



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, January 15, 2026

**1481 E. College Avenue, State College PA 16801
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY –
COUNCIL:**

Susan Trainor, Chair
D. Richard Francke
Eric Bernier

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Keri Kenepf, Director of Community & Economic Development
Mark Gabrovsek, Zoning Officer

ABSENT:

Tracey Mariner, Council
Gretchen Brandt, Council
Amy Kerner, P.E., Public Works Director
Katy VanAmburg, Assistant Township Secretary

CALL TO ORDER: Ms. Susan Trainor, Council Chair, called to order the January 15, 2026, Regular meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Trainor announced that Council met in Executive Session at the conclusion of the January 5, 2026 Regular 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 Thompson Woods Preserve Annual Update

Mr. Mike Bloom, Assistant Township Manager, and Mr. Bill Keough, Thompson Woods Preserve Governance Committee Chair, provided Council with a presentation and annual update on the state of the Thompson Woods Preserve.

Mr. Bloom stated the Preserve consists of two (2) forested parcels totaling 43.36 acres in CT and State College Borough. He noted the Preserve is restricted to passive outdoor recreation use that minimizes disturbance of the natural landscape of plants and wildlife as well as conservation efforts. He discussed the history of the Governance Committee and noted that in 2022, an intermunicipal agreement between the two (2) municipalities was signed establishing a new governance structure which consists of two (2) Committees, Governance and Advisory.

Mr. Bloom stated the Committee structure needs to be revisited and noted that discussions will occur in future about merging the Governance and Advisory Committees.

Mr. Bloom identified four (4) ongoing priorities of the Governance Committee that include 1) branding and education 2) maintenance of the Preserve 3) forest management and 4) enforcement.



Mr. Keough stated the Forest Restoration Plan is currently being updated by Mr. Mike Wolf from Appalachian Forest Resources. The Plan documents issues affecting the health of the forest and identifies treatment options. He noted the Preserve is currently not in a healthy state as there is invasive vegetation present prohibiting regeneration of the forest canopy.

Mr. Keough noted ongoing initiatives of the Governance Committee include continuing to foster collaborative relationships, adopting an entrance plan and wayfinding signage, maintaining the Preserve, and identifying additional funding sources.

Mr. Keough offered his appreciation to Mr. Bloom for his efforts with the Governance Committee. Council offered appreciation to Mr. Bloom and Mr. Keough for their presentation.

SP-2 Form Based Code Status Update

Ms. Lindsay Schoch, AICP, Principal Planner, offered a presentation on the development of hybrid Form Based Code (FBC) in the Dale Summit Area (DSA), in preparation for the joint meeting of Council and Planning Commission (PC) on January 28, 2026. She reviewed the DSA Plan Vision and noted the overarching Vision is to transform the DSA into the Gateway to College Township.

Ms. Schoch stated FBC is modernized Zoning that prioritizes building *form* over specific *uses*, allowing for more flexibility in development. She noted FBC still considers uses, but also considers form, and combines Residential with Commercial development. Two (2) Zoning districts are proposed consisting of 1) Mixed Core and 2) Mixed Neighborhood.

Ms. Schoch noted the PC has worked diligently on developing aspects of the Code including block structure, setbacks, streetscapes, building and lot coverage, parking, and open spaces. She presented renderings of the Crew814 Planned Residential Development (PRD) to provide visual context for the DSA.

Ms. Schoch stated the next steps in developing FBC will be focused on the regulating plan (former Zoning map but now referred to as Form districts), special districts, and permitted uses. She emphasized the need for more community input and encouraged both residents and developers to attend future PC meetings to help in developing the final Ordinance.

Council offered appreciation to Ms. Schoch for her presentation.

PLANS: P-1 None

REPORTS:

a. Manager’s Update

Mr. Brumbaugh offered the Manager’s Update report as presented. No additions were made to the report. He stated there is a meeting scheduled for the SPPA Working Group on Tuesday, January 20, 2026, and noted he included a memorandum regarding winter maintenance on Spring Hill Lane.

b. COG Regional, County, and Liaison Reports

COG Finance Committee: Mr. Francke reported the COG Finance Committee met on January 15, 2026, and held their Reorganization meeting. The Committee continued its review of the Fund Balance Policy.



Land Use and Community Infrastructure (LUCI) Committee: Mr. Bernier reported the LUCI Committee met on January 15, 2026, held their Reorganization meeting, and met jointly with the Climate Action and Sustainability (CAS) Committee. The Committee discussed a potential merger of the two (2) Committees, and received an update from Dr. Lara Fowler on the PSU-COG disaster preparedness project.

COG Public Safety Committee: Ms. Trainor reported the COG Public Safety Committee met on January 13, 2026, and held their Reorganization meeting. The Committee received an update from Dr. Lara Fowler on the PSU-COG disaster preparedness project, and heard updates from Code Administration and Emergency Management. She noted the FEMA Active Shooter trainer is available online and encouraged all to complete the course.

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. Bloom offered nothing additional to his DEIB report of January 5, 2026. He noted the MLK, Jr. Memorial Banquet at PSU is this evening and both Ms. Mariner and Ms. Brandt are attending on behalf of CT.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. December 30, 2025 – College Township Council Public Hearing Minutes
- b. December 30, 2025 - College Township Council Regular Meeting Minutes
- c. January 5, 2026 – College Township Council Reorganization Meeting Minutes
- d. January 5, 2026 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from CCRRA received January 5, 2026, regarding Enforcement Officers
- b. Email from John Peterson dated January 6, 2026, regarding resignation from CTIDA
- c. Email from PSATS dated January 9, 2026, regarding scholarships
- d. Email from John Ferguson dated January 9, 2026, regarding Public Works
- e. Email from Andrew Shaffer dated January 9, 2026, regarding Casino
- f. Letter from Centre Co. Adult Services dated January 5, 2026, regarding Point in Time initiative
- g. Email from John Ferguson dated January 14, 2026, regarding SPPA Work Group

CA-3 Action Item, Approval

- a. Resolution R-26-07 – Speed Limits – Rock Road
- b. Municipal Manager Employment Agreement
- c. Fiore Fedeli Accounting and Auditing Services Agreement dated January 9, 2026

Mr. Francke made a motion to approve the Consent Agenda minus CA-2.b. and CA-2.g.

Mr. Bernier seconded the motion.

Motion carried unanimously.



CA-2.b.: Mr. Bernier inquired about whether Mr. Peterson would be willing or able to serve on another ABC. Ms. Kenepp stated that Mr. Peterson is now traveling more frequently for work and has family commitments, but he is willing to stay engaged with the CTIDA Working Groups as a Subject Matter Expert.

CA-2.g.: Mr. Brumbaugh acknowledged the email from Mr. Ferguson, and offered his appreciation for Mr. Ferguson’s willingness to volunteer. He noted Township Liaisons have been appointed to other boards and Work Groups, but feels it premature to do so since the future of the SPPA Work Group is unknown at this time. Council agreed, and directed Staff to follow up with Mr. Ferguson.

**Mr. Francke made a motion to approve CA-2.b. and CA-2.g. as part of the Consent Agenda.
 Mr. Bernier seconded the motion.
 Motion carried unanimously.**

OLD BUSINESS: OB-1 Building Renovation Proposal

Mr. Bloom offered a memorandum dated January 12, 2026 outlining details of a proposal from Kimmel Architecture for the CT Municipal Building renovation design. This proposal details the full architectural and engineering services required for design, bidding and construction of the building renovation project. Council was provided with the proposal for their review.

Mr. Bloom stated the 2026 CT Budget included a \$175,000 line item for the next phase of design/engineering of the renovation project. The proposed fee from Kimmel for these services was \$151,800, which is within the budgeted amount.

Mr. Bloom noted professional services, such as architectural and engineering consultants, are generally exempt from formal competitive bidding requirements under the Second-Class Township Code. In these instances, CT has typically taken one of the following options 1) direct appointment of a professional 2) Request for Proposals/Qualifications (RFP/RFQ). Kimmel was selected through the RFP process.

Mr. Bloom noted it is Staff’s recommendation that Council appoint Kimmel Architecture to perform the next phase, including the full architectural and engineering services required for design, bidding and construction of the building renovation project. Furthermore, a Municipal Building Renovation Committee would work directly with Kimmel for the next phase of the project and would include the following:

- Rich Francke, Council
- Amy Kerner, Public Works Director
- Shane Adams, Public Works Technology & Operations Manager
- Adam Brumbaugh, Township Manager
- Mike Bloom, Assistant Township Manager

**Mr. Francke made a motion authorizing Staff to continue working with Kimmel Architecture to negotiate and finalize the proposal not to exceed the amount of \$155,000 and authorizes the Township Manager to execute the proposal.
 Mr. Bernier seconded the motion.
 Motion carried unanimously.**

OB-2 Street Light Policy Review



Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Adam T. Brumbaugh', written in a cursive style.

Adam T. Brumbaugh
Township Secretary/Manager