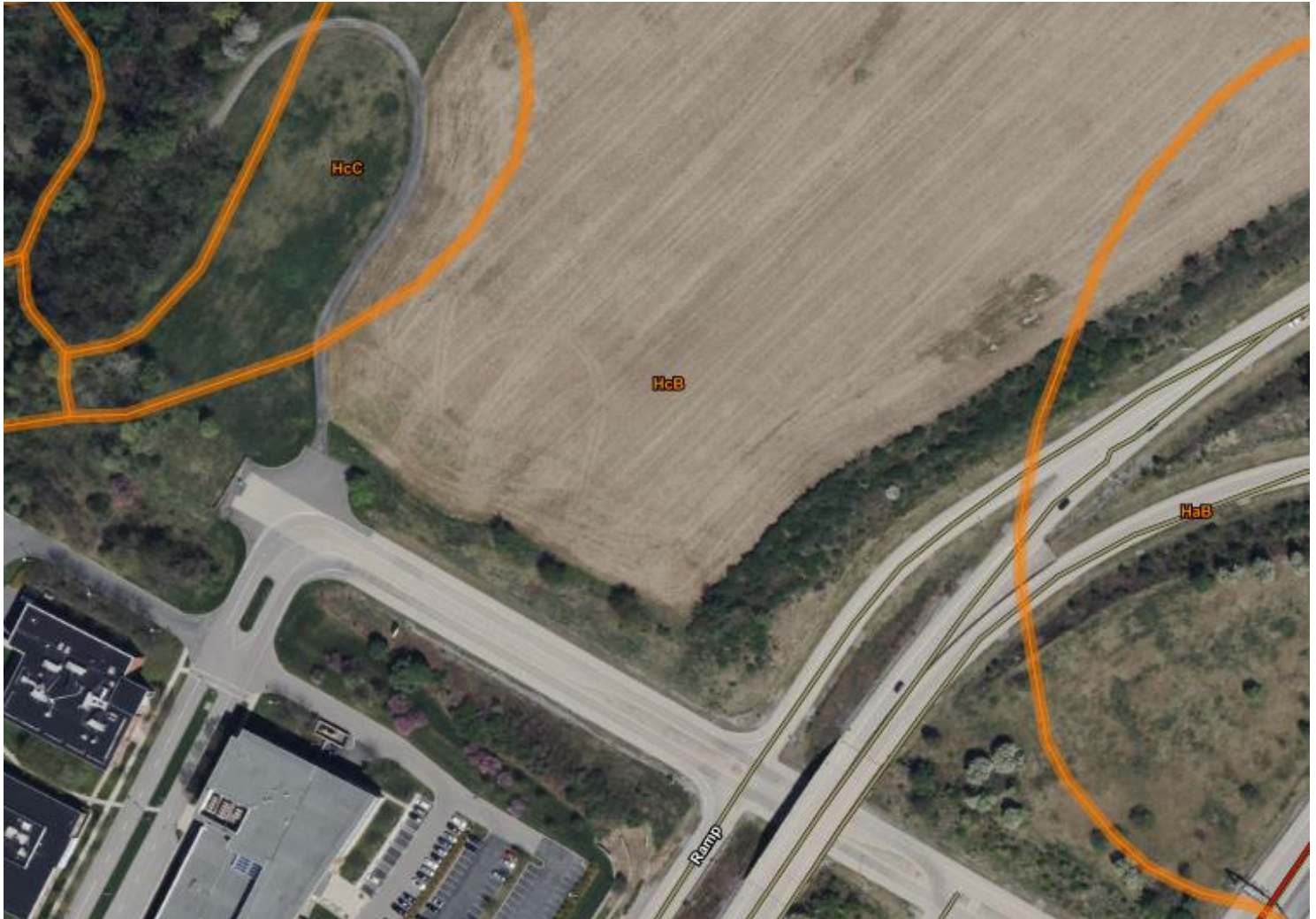


Figure 2: Soils map.

The *Centre County Natural Heritage Inventory*, updated December 31, 2002, shows Big Hollow Road biological diversity area and natural heritage areas around Innovation Boulevard. Although a detailed field study has not yet been undertaken, there is a unnamed stream to the northwest that is a Cold Water Fishes (CWF) that runs adjacent to the property though no impact to the stream itself will occur. Storm runoff from the site will discharge to the stream, however, per the townships stormwater ordinance and DEP requirements, runoff rate, volume and water quality will be managed on site to levels less that or equal to pre-development conditions. There is also a fema floodplain zone A that runs adjacent to the property though the proposed site will not impact the floodzone. Also, there is no steep slope areas, wetlands, sinkholes, or unique natural features in the acres of Innovation Boulevard proposed for expansion of the regional growth boundary.

ii.7. Effect of the Development of Regional Impact on school facilities.

We have reached out to the State College Area School District with the proposed PAM Health Rehabilitation Hospital but have not received any response or comment. Though cant imagine it has an impact due to the proposed development generating any student traffic.

ii.8. Effect of the Development of Regional Impact on adjacent land uses.

The proposed PAM Health Rehabilitation Hospital will be surrounded by the UPD with a highway on one side, agriculture and forest on the others and innovation park at the front of the property and does not tend to impact the surrounding land uses. PAM Health also doesn't see an neighbor issues or any noise concerns with what is proposed.

iii. In addition to the above noted information, the host municipality may also require information relative to fiscal impacts or specific details on transportation impacts, environmental impacts, or similar studies.

To date, College Township has not requested any such studies.

iv. Economic analysis of the impact of the proposal on other areas of the community.

The proposed expansion of the regional growth boundary to accommodate the PAM Health Rehabilitation Hospital is expected to create 110–130 full-time positions, with total employment exceeding 200 when part-time roles are included. The project's estimated \$45 million capital investment will support local construction and development jobs. Once operational, PAM will purchase services from local healthcare providers, contract with area physicians and hospitals for specific services, and pay property and other local taxes—each contributing to the Centre Region's economy.

v. Quality of life issues and the value the proposal would add to the community.

The proposed rezoning, PAM Health Rehabilitation Hospital will not have much of a noticeable impact on the Centre Region's quality of life, good or bad. The proposed Rehabilitation Hospital will not affect public infrastructure beyond possibly a few more vehicle trips and should have little impact on neighboring properties or the environment. The expansion of the regional growth boundary would not significantly add to or detract from the Centre Region's quality of life either.

vi. The consistency of the proposal with the Centre Region Comprehensive Plan.

The proposal is consistent with the objectives and policies set forth in the Centre Region Comprehensive Plan.

QUESTIONS FROM SECTION V OF THE CENTRE REGION GROWTH BOUNDARY AND SEWER SERVICE AREA IMPLEMENTATION AGREEMENT

1. Each municipality that has land outside of the Regional Growth Boundary and Sewer Service Area is authorized to expand the Regional Growth Boundary and Sewer Service Area by a maximum of 50 Equivalent Dwelling Units, not to exceed 12 acres, for a period of five years from the execution of this amended Agreement. Individual non-residential projects are limited to a maximum square footage that would be expected to generate fewer than 100 vehicle trips during the peak hour, or fewer than 750 vehicle trips in an average day.

As outlined in Section 2.4(b) of the UAJA Rate Resolution Dated 12/11/2024, a hospital shall be assigned 0.5 EDUs per bed plus 1 EDU for up to 8 employees with showers. With 52 hospital beds along with 120 employees the projected UAJA EDUs for this site is 41. The traffic study done for the site says that it will generate 1,161 daily trips, 93 trips during the AM peak hour and 88 during the PM peak hour.

2. The governing body of the host municipality will consider comments from the Centre Regional Planning Agency and the Centre Regional Planning Commission in the municipal review process.

Yes, we will consider comments.

3. Requests to expand the Regional Growth Boundary and Sewer Service Area under this Section of the Ordinance must achieve a minimum development density greater than one equivalent dwelling unit per acre.

We have a total of 41 EDUs which surpasses the minimum one EDU per acre.

4. Requests to expand the Regional Growth Boundary and Sewer Service Area under this Section of the Ordinance shall be evaluated in the same manner as requests under Section IV The Process - General Forum Action Required," with the exception that they will not require COG General Forum approval.

Responses for Section 4 The Process – General Forum Action Required have been provided above.

5. The request to expand the Regional Growth Boundary and Sewer Service Area must be contiguous to the existing Regional Growth Boundary and Sewer Service Area. This provision does not preclude exceptions to expand the Sewer Service Area as may otherwise be authorized under Section VIII "Exceptions".

Yes, the expansion is contiguous with the Regional Growth Boundary.

SUMMARY

PAM Health is a proposed Rehabilitation Hospital at Innovation Boulevard (Centre Co. Tax ID No. 19-003-,100-,0000) in College Township's University Planning Zoning District and outside the Regional Growth Boundary and Sewer Service Area (RGB/SSA). The roughly 32.5-acre portion of Innovation Boulevard and for which PAM Health site requires 5.824-acre seeks public sewer access therefore needs to expand the Regional Growth Boundary. We do not see any impact or little to no impacts for quality of life or economic impacts that the community center would have to the region.

APPENDIX A: LAND USES PERMITTED IN COLLEGE TOWNSHIP'S Planned Research & Business Park District

- C. Permitted uses. Land and structures in a park may only be used for the following:
- (1) Primary uses:
 - (a) Public and private institutions of higher education.
 - (b) Research, engineering, and testing laboratories. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**
 - (c) Office uses. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**

:2

§ 200-27.1

§ 200-27.1

- (d) Business incubators.
 - (e) Light manufacturing facilities. **[Amended 6-17-2010 by Ord. No. O-10-02; 3-19-2015 by Ord. No. O-15-03]**
 - (f) Pilot plants, given that they do not exceed 75,000 square feet in gross floor area for any given pilot plant. **[Amended 6-17-2010 by Ord. No. O-10-02]**
 - (g) Data centers. **[Amended 3-19-2015 by Ord. No. O-15-03]**
 - (h) Medical offices and clinics. **[Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord. No. O-15-03]**
 - (i) Hospitals. **[Added 6-17-2010 by Ord. No. O-10-02; amended 3-19-2015 by Ord. No. O-15-03]**
 - (j) Any other facilities reasonably related to the intent of the PRBD as established by the property owner, provided that these uses are specifically reviewed and approved by both the property owner and College Township Zoning Officer. **[Added 3-19-2015 by Ord. No. O-15-03]**
-

APPENDIX B: CENTRE REGIONAL FIRE PROTECTION AND EMERGENCY MANAGEMENT

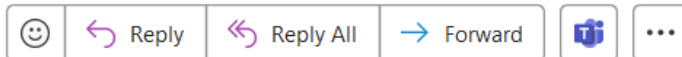
[EXT]: Re: Development Impact Report for Expanding Regional Growth Boundary



Shawn Kauffman <skauffman@centreregion.com>

To Zach Owens

Cc Michael R. Vaow



Thu 4/24/2025 8:38 PM

Zach,

Your request will not impact Fire Department operations in College Township.

Stay safe and well,

Shawn R. Kauffman, Fire Director

Centre Region Fire Protection Program

400 W Beaver Ave, State College, PA 16801

Office: (814) 237-4127

Cell: (814) 280-0265

"The Only Person You Need To Be Better Than Is The Person You Were Yesterday." Frank Viscuso

APPENDIX C: CENTRE AREA TRANSPORTATION AUTHORITY (CATA)

[EXT]: PAM Health Rehabilitation Hospital - Development of Regional Impact (DRI) Rep...



Kausch, Greg <gkausch@crcog.net>

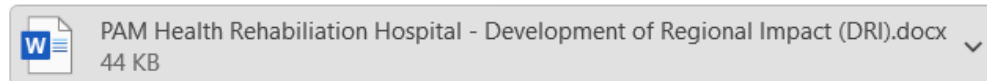
To Zach Owens; Michael R. Vaow

Cc Lori Miller; Marin Yang; Derek Sherman; Emily Rickens;

Rick Evans; Bob Beck; Adams, Pam; Saylor, James; **+6 others**



Tue 8/5/2025 11:28 AM



Good afternoon, gentlemen:

Thank you for allowing the Centre Area Transportation Authority (CATA) the opportunity to review - and provide comment on - the Development of Regional Impact (DRI) Report referenced in the subject line above.

At this time, CATA anticipates no significant adverse impact to transit operations if the extension to the Regional Growth Boundary (RGB) / Sewer Service Area (SSA) is ultimately granted, and the proposed development moves forward as planned. CATA does not currently provide service to the project area, but may again in the future contingent on agreements between CATA and Penn State.

We may expect incremental increases to transit ridership as a result of the proposed development, dependent on factors such as the behavior of clients, visitors, and employees; accessibility of public transportation; service provider(s), etc.

With that in mind, I am attaching a comment letter which suggests potential measures to mitigate any impacts, should the development move forward.

Please do not hesitate to contact me directly should you have any follow-up questions or concerns.

Thanks!

Greg

Gregory M. Kausch
Senior Transportation Planner
Centre County Metropolitan Planning Organization (CCMPO)
c/o Centre Regional Planning Agency
2643 Gateway Drive, Suite 4

APPENDIX D: UNIVERSITY AREA JOINT AUTHORITY (UAJA)



UNIVERSITY AREA JOINT AUTHORITY

1576 Spring Valley Road
State College, PA 16801

July 28, 2025

CAH Developments, LLC
41 N Jefferson St., 4th Floor
Pensacola, FL 32502

RE: Intent to Serve (PAM Health – Innovation Blvd)

Dear CAH Developments LLC,

The University Area Joint Authority has available capacity in both the conveyance system and treatment facility for the 41 EDUS requested for the PAM Health Center, located at 237 Innovation Blvd, **which is not currently in our sewer service area**; College township will have to add this to our sewer service area through the Act 537 Plan. There are no current overloads, and none are projected for the next five (5) years. It is also our understanding that all sanitary sewer flow from this project is to be directed into the Authority's conveyance system. There are connection points within 800 feet of the property. The purpose of this letter is to solely confirm the available system capacity and may be used by the developer, in addition to other documentation, in an attempt to secure financing for this project. This letter does not replace the submission of the post card exemption to UAJA or the planning response letter submitted by UAJA. In conclusion, please accept this letter as our official notice of "Intent to Serve" the 41 EDUS requested for the PAM Health Center, located at 237 Innovation Blvd, **which is not currently in our sewer service area**. This letter of intent will expire one year from the date of issuance.

If you need additional information or have additional questions, please do not hesitate to contact this office.

Sincerely,



Cory Miller
Executive Director



Daren Brown
Collection System Superintendent



RE: PAM Health - Penn State real estate

From Kramer, Tamia Erin <tek5263@psu.edu>
Date Mon 8/4/2025 9:22 AM
To Adams, Pam <padams@crcog.net>
Cc Sullivan, Neil <nsullivan@psu.edu>

Hi Pam,

Thanks for reaching out. I'd be happy to provide the information I have. The University will not be selling the land to PAM, rather, it will be ground leasing a to-be-determined portion of the larger 16-acre parent parcel (said ground leased area to be subdivided from the parent parcel) to Catalyst, a developer who will in turn lease the hospital facility to PAM to operate as a post-acute rehab facility. The latest information I have is that the ground lease area will be 5.5 acres – but value engineering is still underway, so that may change. Catalyst, on behalf of PAM, will be driving the subdivision process once the land area has been confirmed, and the University will cooperate with that effort. We are still negotiating the ground lease and likely have a month or two before it is finalized, but I can confirm the University is actively pursuing the transaction. The Board of Trustees has also approved the transaction.

Please let me know if there is any other detail you need, or if a conversation would be helpful.

My best,

Tamia Kramer, CRE®
814-863-0795

From: Adams, Pam <padams@crcog.net>
Sent: Monday, August 4, 2025 9:03 AM
To: Kramer, Tamia Erin <tek5263@psu.edu>
Cc: Sullivan, Neil <nrs233@psu.edu>
Subject: Re: PAM Health - Penn State real estate

You don't often get email from padams@crcog.net. [Learn why this is important](#)

Hi Tamia, We have received a request from PAM Health to expand the growth boundary /sewer service area for this facility. From what they have provided it appears to be a Minor DRI which means there are less steps they have to go through to get approval but they do need to answer several questions.

I wonder if you can provide me with an update on the process of subdividing the parcel and selling it to PAM health. We don't want to proceed with the process if they are not the owners of the property or in the process with agreements.

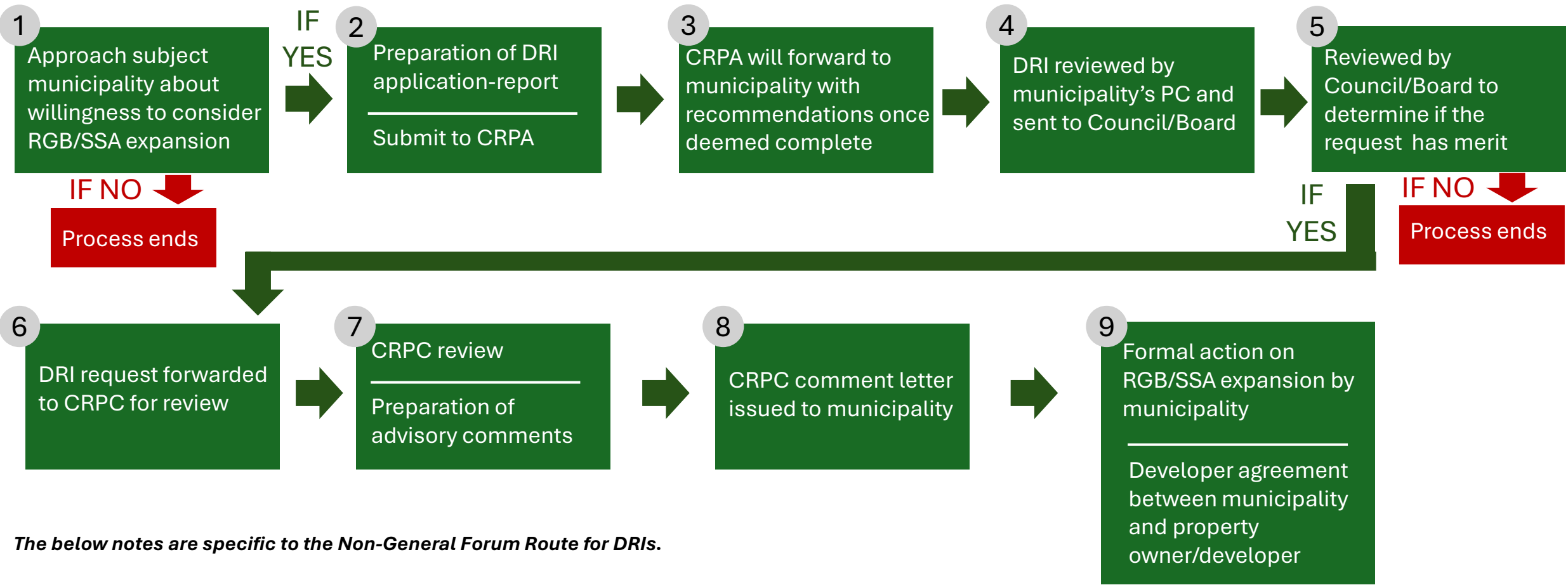
Thanks, Pam



Pam Adams
Director

Centre Regional Planning Agency
2643 Gateway Drive, Suite 4 | State College, PA 16801
Main: 814-231-3050 (Ext. 2401) or Direct: 814-231-3053
Email: padams@crcog.net

Non-General Forum Route for Development of Regional Impact Applications (DRIs) OB-20



The below notes are specific to the Non-General Forum Route for DRIs.

**Each municipality is authorized to expand the RGB/SSA by a maximum of 50 EDUs, not to exceed 12 acres, for a period of five years from Implementation Agreement execution.*

**Non-residential projects limited to max. sq. ft. that would generate fewer than 100 vehicle trips during peak hour or fewer than 750 trips in an average day.*

**Must achieve a minimum development density greater than one EDU per acre.*

**Requests must be contiguous to the existing RGB/SSA.*



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council

From: Lindsay K. Schoch, AICP | Principal Planner

RE: Development of Regional Impact – Innovation Park West (ARL)

Date: December 22, 2025 (for review and discussion at the January 5, 2026 Council meeting)

Penn State Request to Expand the Regional Growth Boundary and Sewer Service Area (RGB/SSA): West End of Innovation Park

Background

In early 2025, Council authorized Penn State University (PSU) to explore a potential expansion at the west end of Innovation Park. This expansion is part of PSU's 50-Year Plan for Innovation Park and includes the future development of a campus to support Applied Research Laboratory (ARL) buildings and related uses.

Following Council's initial authorization, PSU completed and formally submitted a Development of Regional Impact (DRI) Report in support of expanding the Regional Growth Boundary and Sewer Service Area (RGB/SSA).

DRI Review Process to Date

The submitted DRI Report requires review by the Centre Regional Planning Agency (CRPA), a recommendation from the Centre Regional Planning Commission (CRPC), and approval by the Centre Region Council of Governments (COG) General Forum, in accordance with the regional DRI process.

On November 18, after a presentation from PSU, a review of the Completeness Review and Recommendation Letter (attached), and discussion, the Planning Commission determined that the DRI Report has merit and recommended that it be forwarded to Council for further consideration.

Council Action Required

Council is now responsible for determining whether Penn State's request to expand the Regional Growth Boundary and Sewer Service Area at the west end of Innovation Park, along with the associated DRI Report, has merit.

If Council finds the request to have merit, the DRI Report will be forwarded to the CRPC for their review and recommendation, consistent with the requirements of the DRI process.

Related Rezoning Request

In addition to the proposed RGB/SSA expansion, PSU is also requesting that the subject property be rezoned to accommodate future ARL-related uses.

The DRI review and rezoning process are not required to occur in a specific sequence. However, due to timing considerations, Council is currently reviewing the DRI request. The rezoning request will be scheduled for discussion at a later date this winter.

Attachments

- October 31, 2025, Letter from Pamela Adams, Director of the Centre Regional Planning Agency RE: DRI Completeness Review and Recommendation.
- Penn State's Request to Expand the Regional Growth Boundary and Sewer Service Area (RGB/SSA) at the West End of Innovation Park – DRI Report

Recommended Council Action

Determine that the Penn State Development of Regional Impact (DRI) Report has merit and forward it to the Centre Regional Planning Commission for review and recommendation at the February 5, 2026, meeting.



Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801

Phone (814) 231-3050 • www.crcog.net

Ms. Lindsay Schoch, AICP
Principal Planner
College Township
1481 E. College Avenue
State College, PA 16081

October 31, 2025

RE: DEVELOPMENT OF REGIONAL IMPACT COMPLETENESS REVIEW AND RECOMMENDATION – ARL: West End of Innovation Park

Dear Lindsay,

On October 17, 2025 the Centre Regional Planning Agency (CRPA) received a Development of Regional Impact (DRI) application which proposes the inclusion of a 50-acre area into the Regional Growth Boundary and Sewer Service Area (RGB/SSA). This was submitted by Penn State Physical Plant (“Applicant”). The enclosed DRI report indicates that this expansion will facilitate connection to public sewer to support a master plan for Penn State’s Applied Research Laboratory (ARL) that will include office and research buildings buildout over the 50-year plan buildout (“Project”).

In accordance with Section 4.2.vi.b. of the 2023 Centre Region Growth Boundary and Sewer Service Area Implementation Agreement (Implementation Agreement), the CRPA conducted a completeness review of the Penn State ARL DRI Report. Based upon the application requirements within the Implementation Agreement that pertain to proposed inclusion of property into the Regional Growth Boundary and Sewer Service Area, this DRI application is deemed complete.

The parcel is a portion of a parent parcel owned by Penn State in the Innovation Park area (Centre Co. Tax ID No. 19-003-,100-,0000-) in College Township’s University Planned District. Please find three maps attached in the application for more details on the location of the subject area [Figures 2, 3, 4 on pages 2-4]. The new ARL Campus is proposed to be approximately 88 acres in total:

- 50 acres of land adjacent to Innovation Park of which this DRI report requests an expansion of the RGB/SSA.
- 28 acres of the proposed campus is already within the Innovation Park boundary, which is zoned Planned Research Business District (PRBD) and in the RGB/SSA.
- 10 acres of land adjacent to Innovation Park, is in subdistrict 14 of the University Planned District (UPD) and in the RGB/SSA.

Penn State will seek to change the zoning of this expanded area so that the entirety of the ARL Campus will match the zoning designation of Innovation Park - Planned Research Business District (PRBD).

CRPA Recommendation

In accordance with Section 4.2.vi.b. of the Implementation Agreement, the CRPA is also required to provide a recommendation to the host municipality regarding the DRI request within 20 business days of the application being deemed complete. The CRPA provides the following comments for the Township's consideration:

1. Based on the information provided in the application the request qualifies for the "General Forum Action Required" process stated in Section 4 of the Implementation Agreement.
2. Given the long-term buildout period and transportation improvements identified in the Traffic Impact Study (TIS), the Centre County Metropolitan Planning Organization (CCMPO) should remain engaged in future monitoring and mitigation discussions. The CCMPO's continued involvement will ensure that proposed intersection improvements, signal modifications, and capacity enhancements along Park Avenue and other regional corridors are integrated with broader transportation planning and funding priorities.
3. The request is consistent with the 2013 Centre Region Comprehensive Plan, which identifies Penn State as a major regional employment center and community partner. The proposed ARL expansion supports the Plan's goals for efficient land use, sustainable economic development, and the co-location of research and industry near existing infrastructure and the University Park campus.
4. The requested expansion represents a minor adjustment to the RGB/SSA contiguous with the existing Innovation Park limits. The change facilitates long-term redevelopment of university-owned land already served by adjacent infrastructure and does not promote outward sprawl. The overall impact on the regional boundary framework is minimal and consistent with the intent of the RGB/SSA Implementation Agreement.

Next Steps

Per the Implementation Agreement, the host municipality can begin its review of a DRI request once it has been deemed complete and a recommendation has been provided by the CRPA. There are no specific requirements related to the municipal review of a DRI request, either in terms of timeframe or scope. Attached is a flowchart to assist the Applicant and College Township through this process.

If College Township determines that the Application has merit following its review of the completed DRI report, the DRI application must be forwarded back to the CRPA for regional discussion. The Township should include findings of fact related to its support of the request.

Once the DRI application and Township findings have been received by the CRPA, the request will be reviewed by the Centre Regional Planning Commission (CRPC) at its first available meeting. Following a review by the CRPC, the DRI application (including findings from the host municipality and Centre Regional Planning Agency) shall be provided to the COG General Forum for review. The COG General Forum shall conduct two meetings to review the request to expand the Regional Growth Boundary and Sewer Service Area. Requests to expand the Regional Growth Boundary and Sewer Service Area require a minimum of five affirmative unit votes of the municipalities, including the host municipality, for approval.

If approval is received to expand the Regional Growth Boundary and Sewer Service Area, the COG General Forum will adopt a resolution approving the expansion as a revision to the Centre Region Act 537 and Comprehensive Plans, and the host municipality may proceed to submit the proposal and required planning module to the Pennsylvania Department of Environmental Protection for approval.

If you have any questions regarding this review, its recommendations, or the DRI process, please contact me at your earliest convenience.

Best regards,



Pamela J. Adams

cc: *Neil Sullivan, University Planner, Penn State Physical Plant*
Ben Estell, Executive Director, Centre Region COG

Attachments: *DRI Application*
DRI Process Flowchart – General Forum approval process

Penn State's Request to Expand the Regional Growth Boundary and Sewer Service Area (RGB and SSA) at the West End of Innovation Park

Report Prepared by the Office of the Physical Plant,
Penn State University

October 17, 2025



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Development of Regional Impact Information

Name of Project:

Penn State’s Request to Expand the Regional Growth Boundary and Sewer Service Area (RGB and SSA) at the West End of Innovation Park

Applicant:

Penn State University
 201 Old Main
 University Park, PA 16802

Prepared By:

Neil Sullivan, University Planner
 Penn State University
 135 Physical Plant Building
 University Park, PA 16802
 814-863-3158
 nsullivan@psu.edu

Summary:

A request to expand the RGB and SSA by approximately 50 acres in College Township at Innovation Park to support a master plan for Penn State’s Applied Research Laboratory (ARL). The master plan will have office and research buildings. If approved, it is anticipated approximately 105 EDUs could be added to the RGB and SSA over the 50-year master plan buildout.

DRI Process Summary:

DATE	ACTION
August 3, 2023	College Township Council authorization for Penn State to prepare and submit a DRI to the Council of Governments.
September 15, 2025	Penn State submits a draft DRI report to College Township and CRPA for review and comment.
October 17, 2025	Penn State submits DRI report to CRPA to begin the approval process.

Project Overview

Introduction to ARL

Penn State's Applied Research Laboratory (ARL) was founded in 1945 and has approximately 2,000 employees, conducting over \$450 million in annual research. It is a U.S. Navy University Affiliated Research Center (UARC). It maintains a special long-term strategic relationship with the United States Department of Defense (DoD), ranking second in DoD funding to universities. With its work in basic and research to address challenging national security problems, it has a notable impact on Penn State's overall research rankings, with at least 10 major National Science Foundation (NSF) rankings that are directly supported by at least 20% (and up to 75%) of their income. This partnership is extremely valuable and mutually beneficial to both parties, as it enables collaboration and cross-pollination of facilities, staff, and students.

Currently, ARL is facing a critical challenge. Many of its facilities, the backbone of its operations, are aging past their useful life and require either major upgrades or wholesale replacement to support its long-term operations and growth. The need for these upgrades is not just a matter of convenience; it's a necessity for ARL's continued success.



Figure 1: Illustrative Master Plan for ARL at Innovation Park

A New Campus for ARL at Innovation Park

Innovation Park, owned by Penn State, was established to accommodate Penn State-affiliated companies and strategic partners as an ecosystem where business, education, and research come together. It is poised to receive a new campus for ARL. Penn State leadership is committed to consolidating ARL facilities into a single campus at Innovation Park to help address ARL's facility needs while bolstering the impact of Innovation Park as a regional business and research center. ARL's presence at Innovation Park will become an increasingly attractive draw for industry partners and will provide opportunities to develop collaborative relationships with third parties in the adjacent commercial buildings/parcels.

Much like the University Park Campus, this new ARL Campus will be organized around open spaces and walking pathways, leading employees and visitors to buildings from parking areas. Parking lots will be located at the edges of the campus to preserve green spaces in the middle (Figure 1).

This consolidated campus will enable ARL to design and construct buildings that efficiently and cost-effectively reflect the needed functions (e.g., office, electronic lab, high bay integration, fabrication, etc.). Many buildings, such as high bays, warehouses, and machine shops, will be more industrial in nature and feature systems designed to maximize long-term flexibility. Other structures, such as office/lab buildings, will be more reflective of their front-facing programmatic areas, emphasizing educational and technological aspects, reflecting more aspirational architecture, and integrating adjacent green spaces.

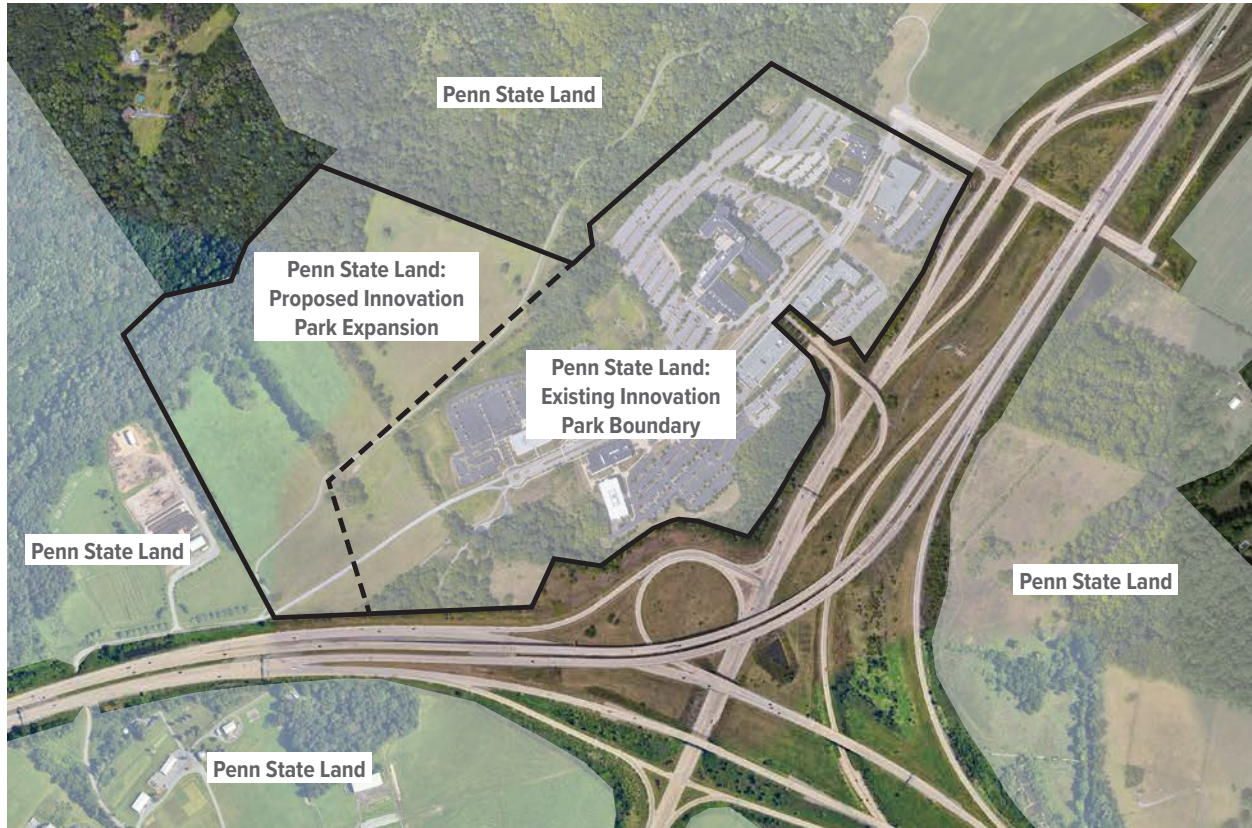


Figure 2: Penn State Property Ownership Around Innovation Park

College Township Development of Regional Impact Report

The site accommodates a projected 50-year program of 1.2 million gross square feet. It can accommodate an additional 400,000 GSF if needed, based on available future land areas. Overall, the plan identifies 18 building footprints, of which 13 accommodate the proposed 50-year program of requirements; the remainder postures the Laboratory for Long-Term Growth.

Property Description

The proposed campus for ARL next to Innovation Park is identified by Tax Parcel Number 19-003-,100-,0000, in College Township. The new ARL Campus is proposed to be approximately 88 acres in total (Figure 2):

- » 28 acres of the proposed campus is already within the Innovation Park boundary, which is zoned Planned Research Business District (PRBD), and an additional 60 acres of land adjacent to Innovation Park, is located in subdistrict 14 of the University Planned District (UPD) (Figure 3).
- » 38 acres of the proposed campus are already within the growth boundary; therefore, his DRI report requests an expansion of the growth boundary by 50 acres (Figure 4).

Penn State will seek to change the zoning of this expanded area so that the entirety of the ARL Campus will match the zoning designation of Innovation Park.

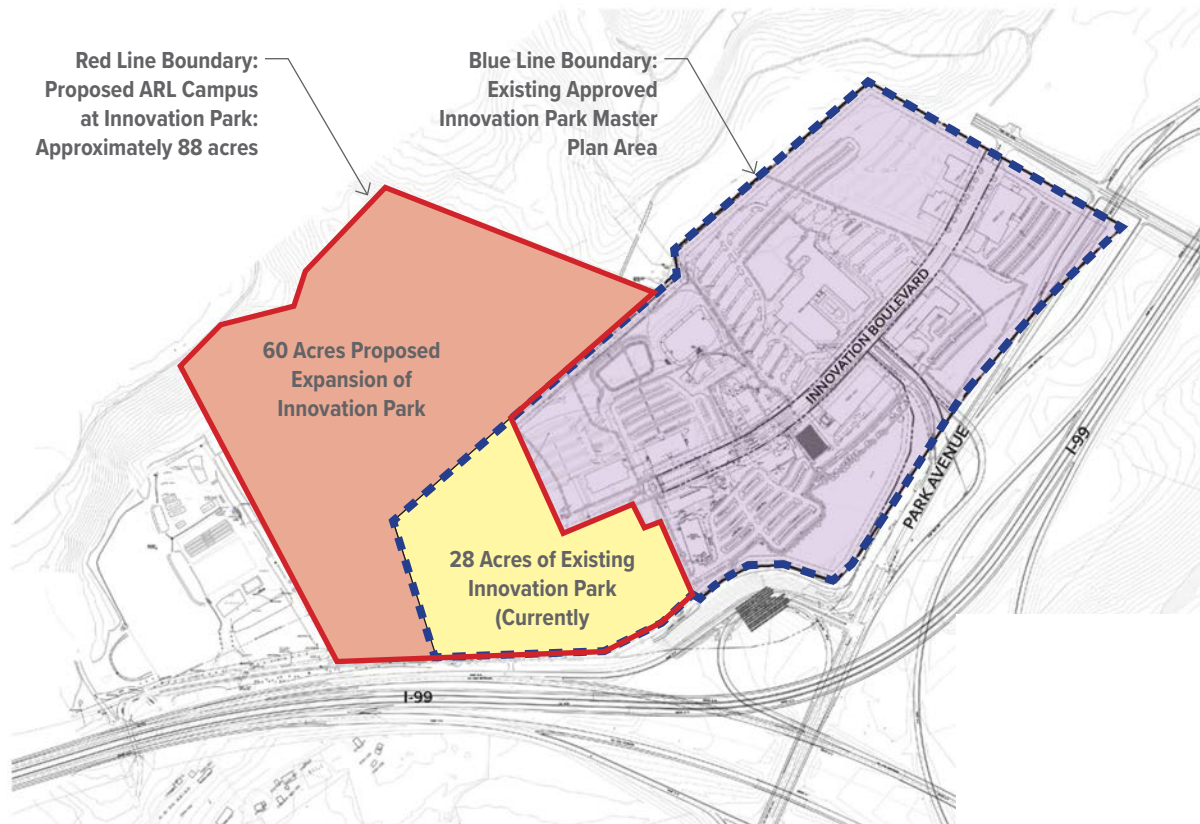
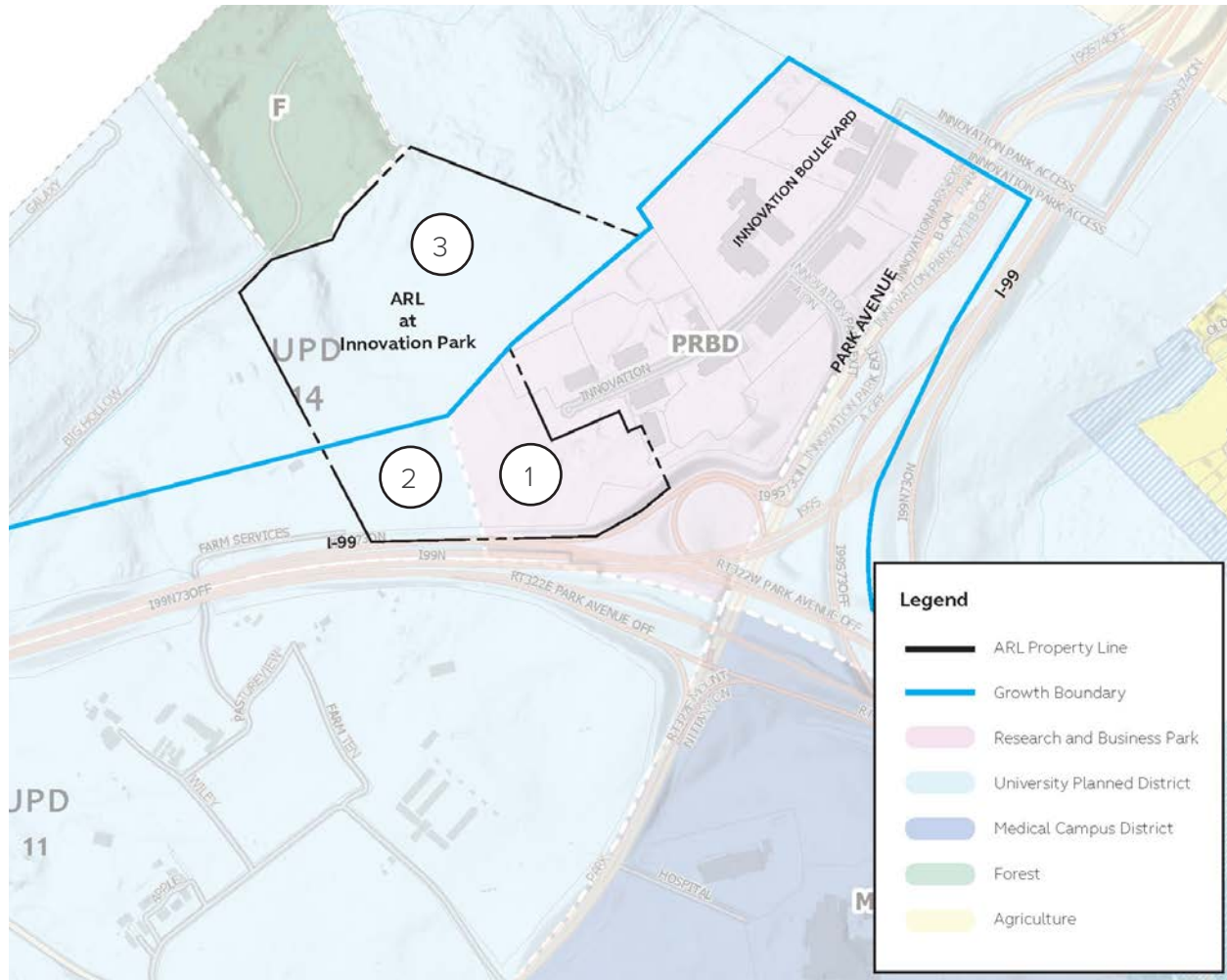


Figure 3: The proposed ARL Campus to expand Innovation Park by 60 acres.

College Township Development of Regional Impact Report



ID	Existing Land Use	Existing Zoning	In Growth Boundary?	Acres
1	Innovation Park	PRBD	Yes	28
2	Ag Land	UPD 14	Yes	10
3	Ag Land	UPD 14	No	50

Figure 4: The proposed ARL Campus is partiality PRBD and UPD Subdistrict 14 zones. Also the proposed campus is also partially in the growth boundary.

DRI Criteria

1. Are there locations inside the Regional Growth Boundary that could support the proposed development? If not, explain why.

No.

Penn State examined several university lands within the existing growth boundary area at the outset of a planning process for a new ARL Campus. Throughout the planning process, it became evident that ARL required a large, contiguous area of land to provide adequate standoff distances, meeting security requirements. There are no large areas of land owned by Penn State within the growth boundary that are suitable for a 50-year campus for ARL.

2. Does the University Area Joint Authority have capacity to serve existing development inside the Regional Growth Boundary and the proposed expansion? Please provide a letter from the University Area Joint Authority documenting capacity.

Yes.

In a meeting on May 6, 2024, UAJA informed Penn State that the interceptor near this property has sufficient capacity for the ARL Campus development. There is a letter from UAJA in the Appendix of this document.

3. Have on-lot septic systems or other methods to provide sewer service to the property been explored? Why are these not viable methods to dispose of waste?

No.

This is a research campus that will be staffed with over 2,000 employees over a period of 50 years. On-lot septic systems are not a feasible alternative for this scale of development.

4. Are there any potential adverse public impacts of the proposed expansion and how will they be mitigated, based upon the items in Section 5, Items 2- 6vi?

No.

The service providers responded that this proposed ARL Campus does not cause any adverse impacts. The response letters from public utility service providers are included in this report.

5. Is the expansion contiguous with the existing Regional Growth Boundary?

Yes.

The proposed ARL Campus is an expansion of the existing Innovation Park. A considerable portion of the proposed campus lies within the growth boundary.

6. Do changes in local or regional population or land use forecasts warrant an expansion? Explain how these changes necessitate the expansion.

Yes.

ARL continues to grow and recruit new professionals, and as a result, ARL's facility needs are expanding. This growth boundary request aims to accommodate future ARL Campus expansion and promote interdisciplinary research, assist with employee recruitment and retention, address facility needs for the next 50 years, and facilitate a facility renewal plan for aging infrastructure.

7. Are there adjustments or changes in the specific location or direction of growth and development that warrant an expansion? Explain how these changes necessitate the expansion.

Yes.

As shown in Figure 4, the existing growth boundary runs parallel with Route 99. As a result, 38 of the 88 needed acres are already within the existing growth boundary. This parcel of land, owned by Penn State and directly adjacent to Innovation Park, presents a strategic opportunity for expansion. Its size is sufficient to accommodate a new campus for the Applied Research Laboratory (ARL), which requires substantial acreage to meet its facility needs for the next 50 years.

8. Are there changes resulting from goals, objectives, and policies in the Comprehensive Plan or local planning issues that warrant an expansion? Explain how these changes necessitate the expansion.

No.

The proposal is consistent with the adopted Centre Region Comprehensive Plan, which was adopted by the Centre Region municipalities in December 2013, and it will implement the long-standing planning goals, objectives, and policies outlined in the Centre Region Comprehensive Plan.

Regional Impact Considerations

1. Sewer Collection, Conveyance, and Treatment System

The ARL development proposal comprises 18 buildings with diverse usage types. Table 1 lists the projected onlot sewage flows for all 18 buildings. In contrast, Table 2 lists the UAJA sewage flows for the same 18 buildings. Approximately half of the proposed ARL development is within the existing growth boundary and sewer service area. Figure 5 identifies which buildings of the proposed ARL Campus lie within the current growth boundary. Tables 3 and 4 break down the EDUs of proposed buildings located within and outside the current growth boundary.

The gross square feet (GSF) of each proposed building were estimated and represent the entire anticipated square footage. Based on the anticipated occupancy and use, each proposed building was designated as an existing comparable ARL building. Historical water meter readings were used for comparable buildings to calculate a unit average daily flow (ADF) in gallons per day (gpd) per GSF. This unit ADF for the comparable building was then used to calculate the estimated average daily sewage flow for each corresponding proposed building.

Per Title 25, Chapter 73 of the Pennsylvania Code (Standards for Onlot Sewage Treatment Facilities), peak daily flows should be designed for community onlot sewage systems. For onlot flow projections, peak daily flows (PDF) were calculated by multiplying the average daily flow by two as outlined in 25 Pa. Code § 73.17(c). In addition, one equivalent dwelling unit (EDU) was assumed to be equal to a PDF of 400 gpd as outlined in 25 Pa. Code § 73.17(a). For the proposed warehouse (IB13), the PDF was calculated by assuming five employees and a PDF of 35 gallons per day (gpd) per employee, as outlined in 25 Pa. Code § 73.17(b).

For UAJA EDU projections, one EDU was assumed to be equal to an ADF of 175 gpd as outlined in Section 3.3 of the UAJA Rate Resolution dated 12/14/2023.

College Township Development of Regional Impact Report

Building	Size, GSF	Comp. Building	Assumed Unit ADF gpd/GSF	Estimated ADF gpd	Estimated PDF gpd	Onlot EDUs	
IB01	Office/Lab 1	76,800	Main Lab (ARL Bldg)	0.014	1,075	2,150	6
IB02	Front Office Building	124,800	Main Lab (ARL Bldg)	0.014	1,747	3,494	9
IB03	Office/Lab 2	124,800	Applied Science Bldg	0.006	749	1,498	4
IB04	Office Lab 3	125,200	ARL Science Park	0.042	5,258	10,517	27
IB05	Office/Lab 4	129,600	ARL Science Park	0.042	5,443	10,886	28
IB06	Long Span High Bay	40,800	Research Building West	0.032	1,306	2,611	7
IB07	Machine Shop	22,500	ARL West 1	0.007	158	315	1
IB08	Tank Building	36,000	Main Lab (ARL Bldg)	0.014	504	1,008	3
IB09	Office/Lab 5	88,200	ARL West 3	0.009	794	1,588	4
IB10	Office/Lab 6	103,200	Main Lab (ARL Bldg)	0.014	1,445	2,890	8
IB11	Office/Lab 7	90,000	Applied Science Bldg	0.006	540	1,080	3
IB12	Office/Lab 7	60,000	ARL Science Park	0.042	2,520	5,040	13
IB13	Warehouse	45,000	NA	NA	88	175	1
IB14	Special Lab 1	48,000	Main Lab (ARL Bldg)	0.014	672	1,344	4
IB15	Office/Lab 9	120,000	Applied Science Bldg	0.006	720	1,440	4
IB16	Special Lab 2	72,000	ARL Science Park	0.042	3,024	6,048	16
IB17	Office/Lab 10	120,000	Research Building West	0.032	3,840	7,680	20
IB18	Office/Lab 11	90,000	ARL Science Park	0.042	3,780	7,560	19
Totals:				33,662	67,324	177	

Table 1: Projected Onlot Sewage Flows & EDUs

Building	Size, GSF	Comp. Building	Assumed Unit ADF gpd/GSF	Estimated ADF gpd	UAJA EDUs	
IB01	Office/Lab 1	76,800	Main Lab (ARL Bldg)	0.014	1,075	7
IB02	Front Office Building	124,800	Main Lab (ARL Bldg)	0.014	1,747	10
IB03	Office/Lab 2	124,800	Applied Science Bldg	0.006	749	5
IB04	Office Lab 3	125,200	ARL Science Park	0.042	5,258	31
IB05	Office/Lab 4	129,600	ARL Science Park	0.042	5,443	32
IB06	Long Span High Bay	40,800	Research Building West	0.032	1,306	8
IB07	Machine Shop	22,500	ARL West 1	0.007	158	1
IB08	Tank Building	36,000	Main Lab (ARL Bldg)	0.014	504	3
IB09	Office/Lab 5	88,200	ARL West 3	0.009	794	5
IB10	Office/Lab 6	103,200	Main Lab (ARL Bldg)	0.014	1,445	9
IB11	Office/Lab 7	90,000	Applied Science Bldg	0.006	540	4
IB12	Office/Lab 7	60,000	ARL Science Park	0.042	2,520	15
IB13	Warehouse	45,000	NA	NA	88	1
IB14	Special Lab 1	48,000	Main Lab (ARL Bldg)	0.014	672	4
IB15	Office/Lab 9	120,000	Applied Science Bldg	0.006	720	5
IB16	Special Lab 2	72,000	ARL Science Park	0.042	3,024	18
IB17	Office/Lab 10	120,000	Research Building West	0.032	3,840	22
IB18	Office/Lab 11	90,000	ARL Science Park	0.042	3,780	22
Totals:				33,662	202	

Table 2: Projected UAJA Sewage Flows & EDUs

In a meeting on May 6, 2024, UAJA informed Penn State that this interceptor has the capacity for this development.

2. Public Water

The future ARL Campus and the entirety of Innovation Park's water is supplied by Penn State. Please refer to Penn State's water service provider letter in the Appendix.

3. Transportation Network - Traffic Impact Study

A traffic impact study (TIS) was done to determine the long-term traffic impact on the surrounding roads and highways. The area of study for the TIS is shown in Figure 6. The scope of work, study area, and content for this traffic impact study were approved on June 11, 2024, following input from College Township, PennDOT, Trans Associates, the Centre Region Planning Agency, the Centre County MPO, Penn State University, and McCormick Taylor.

The study area includes five (5) signals along Park Avenue and 11 unsignalized intersections in Innovation Park, plus freeway facilities connecting to I-99 and US 322. The TIS evaluates traffic conditions during the weekday AM and PM peak hours for a baseline year (2024) and two future years established for study purposes according to a 20-year horizon—the Opening Year for buildout of the Penn State Innovation Park Master Plan Parking Structure (2044) and a Design Year five years after the opening year (2049). The traffic impact is evaluated by comparing conditions with and without the proposed Innovation Park expansion in the Master Plan.



Figure 5: Identification of Proposed Buildings for ARL at Innovation Park

College Township Development of Regional Impact Report

Building ID	Building Type	Size (GSF)	Assumed Unit ADF gpd/GSF	Estimated ADF gpd	UAJA EDUs
IB01	Office/Lab	76,800	0.014	1,075	7
IB02	Office	124,800	0.014	1,747	10
IB03	Office/Lab	124,800	0.006	749	5
IB04	Office Lab	125,200	0.042	5,258	31
IB05	Office/Lab	129,600	0.042	5,443	32
IB06	High Bay	40,800	0.032	1,306	8
IB14	Lab	48,000	0.014	672	4
TOTALS				16,250	97

Table 3: Projected Sewage EDUs for Proposed ARL Buildings Inside the Growth Boundary

Building ID	Building Type	Size (GSF)	Assumed Unit ADF gpd/GSF	Estimated ADF gpd	UAJA EDUs
IB07	Machine Shop	22,500	0.007	158	1
IB08	Lab	36,000	0.014	504	3
IB09	Office/Lab	88,200	0.009	794	5
IB10	Office/Lab	103,200	0.014	1,445	9
IB11	Office/Lab	90,000	0.006	540	4
IB12	Office/Lab	60,000	0.042	2,520	15
IB13	Warehouse	45,000	na	88	1
IB15	Office/Lab	120,000	0.006	720	5
IB16	Lab	72,000	0.042	3,024	18
IB17	Office/Lab	120,000	0.032	3,840	22
IB13	Office/Lab	90,000	0.042	3,780	22
TOTALS				17,413	105

Table 4: Projected Sewage EDUs for Proposed ARL Buildings Outside the Growth Boundary

Summary of Study Findings and Recommended Mitigation

Transportation improvements and impact mitigation projects are proposed at two of the study intersections, as outlined in the technical traffic analysis provided in the TIS. The following projects and recommendations are proposed to be implemented by Penn State University:

Park Avenue & I-99 NB Ramps – Left Turn Phasing Change

- » Change the left turn phasing on the westbound Park Avenue approach at the I-99 NB Ramps intersection to program/time-of-day flashing yellow arrow (FYA), including replacement of the existing traffic signal mast arm and vehicular signal heads for the westbound Park Avenue approach.
- » According to a sensitivity analysis on the Left Turn Conflict Factors, this improvement should be completed before the point when approximately 63% of the Master Plan is built (i.e., 955,650 square feet out of 1,516,900 square feet of buildout).

Park Avenue & Porter Road/Fox Hollow Road – Signal Timing Revisions and Turn Lane

- » Revise signal timing (splits) to mitigate volume-related impacts. This improvement would be implemented through a revision of the signal permit plan. It may be accomplished by College Township through the Park Avenue Signals grant project.
- » According to the existing Traffic Improvements Agreement currently in place with College Township, Penn State University proposes to continue monitoring traffic at the Park Avenue & Porter Road/Fox Hollow Road intersection every five years and install a westbound Park Avenue right-turn lane when the agreement’s trigger criteria are met.
 - The projected 2044 Opening Year Build traffic volumes are anticipated to trigger installation of the westbound Park Avenue right turn lane, according to the Traffic Improvements Agreement. Regardless, the need for this lane is not considered an impact specific to the Master Plan. The existing traffic volumes on westbound Park Avenue meet the PennDOT warrants for installing the right turn lane. The warrant point and turn lane design length does not change with the addition of the Master Plan traffic, even in 2049 with full buildout. Therefore, the lane is not associated with the Master Plan in this TIS as a mitigation.

Innovation Boulevard & Innovation Park Exit A Connector

Two traffic movements at the intersection are projected to operate with a deficient level of service starting when the Master Plan reaches approximately 85% of buildout. However, a suitable intersection mitigation project could not be identified. A traffic signal was not deemed warranted (even at the buildout of the Master Plan), and a roundabout is not feasible due to the constrained space around the intersection.

Options for addressing the projected deficiencies were discussed among College Township, PennDOT, and Penn State University during a meeting held on July 21, 2025. Considering the long-term (50-year) nature of the Innovation Park Master Plan and the portion of development (~85%) that can be built before the movements become deficient, the meeting attendees reached consensus on a flexible “wait and see” approach. As such, no specific mitigation is proposed for

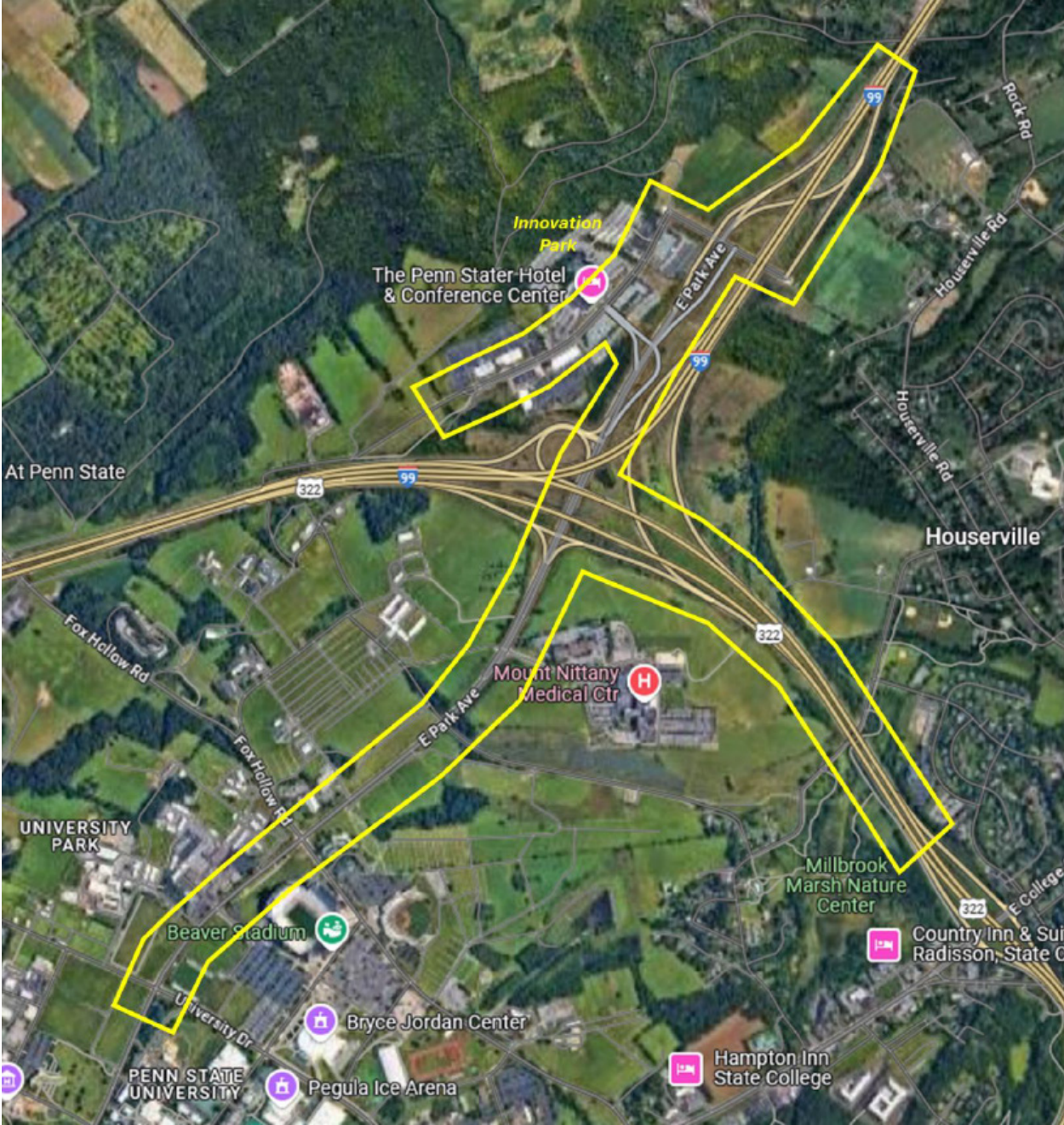


Figure 6: Traffic Impact Study Area Context.

the intersection in this TIS, and a level-of-service waiver from College Township is requested to allow approval of the TIS by College Township and PennDOT.

Summary of Mitigated Traffic Conditions

The roadway network surrounding Innovation Park—including the master-planned circulation streets, freeway facilities, grade separations, and signalized/coordinated arterial streets—is a system with a high traffic-carrying capacity that has been developed with future travel demand in mind. The envisioned Master Plan is strategically located within the region, placing this new employment concentration near the necessary transportation infrastructure.

As such, this TIS demonstrates that traffic impacts are mitigated through reasonable improvement projects. With implementation of the TIS recommendations, the following mitigated 2049 Design Year AM and PM peak hour traffic conditions are projected within the study area:

- » Intersection Capacity/LOS – With the proposed traffic mitigation and other anticipated traffic improvement projects, all study intersections and freeway facilities are projected to operate at acceptable overall LOS D or better. Delay and LOS results are within the College Township ordinance requirements and PennDOT policies for traffic impact, except as noted for the Innovation Boulevard/Innovation Park Exit A Connector.
- » Intersection Queue Lengths – Traffic queues are accommodated within the available queue storage lanes and queuing lengths, except for two side street turn lanes at Park Avenue/Hospital Drive and Park Avenue/Porter Road/Fox Hollow Road. Neither of these queuing issues is an impact of the Master Plan. The problems occur with No-Build traffic and are no worse in the Build condition.
- » Freeway Facility LOS – The analysis of freeway merge and weaving sections on northbound I-99 and eastbound US 322, respectively, indicates that acceptable LOS B or C will be maintained on both facilities with the buildout of the Master Plan.

4. Public Transportation Network

The Beaver Avenue Campus Shuttle offers transportation between Innovation Park and the University Park Core Campus. The route runs between West Campus and Innovation Boulevard through the University Park Campus on Curtin Road. On weekdays between 7:00 AM and 6:00 PM, the shuttle service operates with 20-minute headways. Between 6:00 PM and 7:00 PM, it operates with 40-minute headways. Figure 7 illustrates the Beaver Avenue Campus Shuttle Route and posted stops, according to the Penn State Transportation Service Webpage.

5. Emergency Services

We have reached out to Steven W. Bair, the Fire Director/Chief of Department, and Centre Region Emergency Management, John F. Gardner, Chief of the State College Police Department (which provides policing to College Township), and Centre Lifelink EMS, each addressing the proposed Community Center and have not received any comments addressing their concern with the effects of the Community Center on their services.

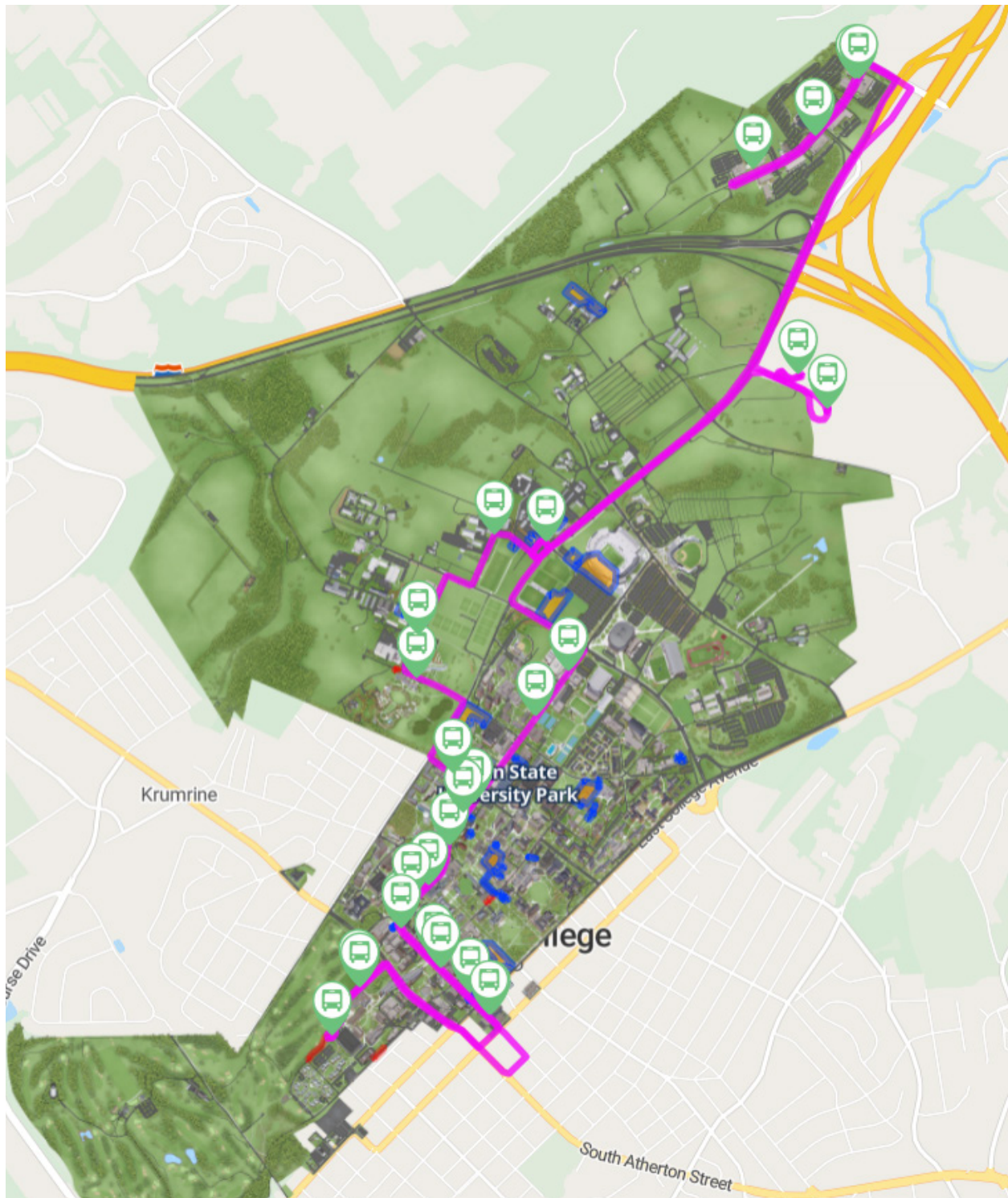


Figure 7: Beaver Avenue Campus Shuttle.

6. Environmental Features

Stormwater

Penn State. Currently, two stormwater basins—located north of the Childcare Building and Buildings 329 and 331—serve the area. These basins were designed to support Innovation Park, including portions of the planned ARL campus development within the existing Innovation Park boundary.

Because the area's geology allows for significant natural infiltration, the need for large storage facilities is reduced. As a result, the master plan for Innovation Park, approved by College Township in 2012, relies on a network of open weirs and the site's natural slopes to manage both existing and future stormwater. Figure 8 illustrates the approved stormwater plan, which includes two additional weirs north of Innovation Park to accommodate the full build-out of the current Innovation Park Master Plan.

The future ARL Campus at Innovation Park follows this previously approved stormwater strategy. Future stormwater weirs will be incorporated into the master plan, with ARL buildings designed around these facilities (Figure 9). Preserving these stormwater pathways—allowing water to flow and collect naturally downhill—remains a critical element of the site's infrastructure framework.



Figure 8: Layout of the approved 2012 stormwater plan for Innovation Park.

Sinkholes

The State College area is characterized by challenging subsurface conditions due to the presence of carbonate bedrock (karst). The proposed ARL campus site shares these same geologic risks and will require careful consideration during the design and construction of future facilities. In Fall 2022, Penn State commissioned a geotechnical study by Centre Consulting to evaluate site conditions. The study identified five larger depressions and two minor depressions on the proposed site (Figure 10). Based on field observations, all five major depressions are currently closed and show no signs of active surface collapse.

While no conditions were found that would preclude development, the presence of depressions, outcroppings, rock pinnacles, variable topsoil depths, and low soil moisture content all indicate active water movement and fractured bedrock. These factors suggest the site is highly susceptible to sinkhole formation, making it critical to preserve natural surface water flow wherever possible. Existing Innovation Park buildings have typically relied on deep foundations with micropiles, and future ARL facilities will similarly require site-specific foundation solutions based on building location and program needs.



Figure 9: The proposed stormwater areas for the ARL Campus.

Soils

According to the Department of Environmental Resources, Office of Resources Management, Bureau of Topographic and Geologic Survey (1982), bedrock at the site is classified as the Stonehenge/Larke Formation (Osl) (Figure 11). The Stonehenge/Larke Formation consists of gray, finely crystalline limestone and dark gray dolomite, with thick fossiliferous limestone layers in the middle and lighter gray dolomite at the base. This bedrock is moderately resistant to weathering, though the soil–bedrock interface is pinnacled. Excavation is challenging, and pinnacled bedrock presents unique construction difficulties. Foundation stability is generally adequate if a thorough investigation of solution activity is conducted.

Because both limestone and dolomite are prone to weathering and dissolution, foundation excavations must extend to sound rock. If competent material is not reached, alternative foundation systems will need to be considered.

7. School Facilities

The proposed ARL Campus will be dedicated to research and office functions, with no residential units included. As a result, the development will not affect the local school population. A letter from the Director of School Facilities confirms that the ARL Campus will have no impact on the



Figure 10: Site Depression Locations

State College Area School District (SCASD). For reference, this correspondence is included in the Appendix.

8. Adjacent Land Uses

Figure 2 illustrates that the majority of the land surrounding the future ARL Campus is owned by Penn State. To the west lies the University’s composting facility, while the southern boundary is defined by the interchange between Highway 99 and Route 322. Directly east of the campus is Innovation Park. To the north, the landscape transitions into forested land owned by Penn State, alongside a private residential neighborhood.

Economic Considerations

Expanding Innovation Park to establish a dedicated campus for ARL and support its growth appears likely to have a positive impact on the local economy. This expansion will support ARL’s plan for growth, creating new jobs and potentially attract additional businesses to the area. Establishing a “center of gravity” for ARL operations could serve as a catalyst, drawing companies that may want to be located near ARL and benefit from proximity to its resources and expertise.

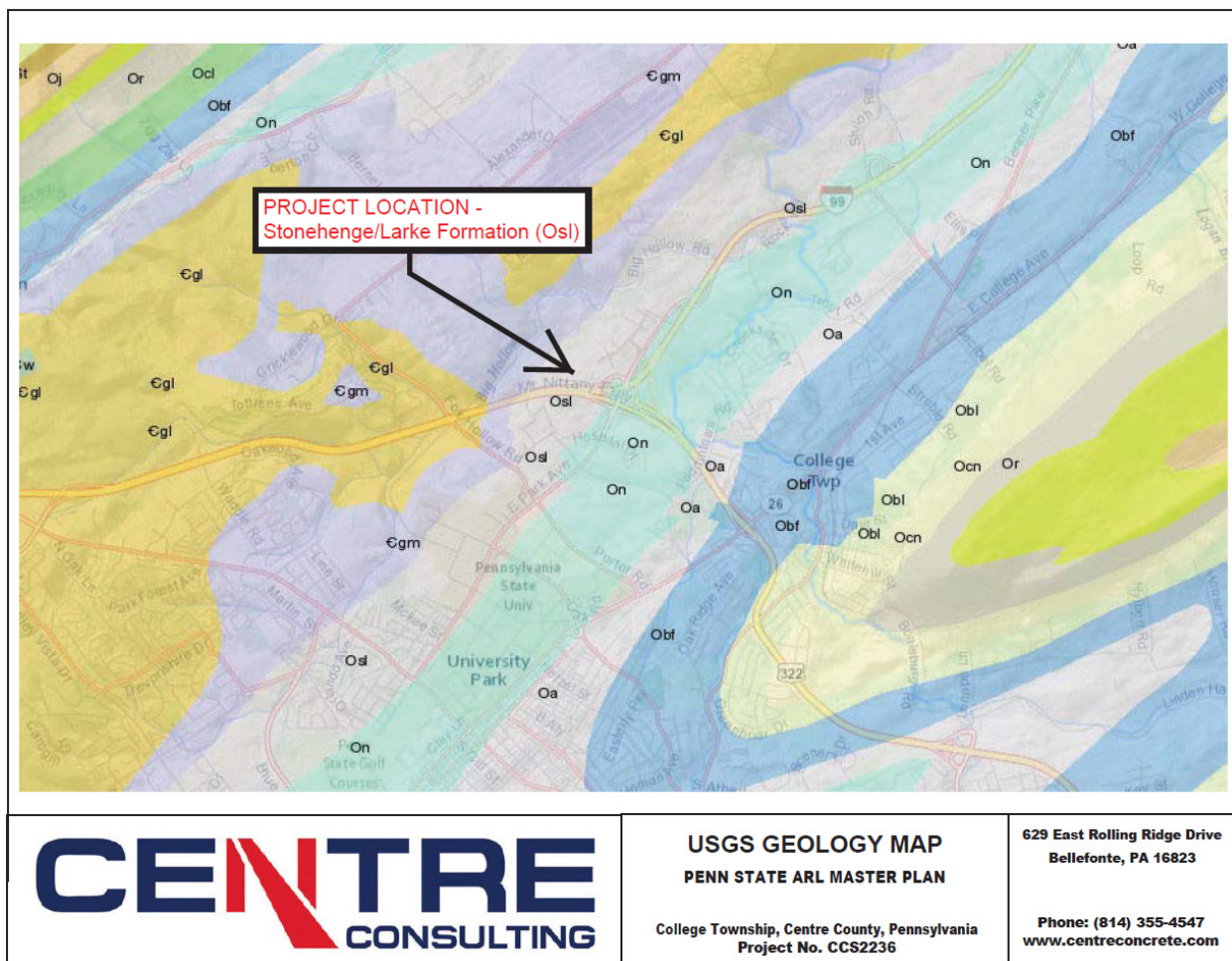


Figure 11: USGS Geology Map

Quality of Life Considerations

A key strength of the Innovation Park location is the long-term role the proposed ARL Campus will play in advancing Penn State's core goal for the Park: providing commercial space to transition research and development products into industry. ARL's presence will serve as a strong catalyst for new industry partnerships and encourage development of the remaining parcels in the Park, potentially strengthening the job market across the Centre Region.

The proposed Master Plan is strategically located to align this emerging employment hub with the region's existing and planned transportation infrastructure. The roadway network surrounding Innovation Park—including master-planned circulation streets, freeway connections, grade separations, and coordinated arterial corridors—offers significant traffic-carrying capacity and has been designed to accommodate future travel demand with minimal impact to surrounding land owners.

Consistency with Comprehensive Plan

The primary purpose of any regional comprehensive plan is to guide the physical growth of the region by establishing goals, objectives, and policies, and by defining programs to implement them in a way that reflects the community's values and priorities. The Centre Region Comprehensive Plan is designed to preserve the qualities that make the region unique, while providing a framework to guide and shape future growth.

Some of the plan's core goals is to foster well-planned neighborhoods, protect environmental resources, support multiple modes of mobility, and expand and diversify the regional economy.

Well-Planned Communities

The Innovation Park campus is organized into several distinct zones that group similar uses and create unique character areas based on location. At the core of the campus is a pedestrian-friendly zone designed around green spaces, sidewalks, and cross-paths that allow for safe and easy movement. As development occurs, open areas will evolve into courtyards between buildings, enhancing campus cohesion. Surface parking is located along the outer perimeter loop road—the central circulation spine that connects all ARL facilities—sized to meet demand while minimizing walking distances to buildings.

Environmental Features

The land surrounding Innovation Park contains natural habitats of forests and streams, including the Big Hollow to the north. To the south of the ARL Campus, there are identified closed depressions characteristic of karst terrain. The master plan is committed to protecting these environmentally significant areas and contributing to their long-term preservation.

Mobility

A dedicated bus lane and a wide bike path already exist along the southern edge of the property, just outside the proposed ARL Campus perimeter fence. Penn State is working with College Township to finalize the alignment of these facilities to minimize site disturbance and tree removal. Existing bike pathways north of Innovation Park will remain unaffected.

Economy

Innovation Park was established to host Penn State–affiliated companies and strategic partners, creating a dynamic environment where business, education, and research intersect. Integrating ARL into Innovation Park would further advance the Park’s mission by fostering collaboration between university research and private industry—strengthening both the regional economy and the broader innovation ecosystem.

Appendix: Service Provider Letters

Service Provider Tracking Matrix

SERVICE PROVIDER	CONTACT	DATE RESPONSE RECEIVED
ALPHA Fire Company	Shawn R. Kauffman, Fire Director	August 15, 2025
Centre Area Transportation Authority (CATA)	Gregory M. Kausch, Senior Transportation Planner	August 27, 2025
Penn State Water Utility	Russell C. Rang, AVP of Operations Office of Physical Plant	August 15, 2025
State College Area School District (SCASD)	Michael Fisher, Director of the Physical Plant	September 25, 2025
University Area Joint Authority (UAJA)	Cory Miller, Executive Director	September 26, 2025

Sample Letter to Service Providers



Office of Physical Plant
 Physical Plant Building
 University Park, PA 16802-1118

August 15, 2025

Mr. Gregory Kausch, Senior Transportation Planner
 Centre County Metropolitan Planning Organization
 2643 Gateway Dr., Suite 4
 State College, PA 16801
gkausch@crcog.net

Re: College Township – Development of Regional Impact (DRI) Application for Penn State University

Dear Mr. Kausch,

Penn State is preparing a Development of Regional Impact (DRI) Application for a proposed 50-acre expansion to the Regional Growth Boundary and Sewer Service Area (growth boundary) located west of Innovation Park. This land, owned by Penn State and situated in College Township, is intended to accommodate a 50-year campus expansion for the Applied Research Laboratory (ARL). As part of the DRI approval process, Penn State must reach out to public service providers to assess whether the proposed development will adversely impact the provision of services.

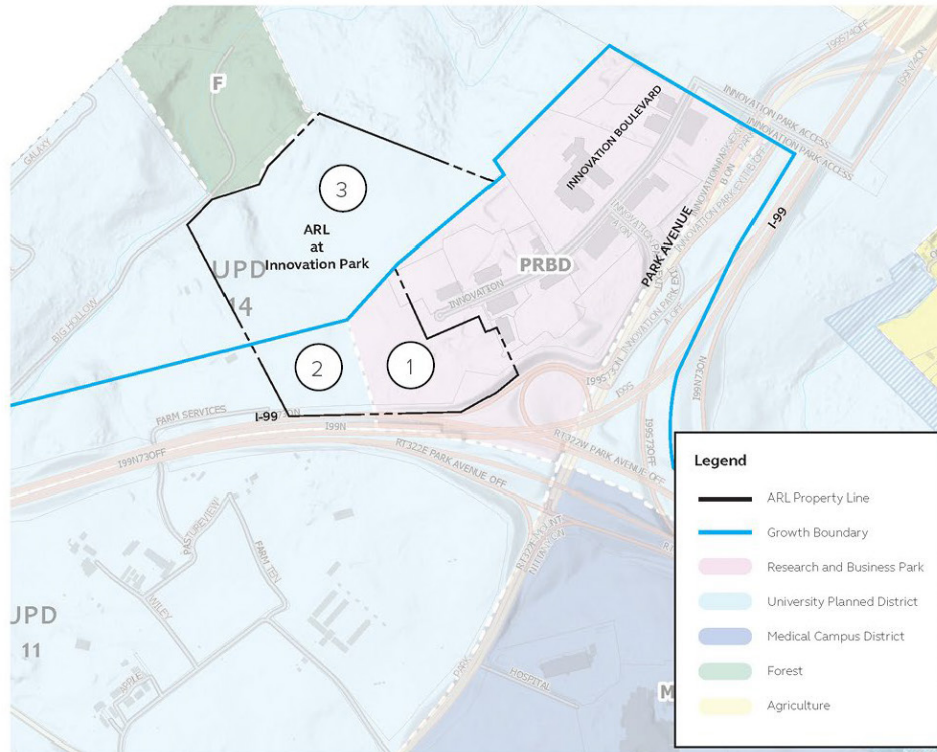
The DRI Report will be submitted to the Centre Region Planning Agency for administrative review, as stipulated by the Centre Region Growth Boundary and Sewer Service Area Implementation Agreement, which was adopted on August 28, 2023. Currently, this property is part of tax parcel 19-003-,100-,0000 (refer to the enclosed map). The proposed ARL campus spans three land designations:

- 28 acres of Innovation Park land, which is currently undeveloped and falls within the Planned Research and Business District (PRBD) zoning district and is inside the growth boundary.
- 10 acres of agricultural land in the Urban Planned Development 14 (UPD 14) zoning district and is inside the growth boundary.
- 50 acres of agricultural land in the UPD 14 zoning district and outside the growth boundary.

Since a portion of the future campus is already located within the growth boundary, this memo focuses only on the development changes for the land outside the growth boundary. The proposed total development outside the growth boundary will include:

- 847,000 gross square feet designated for office, laboratory, and storage space
- This will create anticipated 17,411 gallons per day (GPD) of wastewater, which equates to 105 equivalent dwelling units (EDUs).
- Penn State will provide water service to this new ARL campus.

College Township Development of Regional Impact Report



ID	Existing Land Use	Existing Zoning	In Growth Boundary?	Acres
1	Innovation Park	PRBD	Yes	28
2	Ag Land	UPD 14	Yes	10
3	Ag Land	UPD 14	No	50

The proposed ARL campus is partially in PRBD and UPD Subdistrict 14 zones. Also the proposed campus is also partially in the growth boundary.

If the growth boundary expansion is approved, it is expected that the new ARL Campus property will be zoned as a Planned Research and Business Park District (PRBD) to align with the existing Innovation Park area. The PRBD zoning district is a specialized designation designed to:

College Township Development of Regional Impact Report

- Foster innovative building and open space designs, creating an aesthetically appealing working environment.
- Preserve and protect natural resources while promoting the effective use of land and materials.
- Encourage internal and external educational, business, and research relationships to enhance the economic stability of the Centre Region.
- Provide the flexibility needed to adapt to changes in markets and technologies.

Additionally, in accordance with the zoning regulations, Penn State plans to work around environmental site features and is committed to maintaining 30 percent of the campus as open space.

As required by the RGB/SSA Implementation Agreement, Penn State requests a response from your office regarding whether the new ARL Campus will have an adverse impact on fire protection and emergency management. We would appreciate receiving this information by August 29, 2025, to allow sufficient time to finalize the report for submission to CATA service.


You may reply to this letter via email; my email address is nsullivan@psu.edu. If you have any questions or require further information, please feel free to contact me at 814-863-3158.

Sincerely,



Neil Sullivan, University Planner
Penn State University
135 Physical Plant Building
University Park, PA 16802

Response From UAJA

 Outlook

RE: Growth Boundary Expansion Request

From Cory Miller <crmiller@uaja.org>

Date Fri 2025-09-26 11:08 AM

To Sullivan, Neil <nsullivan@psu.edu>

Cc Adams, Pam <padams@crcog.net>; Lindsay Schoch <lschoch@collegetownship.org>

Neil,

UAJA will not be adversely affected by the proposed Sewer Service Area expansion. The property will discharge to the Big Hollow Interceptor at a point where the capacity can handle significant additional flow even if all of the properties in the Sewer Service Area that could contribute flow to this portion of the interceptor were built out completely. The UAJA treatment plant has sufficient capacity currently, and can add additional if and when the Centre Region municipalities approve an updated Act 537 Plan.

Sincerely,

Cory Miller
Executive Director
University Area Joint Authority
(814) 238-5361

Response From Penn State Water Utility



PennState
Physical Plant

Office of Physical Plant
200 OPP Building
University Park, PA 16802

August 15, 2025

Neil Sullivan
PSU University Planner
135 Physical Plant Building
University Park, PA 16802

Re: Innovation Park ARL Campus Future Buildout
Water Service – Intent to Serve
College Township, Centre County, PA

Dear Mr. Sullivan:

Based on your email correspondence dated 8/14/2025, we understand that the above-referenced future buildout of the ARL Campus at Innovation Park is proposing to create an ARL campus. Although domestic water demand projections are not yet understood it is the University's desire to serve this proposed campus from the University's community water system and water treatment facility.

Penn State owns, operates, and maintains a drinking water system composed of wells, treatment facilities, a distribution system, and elevated storage tanks to provide potable water throughout the University Park Campus which includes the existing Innovation Park area. Penn State's drinking water system has adequate capacity to serve the projected future demands of the campus. The University water system is continuously monitoring current, projected and future flow projections through the distribution system to identify future source water requirements. Currently the University's water treatment facility produces approximately 2.5 – 3.0 million gallons of water a day with the current water treatment plant designed for an average day of 5.2 million gallons. If the University identifies future source water requirements that exceed available capacity, then coordination will begin to secure additional raw water sources as necessary.

This letter does not constitute approval of the design of the proposed facilities as no flow projections are available at the time of this letter. All water facilities shall conform to Division 33 of Penn State's Design and Construction Standards available online at www.opp.psu.edu, and will require submissions to Penn State to obtain approval(s) to connect to the respective system as outlined in Division 33 of Penn State's Design and Construction Standards.

Sincerely,

Russell C. Rang

Digitally signed by Russell C.
Rang
Date: 2025.08.22 09:53:31 -04'00'

Russell C. Rang, PE
Assistant Vice President of Operations Office of Physical Plant

CC: Vinny Hood – PSU Director of Utility Services
Charles Stover – PSU OPP Water Utility Engineer

August 27, 2025

Neil Sullivan
 University Planner
 Penn State University
 135 Physical Plant Building
 University Park, PA 16802

RE: APPLIED RESEARCH LAB (ARL) – DEVELOPMENT OF REGIONAL IMPACT (DRI) REPORT

Dear Mr. Sullivan:

Thank you for allowing the Centre Area Transportation Authority (CATA) the opportunity to review and comment on the proposed Development of Regional Impact (DRI) Report for extension of the Centre Regional Growth Boundary (RGB) / Sewer Service Area (SSA). Based upon our review of these materials, we would like to offer the following comments and recommendations:

- 1) We would recommend appropriate sidewalk facilities along the Innovation Boulevard frontage to the site, as well as along any side access roads, as these will tie together the proposed building with parking areas, as well as provide linkages to adjacent developments along Innovation Boulevard.
- 2) The proposed area is currently part of a **CATAGO!** microtransit zone. Continued access, convenience, mobility, and safety of these services and their passengers should be considered if the project continues to move forward.
- 3) To facilitate safe and convenient public transportation access to the site via its own Campus Shuttle (Beaver Avenue) service, Penn State University may wish to consider a bus stop pad area for construction along the Innovation Boulevard frontage to the site. When requesting or constructing its own pad areas, CATA typically utilizes the following standards:
 - a. A firm, stable surface (*ADA Standard for Transportation Facilities 810.2.1*) of concrete or asphalt and be 47 feet in length and 8 feet in width to accommodate standard 40-foot and articulating 60-foot buses, as well as ADA requirements and possible future shelter placements;

-
- b. A running slope of walking surfaces not steeper than 1:20, and a cross slope of walking surfaces not steeper than 1:48 (*ADA Standard for Transportation Facilities 403.3*);
 - c. Full interconnectivity to any proposed sidewalks along the Innovation Boulevard frontage to the site, as well as to the curb along Innovation Boulevard (*ADA Standard for Transportation Facilities 810.2.3*); and
 - d. Practical and adequate lighting provided to illuminate the pad area. Available light shed of new or existing street lighting is acceptable, or a dedicated source should be provided.

If constructed, this pad area could also serve as an existing solution if CATA service to Innovation Park is ever re-established through joint planning efforts with Penn State University.

- 4) Adequate lane width and turning radii for trucks, buses, and other large vehicles should be considered for the proposed extension of Innovation Boulevard, as well as for any side access roads.
- 5) CATA would like to respectfully reserve the opportunity for future comment as individual master, subdivision, and land development plans may be subsequently submitted for this proposed development.

As the migrated and consolidated ARL campus approaches full build-out, and as surrounding College Township grows and changes in character, the recommendations presented herein will ensure that both Penn State University and CATA have the necessary range of options at their disposal to provide the highest possible level of transit service to the project area and adjacent developments at the lowest possible cost.

Thanks once again for the opportunity to review and comment on this Development of Regional Impact (DRI) report. If I can be of any further assistance, please do not hesitate to contact me at (814) 231-3050 or gkausch@crcog.net.

Sincerely,

Gregory M. Kausch
Senior Transportation Planner

Cc: Derek Sherman, CATA Chief Operating Officer
Lori Miller, CATA Director of Business Development and Community Engagement
Marin Yang, CATA Transportation Planner
Kristy Frank, CATA Fixed Route Operations Manager
Kimberly Clark, CATA ADA and On Demand Programs Manager
Rick Evans, CATA Transportation Coordinator

Bob Beck, CATA Safety and Training Manager

James Saylor, P.E., PTOE, CRPA Principal Transportation Planner

Jenna Wargo, AICP, CRPA Principal Land Use Planner

Anne Messner, AICP, CRPA Senior Transportation Planner


Lindsay K. Schoch, AICP, College Township Principal Planner

Donald M. Franson, P.E., P.L.S., College Township Engineer

Amy J. Kerner, P.E., College Township Public Works Director

Sharon E. Meyers, College Township Senior Support Specialist – Engineering /
Planning

Response From Alpha Fire Company

 Outlook

Re: Growth Boundary Expansion Request

From Shawn Kauffman <skauffman@centreregionfire.com>**Date** Fri 2025-08-15 1:14 PM**To** Sullivan, Neil <nsullivan@psu.edu>**Cc** Adams, Pam <padams@crcog.net>; Lindsay Schoch <lschoch@collegetownship.org>

You don't often get email from skauffman@centreregionfire.com. [Learn why this is important](#)

Neil,

I have reviewed the College Township - DRI Application for Penn State University letter. This expansion will not adversely impact our ability to provide fire protection or emergency management services to the Centre Region or Penn State University.

Stay safe and well,

Shawn R. Kauffman, Fire Director

Centre Region Fire Protection Program


400 W Beaver Ave, State College, PA 16801

Office: (814) 237-4127

Cell: (814) 280-0265

"Experience is a hard teacher because she gives the test first, the lesson afterwards." – Vernon Sanders Law

Response From SCASD

 Outlook

Re: Growth Boundary Expansion Request

From Fisher, Michael <mwf11@scasd.org>

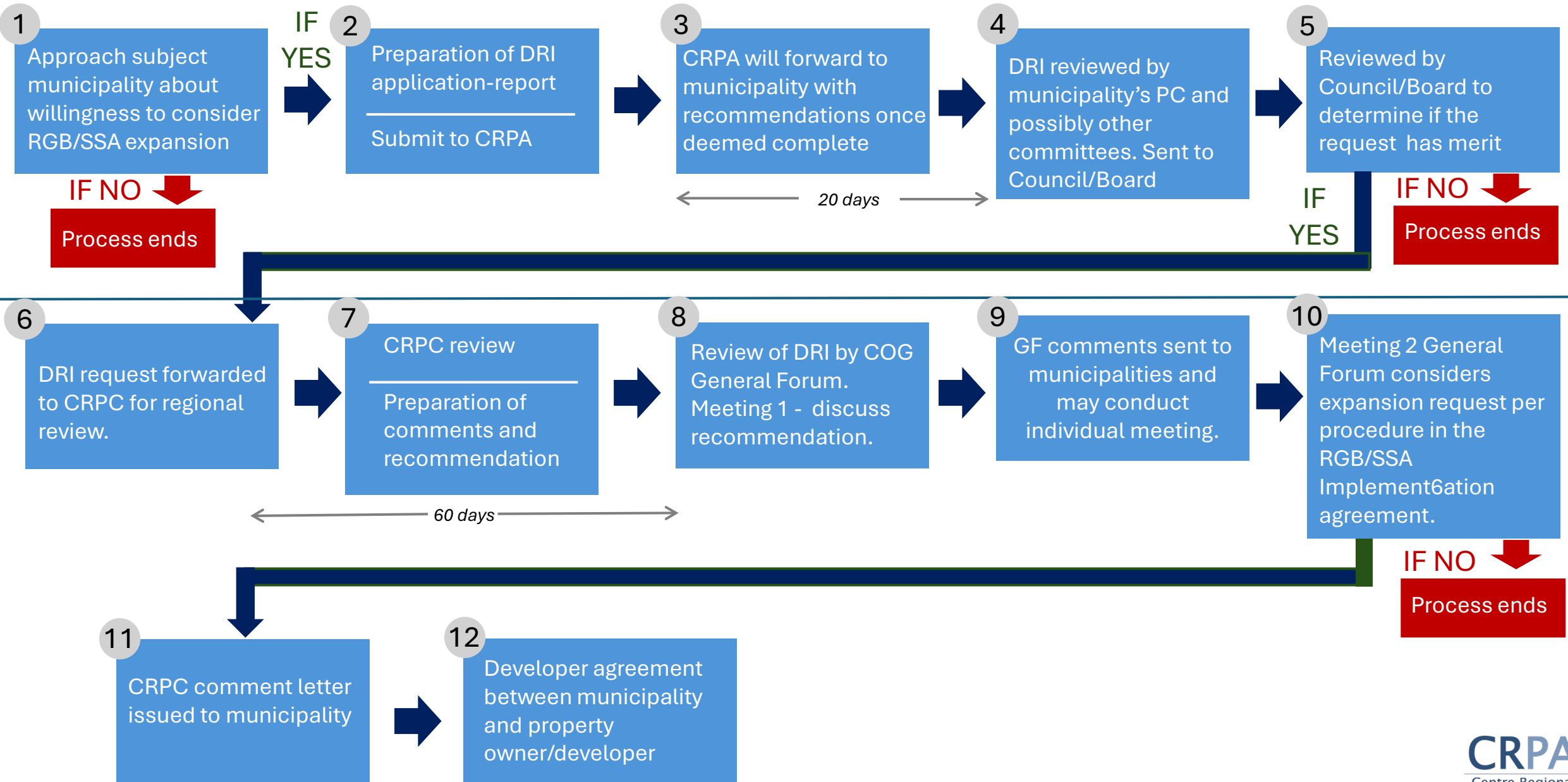
Date Thu 2025-09-25 9:54 AM

To Sullivan, Neil <nsullivan@psu.edu>

I have no comments

Development of Regional Impact Applications (DRIs)

OB-3.a.





MEMORANDUM

To: College Township Council
From: Adam Brumbaugh, Township Manager
Re: Proposed Retirement Bonus
Date: 12/24/2025

As members of Council are aware, two long-time employees of the Township will be separating from service from the Township in early 2026.

John Keslar, Water Technician I, will be retiring in January 2026 with over 27 years of service to College Township (not counting his extensive private sector employment with the Lemont Water Company) and Ed Ranio, Public Works Road and Water Superintendent, will be moving on in March to pursue private business interests after 32 years at the Township.

I am proposing to Council that the Township acknowledge both Mr. Keslar and Mr. Ranio's long-time service by providing a one-time bonus payment in recognition of their outstanding and dedicated service to College Township.

There is no requirement in Township policy that Council award a separating employee any sum. Other than accrued vacation and personal day hours, a separating employee receives no monetary consideration for unused sick time accumulated over the length of service. Rather, the Manager may recommend to Council that a retiring employee be considered for a retirement bonus in recognition of outstanding service.

The Township's retirement bonus program is structured so that the Manager may recommend an award based on 1) only years of service, at \$100 per year, or 2) 5% of accrued hours x final hourly base rate of pay provided the employee has accrued an average of 40 or more sick hours per year of service.

Using the above criteria, Mr. Keslar is eligible for a \$2,700 retirement bonus based on years of service as per policy. Additionally, I am recommending that Council consider a \$3,200 bonus for Mr. Ranio. While this is based on the same formula, technically Mr. Ranio would not be eligible for a bonus because he is separating, not retiring. Regardless, the exemplary work of Mr. Ranio during his service to the Township, in my opinion, warrants this recognition.

Therefore, I am pleased to recommend Mr. Keslar for a retirement bonus of \$2,700 and Mr. Ranio for a bonus of \$3,200. I would like to point out that Council can alter this recommendation at their discretion.

I recommend the following motion to Council:

“Move to authorize a bonus payment to Mr. John Keslar in an amount of \$_____ in recognition of his outstanding service to College Township over the course of his 27+-year career as a College Township employee and, furthermore, recommend a separation bonus in the amount of \$_____ to Mr. Ed Ranio for his outstanding service to the Township over a 32+-year career. The Township Finance Director is hereby directed to arrange these payments from the Township’s un-reserved fund balance.”

Thank you for your consideration in this matter.

End of memo

COMPLIANCE AUDIT

Boalsburg Volunteer Firefighters' Relief Association

Centre County, Pennsylvania

For the Period

January 1, 2023, to December 31, 2024

December 2025



Commonwealth of Pennsylvania
Department of the Auditor General

Timothy L. DeFoor • Auditor General



Commonwealth of Pennsylvania
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TIMOTHY L. DEFOOR
AUDITOR GENERAL

Mr. Joseph Davidson, President
Boalsburg Volunteer Firefighters'
Relief Association
Centre County

We have conducted a compliance audit of the Boalsburg Volunteer Firefighters' Relief Association (relief association) for the period January 1, 2023, to December 31, 2024. The audit was conducted pursuant to authority derived from Article VIII, Section 10 of the Constitution of the Commonwealth of Pennsylvania; Section 403 of The Fiscal Code, 72 P.S. § 403; and the Volunteer Firefighters' Relief Association Act ("VFRA Act"), see 35 Pa.C.S. § 7418.

The objectives of the audit were:

1. To determine if the relief association took appropriate corrective action to address the findings contained in our prior audit report.
2. To determine if the relief association complied with applicable state laws, contracts, bylaws, and administrative procedures as they relate to the receipt of state aid and the expenditure of relief association funds.

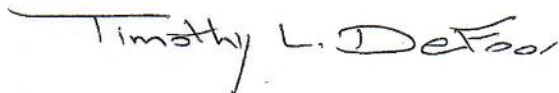
Our audit was limited to the areas related to the objectives identified above and was not, nor was it required to be, conducted in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States.

Relief association officers are responsible for establishing and maintaining effective internal controls to provide reasonable assurance that the relief association's administration of state aid and accumulated relief association funds complies with applicable state laws, contracts, bylaws, and administrative procedures, including the safeguarding of assets. Relief association officers are responsible for complying with applicable state laws, contracts, bylaws, and administrative procedures. It is our responsibility to perform procedures to obtain sufficient, appropriate evidence to the extent necessary to satisfy the audit objectives. We believe that our audit provides a reasonable basis for our conclusions.

Based on our audit procedures, we conclude that, for the period January 1, 2023, to December 31, 2024:

- The relief association took appropriate corrective action to address the findings contained in our prior audit report.
- The relief association, in all significant respects, complied with applicable state laws, contracts, bylaws, and administrative procedures as they relate to the receipt of state aid and the expenditure of relief association funds.

The contents of this report were discussed with the management of the relief association. We would like to thank the relief association officials for the cooperation extended to us during the conduct of the audit.



Timothy L. DeFoor
Auditor General
December 3, 2025

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BACKGROUND

Pursuant to Article VIII, Section 10 of the Constitution of the Commonwealth of Pennsylvania,¹ Section 403 of The Fiscal Code,² and the Volunteer Firefighters' Relief Association Act ("VFRA Act"),³ the Department of the Auditor General's duty is to audit the accounts and records of every volunteer firefighters' relief association to determine that funds received under the Foreign Fire Insurance Tax Distribution Law, commonly referred to as Act 205,⁴ are properly expended.

The relief association is a charitable organization that was formed primarily to afford financial protection to volunteer firefighters and to encourage individuals to participate in volunteer fire service.

The VFRA Act governs the overall operation of volunteer firefighters' relief associations. Relief association bylaws define the specific operational procedures by which relief associations conduct business. To fulfill its primary purpose, the VFRA Act authorizes specific types of expenditures and prescribes appropriate volunteer firefighters' relief association investment options. Within the parameters established by the VFRA Act, it is the responsibility of relief associations to choose investments in a proper and prudent manner.

Volunteer firefighters' relief associations receive public tax monies, and the relief association officers therefore have a responsibility to the public to conduct the relief association's financial affairs in a businesslike manner and to maintain sufficient financial records to support the propriety of all relief association transactions. Volunteer firefighters' relief association officers are also responsible for ensuring that the relief association operates in accordance with applicable state laws, contracts, bylaws, and administrative procedures.

Act 205 sets forth the computation of the Foreign Fire Insurance Tax Distribution paid to each applicable municipality throughout the Commonwealth of Pennsylvania. The amount of the distribution is based upon the population of each municipality and the market value of real estate within the municipality. Upon receipt of this distribution, the municipality must allocate the funds to the volunteer firefighters' relief association of the fire service organization or fire service organizations that is or are recognized as providing the service to the municipality.

The relief association was allocated state aid from the following municipalities:

<u>Municipality</u>	<u>County</u>	<u>2023</u>	<u>2024</u>
College Township	Centre	\$ 8,871	\$ 9,013
Harris Township	Centre	\$49,993	\$50,766

¹ Pa. Const. Art. VIII § 10.

² 72 P.S. § 403.

³ 35 Pa.C.S. § 7411 *et seq.*

⁴ 53 P.S. § 895.701 *et seq.*

BACKGROUND – (Continued)

Based on the relief association's records, its total cash and investments as of December 31, 2024, were \$1,143,533, as illustrated below:

Cash	\$ 128,091
Fair Value of Investments	<u>1,015,442</u>
Total Cash and Investments	<u>\$ 1,143,533</u>

Based on the relief association's records, its total expenditures for the period January 1, 2023, to December 31, 2024, were \$100,801, as noted below. The accuracy of these expenditures was evaluated as part of the Department's audit to conclude on the relief association's compliance with applicable state laws, contracts, bylaws, and administrative procedures as they relate to the receipt of state aid and the expenditure of relief association funds.⁵ **The scope of the Department's audit does not include the issuance of an opinion on the accuracy of these amounts.**

Expenditures:

Benefit Services:	
Insurance premiums	\$ 35,604
Relief benefits	2,701
Tokens of sympathy and goodwill	<u>249</u>
Total Benefit Services	<u>\$ 38,554</u>
Fire Services:	
Equipment purchased	\$ 8,582
Equipment maintenance	903
Training expenses	<u>660</u>
Total Fire Services	<u>\$ 10,145</u>
Administrative Services:	
Bond premiums	\$ 500
Other administrative expenses	<u>1,602</u>
Total Administrative Services	<u>\$ 2,102</u>
Total Investments Purchased	<u>\$ 50,000</u>
Total Expenditures	<u>\$ 100,801</u>

⁵ Accuracy was evaluated for a selection of transactions based on dollar amount, category, and/or random selection.

BACKGROUND – (Continued)

The volunteer firefighters' relief association and the affiliated fire service organization are separate, legal entities. The relief association is affiliated with the following fire service organization:

Boalsburg Fire Company

BOALSBURG VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATION
STATUS OF PRIOR FINDINGS

COMPLIANCE WITH PRIOR AUDIT FINDINGS AND RECOMMENDATIONS

The relief association has complied with the prior audit findings and the recommendations, as follows:

- Insufficient Surety (Fidelity) Bond Coverage

By decreasing the relief association's cash assets to an amount below the maximum protection of the surety (fidelity) bond coverage.

- Inadequate Minutes Of Meetings And Inadequate Relief Association Bylaws

By maintaining detailed minutes of all relief association meetings held during the audit period, and by revising the relief association bylaws to meet the minimum requirements of the VFRA Act.

BOALSBURG VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATION
REPORT DISTRIBUTION LIST

This report was initially distributed to the following:

The Honorable Joshua D. Shapiro
Governor
Commonwealth of Pennsylvania

Boalsburg Volunteer Firefighters' Relief Association Governing Body:

Mr. Joseph Davidson
President

Mr. Thomas Miller
Vice President

Mr. Paul Robinson
Secretary

Mr. Cary Asendorf
Treasurer

The following municipalities allocated foreign fire insurance tax monies to this relief association and received a copy of this report:

Mr. Adam T. Brumbaugh
Secretary
College Township

Mr. Mark Boeckel
Secretary
Harris Township

This report is a matter of public record and is available online at www.PaAuditor.gov. Media questions about the report can be directed to the Pennsylvania Department of the Auditor General, Office of Communications, 229 Finance Building, Harrisburg, PA 17120; via email to: news@PaAuditor.gov.

SHARE:

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Know a Middle School Student?

Make sure they know about the National Civics Bee.

Essay submission deadline: February 3, 2026 at 11:59 p.m. EST

[Application Guidelines Here](#)



2025 National Civics Bee (Centre County competition) participants and judges

If you know a Centre County middle school student (grades 6-8) who cares about their community, now is the time to tell them about the **National Civics Bee**.

The National Civics Bee is a nonpartisan, nationwide competition created by the U.S. Chamber of Commerce Foundation that challenges students to explore real community issues and civics-based solutions.

CBICC will host Centre County's local competition, presented by Tierney Education, on April 28, 2026, with finalists advancing to state and national levels for additional cash prizes and recognition.

Deadline: Tuesday, February 3, 2026 at 11:59 p.m. EST.

Register Here/Submit an Essay

I know a middle school student. How can I help them get involved?

[Share the link to the National Civics Bee](#) with them, and encourage them to submit a short, 4-paragraph essay addressing a community challenge.

What do students need to do?

To compete, students must:

- Be in 6th, 7th, or 8th grade
- Live and go to school in Centre County (homeschool counts!)
- Write a short essay (4-paragraphs) about a local issue and a civics-based solution ([find the essay guide here](#))
- Submit their application by **February 3**

The top 20 essays will compete in the local competition on Tuesday, April 28, 2026 in State College, where three finalists will advance to the state competition.



How Can I Get Involved?

SHARE

Know a student? Share the [registration link](#) and encourage them to submit an essay.

ATTEND

The local competition on **Tuesday, April 28, 2026 at the Eric J. Barron Innovation Hub** is open to the public. Join us to cheer on the top Centre

County students as they compete in quizzes and present essays to a panel of distinguished local judges.

Register Early to Save Your Spot

SPONSOR

Sponsorships are available for the 2026 National Civics Bee. Support civic education and Centre County's future while showcasing your business's commitment to community engagement and leadership.

[Contact Benita today](#) to learn more.

Become a Sponsor Today

Thank You, 2026 Sponsors!

The 2026 Centre County National Civics Bee is presented by



TIERNEY EDUCATION
ACADEMIC COACHING & TUTORING

Tierney Education

Award Sponsor:



Bellefonte Family Dentistry

