



**COLLEGE TOWNSHIP COUNCIL
REORGANIZATION MEETING MINUTES**

Monday, January 5, 2026

1481 E. College Avenue, State College PA 16801

Hybrid Meeting (In-Person or via Zoom)

**ATTENDED BY –
COUNCIL:**

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

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, Principal Planner
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

SWEARING IN OF NEWLY ELECTED OFFICIALS: District Justice Greg Koehle officiated in swearing in the newly elected Council Members, Mr. Eric Bernier and Ms. Gretchen Brandt, who were both elected to serve a four-year term.

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 the start of the meeting.

CALL TO ORDER: Mr. Adam Brumbaugh, Township Manager, called the January 5, 2026, Reorganization meeting of the College Township (CT) Council to order at 12:06 PM.

FIRST ORDER OF BUSINESS:

Mr. Brumbaugh, Temporary Chair, called for nominations for the 2025 Chair and Vice Chair of College Township Council.

Mr. Bernier made a motion to nominate Ms. Susan Trainor to serve as College Township Council Chair and Ms. Tracey Mariner to serve as College Township Council Vice Chair in 2026 and close the nominations. Mr. Francke seconded the motion and moved to close nominations. Mr. Bernier seconded the motion. Motion carried unanimously.

Mr. Brumbaugh turned the gavel over to Chair Trainor for the remainder of the meeting.

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

**Ms. Mariner moved to accept the COG Committee assignments as presented.
Mr. Bernier seconded the motion.
Motion carried unanimously.**

b. Regional/General Committees:

Committee	2025 Rep.	2026 Rep.	Alt.	1 st 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

**Mr. Francke moved to accept the Regional/General Committee assignments as presented.
Ms. Brandt seconded the motion.
Motion carried unanimously.**

c. PSATS/PML Voting Delegates:

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

**Ms. Trainor moved to accept the PSATS/PML Voting Delegates as presented.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

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;
- Tax Collection Committee Second Alternate; and
- 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, Resolution 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

Ms. Mariner made a motion to approve the Consent Agenda minus CA-6.

Ms. Brandt seconded the motion.

Motion carried unanimously.

CA-6: Mr. Francke requested to pull the Township Manager Employment Agreement for further discussion. Ms. Trainor stated the Agreement is a personnel matter to be discussed by Council in Executive Session.

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the Reorganization Meeting.

Mr. Bernier moved to adjourn the January 5, 2026, Reorganization Meeting of the College Township Council.

Ms. Mariner seconded the motion.

Motion carried unanimously.

The January 5, 2026, Reorganization Meeting of the College Township Council was adjourned at 12:19 PM.

Respectfully Submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Manager/Secretary



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

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**ATTENDED BY –
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Tracey Mariner, Vice Chair
D. Richard Francke
Eric Bernier
Gretchen Brandt

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
Mark Gabrovsek, Zoning Officer
Katy VanAmburg, Assistant Township Secretary

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the January 5, 2026, Regular meeting of the College Township (CT) Council at 12:21 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session at the conclusion of the December 30, 2025 Special meeting to discuss a personnel matter.

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 Sesquicentennial Committee Recognition

Ms. Trainor moved CA-3.a., Resolution R-26-06 to this point on the agenda.

Mr. Bernier read into the record **Resolution R-26-06**, acknowledging and commending the efforts of the CT Sesquicentennial Committee throughout the Township's Anniversary year in 2025. Mr. Bernier presented the Committee Chair, Ms. Carla Stilson, and other members of the Committee who were present with a commemorative plaque to be displayed within the Municipal building.

Mr. Adam Brumbaugh, Township Manager, noted the plaque was generously donated by Ms. Peggy Ekdahl, member of the CT Planning Commission. Mr. Brumbaugh offered his sincere appreciation to Ms. Ekdahl for the gesture.

Committee member Mr. Don Hartzell then presented Mr. Bernier, CT Council Chair during 2025, with the American Flag that was retired during the Township's November 23, 2025 Commemorative Ceremony. The framed Flag will also be displayed within the Municipal building.

Ms. Stilson addressed Council and offered her appreciation for being part of the Sesquicentennial Committee. She also thanked the Committee members for their efforts in planning the various events held throughout 2025.

PLANS:

P-1

PAM Health Subdivision

Ms. Lindsay Schoch, AICP, Principal Planner, updated Council about the Subdivision Plan for PAM Health. She noted Penn State University (PSU) 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. She noted no site improvements are proposed, the site currently has no buildings, and it is not serviced by any water or sewer.

Ms. Schoch noted there is a request to defer the construction of pedestrian facilities until such time a Land Development Plan (LDP) is submitted.

Mr. Mike Vaow, representing Stahl Sheaffer Engineering, was present to answer questions related to the Plan.

Mr. Francke made a motion 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.**

Ms. Mariner seconded the motion.

Motion carried unanimously.

REPORTS:

a. Manager's Update

Mr. Brumbaugh offered the Manager's Update report as presented. No additions were made to the report. He offered Council a reminder of the upcoming joint meeting with Planning Commission scheduled on Wednesday, January 28, 2026 starting at 5:30 PM. Mr. Francke offered his congratulations to Mr. Wade Dietz and Mr. Ed Flick for their recent promotions within the Township.

b. COG Regional, County, and Liaison Reports

No *COG or Liaison Reports* were presented to Council.

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

No *Staff, PC, or Other Committee Reports* were presented to Council.

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

Mr. Mike Bloom, Assistant Township Manager, offered a DEIB report that included the following:

Days/Holidays:

- National Slavery and Human Trafficking Prevention Month
- Poverty in America Awareness Month
- New Years Day is January 1st
- January 18th is World Religion Day
- January 19th is Martin Luther King, Jr. Day
- January 27th is International Holocaust Remembrance Day

Mr. Bloom noted he emailed Council regarding attendance at the MLK, Jr. Memorial Banquet at PSU on January 15, 2026. Ms. Mariner elected to attend the banquet on behalf of CT.

CONSENT AGENDA:

CA-1 Minutes, Approval of

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

Mr. Bernier made a motion to approve CA-1.a. as presented.

Ms. Brandt seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1

Appointment – Community & Economic Development Director

Mr. Brumbaugh offered a memorandum dated January 5, 2026, outlining details for his recommendation for the newly created department head position, Director of Community and Economic Development. Mr. Brumbaugh offered the full-time position to Ms. Keri Kenepp, who currently serves as the Economic Development Coordinator for CT.

He noted in accordance with the CT Code, department directors shall be appointed by the Township Manager and confirmed by a vote of the CT Council.

Ms. Trainor offered her appreciation to Ms. Kenepp for the work she has done as Economic Development Coordinator and as Executive Director for the CT Industrial Development Authority.

Mr. Bernier made a motion to confirm the Township Manager’s appointment of Ms. Keri Kenepp to the position of College Township Director of Community and Economic Development.

Ms. Mariner seconded the motion.

Motion carried unanimously.

OB-2

PAM Health Rezoning

Ms. Schoch offered a memorandum dated December 22, 2025, outlining the history of the PAM Health project which includes:

- 1) **Rezoning Request** - Rezone 5.824 acres of University Planned District (UPD) 14 to Planned Research and Business Park (PRBD) to allow for the use of an inpatient rehabilitation hospital.

- 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).
- 3) **Subdivision Plan** - A subdivision of the 5.824 acres from the larger PSU-owned property was reviewed by Staff and the Planning Commission; the PC recommended that Council approve the Subdivision Plan with some conditions. The Subdivision Plan was presented to Council earlier in this meeting.

Council was provided with a draft Ordinance, draft Developer's Agreement, as well as the DRI. Council is asked to review the Ordinance language and Developer's Agreement and if acceptable, schedule a Public Hearing for the proposed Ordinance amendment.

Ms. Schoch noted Staff recommends scheduling the Public Hearing for February 19, 2026, and the Township Solicitor has reviewed the Developer's Agreement. All required property postings, notifications to adjacent property owners, and legal advertising will occur as required.

Mr. Francke made a motion directing Staff to complete any remaining next steps as outlined in the memorandum dated December 22, 2025, and set the Public Hearing for February 19, 2026.

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

OB-3 PSU-ARL Development of Regional Impact (DRI)

Ms. Schoch offered a memorandum dated December 22, 2025, outlining PSU's request to expand the RGB/SSA on the west end of Innovation Park. The 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. PSU completed and formally submitted a Development of Regional Impact (DRI) report in support of expanding the RGB/SSA.

The DRI report was reviewed by Centre Regional Planning Agency (CRPA), Centre Regional Planning Commission (CRPC), the Centre Region Council of Governments (COG) General Forum, and CT Planning Commission. Council is now asked to consider if the expansion of the RGB/SSA and associated DRI have merit. If so, the DRI Report will be forwarded to CRPC for their consideration at their February 5, 2026 meeting.

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 rezoning request will be addressed at a future CTC meeting.

Mr. Neil Sullivan, PSU University Planner, and Mr. Andrew Gutberlet, PSU Facilities Project Manager, were present to answer questions related to the expansion request.

**Mr. Bernier made a motion determining the DRI Report has merit and directed Staff to forward the DRI Report to CRPC for their review and recommendation at their February 5, 2026 meeting.
Ms. Mariner seconded the motion.
Motion carried unanimously.**

NEW BUSINESS:

NB-1 Retirement Bonus Recommendations

Mr. Brumbaugh offered a memorandum dated December 24, 2025, recommending retirement bonuses for Mr. John Keslar, Water Technician I, and Mr. Ed Ranio, Public Works Road and Water Superintendent, both long-time employees of the Township who will be separating from service in early 2026.

There is no requirement in CT 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. However, the Manager may recommend to Council that a retiring employee be considered for a retirement bonus in recognition of outstanding service.

Mr. Brumbaugh noted 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 sick hours x final hourly base rate of pay provided the employee has accrued an average of 40 or more sick hours per years of service.

Mr. Keslar would be eligible for a \$2,700 retirement bonus based on years of service as per policy. Mr. Brumbaugh also recommends that Council consider a \$3,200 bonus for Mr. Ranio, although he is separating, not retiring.

Ms. Mariner made a motion to authorize a bonus payment to Mr. John Keslar in an amount of \$2,700 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 \$3,200 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. Mr. Francke seconded the motion. Motion carried unanimously.

STAFF

INFORMATIVES:

SI-1 **Boalsburg Firefighters' Relief Association
Compliance Audit**
SI-2 **CBICC National Civics Bee Information**

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

ADJOURNMENT:

Chair Trainor called for a motion to adjourn the meeting.

**Ms. Mariner moved to adjourn the January 5, 2026
Regular College Township Council meeting.
Mr. Francke seconded the motion.**

The January 5, 2026 Regular College Township Council meeting was adjourned at 1:00 PM.

Respectfully Submitted,

Adam T. Brumbaugh

Adam T. Brumbaugh

Township Secretary/Manager