



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, March 3, 2022

7:00 PM

1481 E. College Avenue, State College PA 16801

Hybrid Meeting (In-Person or via Zoom)

**ATTENDED BY –
COUNCIL:**

D. Richard Francke, Chair
Carla Stilson, Vice Chair
Paul Takac L. Eric Bernier
L. Eric Bernier
Dustin Best

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Don Franson, Engineer
Robert T. Long, Finance Director
Jennifer Snyder, Executive Assistant

CALL TO ORDER:

Mr. D. Richard Francke, Council Chair, called to order the March 3, 2022, Regular Meeting of the College Township Council at 7:05 PM and led in the pledge of allegiance.

OPEN DISCUSSION:

No Open Discussion Items brought forward at this time.

NEW AGENDA ITEMS: *No New Agenda Items* were brought forward.

SPECIAL PRESENTATION:

SP-1 Planning Commission (PC) Annual Update

Mr. Ed Darrah, PC liaison to Council, offered an overview of the *PC 2021 Annual Report*, dated February 15, 2022. In the report, there is a note from the Chair, Mr. Robert Hoffman. Mr. Hoffman wrote in reviewing the activities in 2021, the one that stands out as a model example of resident-Township interaction was the communication with the residents related to the student housing development, Aspen Heights.

Mr. Darrah shared some highlights from the year:

- Rural King Nittany Mall Preliminary/Final Subdivision Plan
- ALDI Land Development Plan
- Aspen Heights Land Development Plan
- Geisinger Clinic Scenery Park Land Development Plan



- Stuckey Mitsubishi Conditional Use Application/Land Development Plan
- Penn State Palmer Museum Land Development Plan
- Nittany Mall Casino
- Stocker Body Shop and Land Development Plan
- Dale Summit Area Plan
- Lemont Housing and Historical District
- Form Based Code discussion
- Millbrook Marsh Education Building Plan

Mr. Bernier arrived via Zoom at 7:10 PM.

Mr. Darrah offered that the PC stayed busy in 2021 and has a full agenda in the upcoming months. Mr. Darrah thanked Council and Staff on behalf of the PC.

Council thanked the PC for their service to the Township and offered appreciation of the open communication and a positive working relationship between Council and the PC.

SP-2 University Area Joint Authority Annual Update

Mr. Bernier gave an overview of the Act 537 Sewage Plan and offered that all municipalities in the Centre Region, participating in the UAJA, have to approve any amendment to the plan. An upcoming amendment to be considered is the Special Study for the Meeks Lane Pump Station. The UAJA will be submitting this Special Study to the Centre Region municipalities for approval. Mr. Bernier added, after reviewing this Special Study, the Centre Region Planning Agency (CRPA) is against approval. Mr. Bernier is asking the College Township representatives on the UAJA Board for their thoughts about this Special Study, UAJA's rationale and offer information to consider when this plan is presented for approval.

Mr. David Lapinski, College Township Representative on the UAJA Board and the current Chair of the UAJA Board, offered that the recommended alternative for the replacement of the Meeks Lane Pump Station, includes capacity for a potential future expansion into Halfmoon Township should it be determined in the future that sewer service is needed. He offered that any engineering infrastructure study should consider the possible needs based on the life of the infrastructure being built. In this case, a pump station and force main are expected to last at least 50 years.

He continued that it is more prudent financially to risk the overbuild than to go back and rebuild. Mr. Corey Miller, UAJA Executive Director, offered that in many locations in the UAJA collection system, there is reserve capacity in the interceptor sewers to serve much land that is outside of the sewer service area, as well as support rezoning to higher densities within. It is UAJA's responsibility to present engineering facts to the Centre Region Municipalities. UAJA's recommendation at the Meeks Lane Pump Station includes capacity for future extension into Halfmoon Township. The additional cost to the project is \$254,000, which is less than 5% of the total project cost.

Mr. Lapinski offered information about the Rate Study and Tapping Fee Study. The Tapping Fee Study has been completed and indicates that the tapping fees charged by UAJA are in compliance with the Municipalities Authorities Act. The purpose of the Rate Study is to ensure



that costs are being fairly allocated between the Borough of State College and the rest of the UAJA customers. The Rate Study indicates that the rate for the Borough should increase by approximately 17.5%. The Rate Study also proposes billing the Borough based on EDUs, which is how all other customers are billed. A UAJA rate subcommittee has been formed to evaluate the rate structure.

Mr. Miller gave a brief update on Kissinger Meadows. They continue appealing the permit for the project with DEP. They will be making repairs to a pipe rupture in the Meadow.

Mr. Lapinski offered that UAJA is no longer taking wood waste. They are limiting intake from Townships and others who have a relationship with UAJA.

REPORTS:

a. Manager's Update

Mr. Brumbaugh, Township Manager, offered the following on his written report: 1) a joint Council-Planning Commission meeting will be rescheduled; 2) a modified remand letter regarding the LTAC Centre Hills Village was circulated with Council for review and comment; and 3) the Spring Creek Park Draft Master Plan will be presented to Council for review and comment at the March 17, 2022 CT Council Meeting.

b. COG Regional, County, Liaisons Reports

Centre County Metropolitan Planning Organization (CCMPO): Mr. Bernier reported the CCMPO Coordinating Committee met on February 2, 2022, and held elections of officers. Mr. Bernier was elected chair. They discussed the Infrastructure Investments and Jobs Act, aka Bipartisan Infrastructure Law, with a report related to the positive financial impact on the MPO. The Centre County Transportation Improvement Program (TIP) had to be amended to reflect the additions of new projects that can now be afforded due to the passage of the Infrastructure Law. Mr. Bernier offered details on the Public Open House dates for the State College Area Connector Project.

COG Land Use and Infrastructure Committee (LUCI): Mr. Bernier reported the LUCI Committee met on March 3, 2022. He will submit a written report to the Board prior to the next meeting.

General Forum: Chair Francke offered two points related to the General Forum. COG Staff is working on improving the roll call so that everyone is recognized. He reminded Council to RSVP for the General Forum meeting. He complimented College Township who performed the unit vote successfully.

c. Staff/Planning Commission/Other Committee Reports

Planning Commission (PC): See *Special Presentation SP-1* above.

d. Diversity, Equity & Inclusion Reports (Public Invited to Report)



Chair Francke offered the Centre Region COG reaffirmed the Centre Region's shared values of mutual respect, equity, and inclusivity and reaffirmed the Centre Region as a welcoming community to people from all cultures, religious beliefs and ethnicities.

Mr. Bernier left the meeting at 7:56 PM

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. February 17, 2022, Public Hearing Act 537 Calder Way Special Study
- b. February 17, 2022 Regular Meeting

CA-2 Correspondence, Receipt/Approval of

- a. Letter from Penn Terra, dated February 15, 2022, regarding time extension for Nittany Casino to June 22, 2022
- b. Email from Neil Brandt, dated February 22, 2022, regarding 4 questions regarding Thompson Woods Preserve
- c. DEP Benner Township PFAS HSCA Investigation Fact Sheet updated February 18, 2022
- d. Email from Carie Fuller, dated March 3, 2022, regarding LTAC Traffic Calming efforts

CA-3 Action Items, Approval of

- a. Letter of Support for State College Borough's application to the PA Commission on Crime & Delinquency (PCCD) for Justice Assistance Grant (JAG) Local Initiatives Funding

Ms. Stilson made a motion to approve the March 3, 2022, Consent Agenda minus CA-2.b.

Mr. Takac seconded the motion.

Motion carried unanimously.

CA-2.b.: Mr. Takac asked for an update on the formation of a committee to discuss the management of Thompson Woods Preserve. Mr. Brumbaugh offered that a meeting was held on January 27, 2022, and he is tasked with crafting a resolution for a new governance structure. This is still pending.

Mr. Takac made a motion to accept CA-2.b.

Ms. Stilson seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

No *Old Business* items on the agenda.



NEW BUSINESS:

NB-1 Revised Act 537 Special Study for Meeks Lane Pump Station

Mr. Brumbaugh, Township Manager, introduced Mr. Corey Rilk, Centre Region Planning Agency (CRPA), who provided information to Council on the CRPA position related to the Meeks Lane Special Study. The CRPA received the Meeks Lane Special Study in November 2021. The planning area for the Special Study includes western Patton Township, currently with sewer service area (SSA), and the eastern portion of Halfmoon Township, currently adjacent to the SSA. This Special Study does not propose the extension of the Regional Growth Boundary (RGB) and SSA boundary into any portion of Halfmoon Township; however, the UAJA has proposed that the pump station be oversized to accommodate project flows to serve 645 unapproved dwelling units in Halfmoon Township. The Halfmoon Board has taken action to not expand the RGB and the SSA. Any action to accommodate unapproved dwelling units is not consistent with the Act 537 Plan and the Centre Region Comprehensive Plan.

The CRPA alternative to the Meeks Lane Special Study is the same as the UAJA alternative but removes the 645 dwelling units outside of the SSA, eliminates three (3) existing pump stations, eliminates three (3) proposed pump stations, is consistent with the Centre Region Comprehensive Plan and allows Halfmoon to decide if/when public sewer becomes available.

Mr. Rilk offered that he has a very good relationship with UAJA and work together to get things accomplished.

Mr. Brumbaugh, Township Manager, offered this topic has yet to be referred to the Centre Region Municipalities for consideration and comment, however, College Township took the opportunity to lay out the two (2) positions while the CT UAJA representatives were before Council with presenting their annual update.

NB-2 Township Debt Issuance – Ordinance O-22-03

Mr. Robert T. Long, Finance Director, offered that at the February 3, 2022, CT Council meeting, Staff provided Council with a listing of projects to be funded with long-term financing and an analysis of outstanding debt obligations that could be financed in conjunction with securing new debt to fund long-term projects. Council authorized an agreement with Concord Public Finance (CPF) to move forward with recommending a structure for new debt and solicit financing proposals from financing institutions. After comparing the results with the bond market, they provided a recommendation to Council for consideration.

Mr. Chris Gibbons, CPF, offered the Township identified \$3mm of capital projects (the Projects) to complete over the next three years. The Township has two (2) debt obligations outstanding at interest rates higher than the market and are candidates for refinance (the Refinance). CPF was authorized by the Township to solicit bank financing proposals for two Series of Notes: the Projects (Series A of 2022), and the Refinance (Series AA of 2022). Thirty-five banks were solicited with seven (7) banks providing a total of 28 proposals. Jersey Shore State Bank (JSSB) submitted the best proposals for both the Projects and the Refinance. JSSB's proposals were compared to the current bond market and the JSSB's proposals provided lower payments.



Results of the Financing: a) The Projects are financed with overall annual payments approximately \$9,600 higher than the current overall annual payments. b) The Series A proposal includes a three-year funds draw down, reducing the Township's interest costs with no additional fees. c) The Refinance locks in a ten-year rate of 1.77% with an interest rate cap of 3.50%. Overall, maximum debt service is reduced by a total of \$543,000 over the existing term; most of the reduction is in interest rate exposure, and \$53,000 is interest rate savings.

Ms. Rhonda Lord, Bound Counsel, offered the draft ordinance before Council has been reviewed and must be filed with the Department of Community Economic Development (DCED) in order for the Township to incur debt. The Ordinance authorizes Council to accept the two (2) purchase proposals from JSSB (Series A and AA) and comply with the Debt Act.

Ms. Stilson made a motion to adopt Ordinance O-22-03 authorizing and directing the issuance of General Obligation Notes Series A of 2022 and Series AA of 2022.

Mr. Best seconded the motion.

Motion carried unanimously.

NB-3 College Township Finance Report

Mr. Robert T. Long, Finance Director, presented the *College Township 2021 Year End Finance Report*. He introduced the Staff members in the Finance Department and the responsibilities of the department.

Mr. Long reported the following related to the 2021 Budget: General Fund Revenue over budget by \$855,000.00 and the General Fund Expenditures over budget by \$574,000.00.

The Township received \$531,000.00 in American Rescue Plan Act (ARPA) Funds in 2021 and will receive another \$531,000.00 in 2022. These funds will be marked for revenue replacement. The ARPA funds were transferred from the General Fund to the Capital Reserve in 2021, making a significant impact to the General Fund Expenditures.

Mr. Long offered the Township collected \$2,714,968.00 in Property Tax in 2021. The Township turned over \$18,896.00 to the Tax Claim Bureau (6.8% of Assessed). Mr. Long was pleased with the amount of tax dollars collected by the Township.

Mr. Long reported the Township spent the following on equipment/infrastructure: Leaf Truck Loader (\$224,000.00 – 90% paid by grant), Leaf Truck Tow Behind (\$87,000.00 – 90% paid by grant), Township Building Walkway (\$83,000.00), Brush Valley Road Bridge Repair (\$96,000.00 - \$78,000.00 paid by grant), and Pavement Evaluation Program (\$8,500.00).

Council thanked Mr. Long for his report and the excellent work of the Finance Department.

NB-4 Closure of Squirrel Drive for Aspen Heights Construction

Mr. Don Franson, Township Engineer, offered that the Aspen Heights development engineers contacted him about grade work at the bottom of Squirrel Drive at the intersection of College



Avenue that Staff requested be performed. The grade adjustment to lessen the slope was reflected in the final plan. To do this work, it will be necessary to close the bottom of Squirrel Drive at the work area. During this work, a detour will be in place to direct traffic around the work zone. Cove Pizza and Tobacco Square would not have access to College Avenue during the closure. The contractor anticipated the work would require up to a one-month closure.

Penn Terra suggested an alternative to the grade work. They suggest that Aspen Heights contribute an additional \$35,000.00 for the grade adjustment with the idea that this work be performed at the same time as the construction of the right turn lane. Aspen Heights committed to contribute \$100,000.00 towards the construction of a right turn lane at Squirrel Drive. Work for the right turn lane from College Avenue onto Squirrel Drive would not require closure of Squirrel Drive.

Mr. Franson offered that since this is a modification to a recorded plan, Council must approve any deviation.

Mr. Franson asked Council to consider having the developer put in the grade adjustment while putting in the right turn lane. This work would widen the road by another 12 feet, allowing for one side of the road to be opened to traffic while the work is being completed.

Mr. Darrah, CT Planning Commission, offered that the grade work be completed when the right turn lane from College Avenue onto Squirrel drive is completed. The project could take a few years to be completed.

Council discussed the options presented and the impact to the two (2) businesses, timing of the project and the impact on the construction traffic, public safety, and students. Staff will follow-up with the businesses and bring this back to Council for further discussion.

STAFF INFORMATIVES:

No Staff Informatives were pulled for discussion.

OTHER MATTERS:

Ms. Stilson offered comments on the Nittany Mall Casino. She extended her appreciation to the vast amount of correspondence related to the pending casino. She recognized the volume of concern from members of the Township and from the broader community about the negative impact of the casino. She has read each letter sent to the Gaming Control Board and she too has some unease about a casino being located in our region. She added the CT Council has no control over the matter; however, she will be drafting a letter to the Gaming Control Board urging them to use their duty and power to ensure a positive outcome for the communities in which these casinos are placed. Her point in the letter will be neither for nor against a casino in CT. She will offer her letter to other members of Council for their signatures if they so desire.



ADJOURNMENT:

**Mr. Takac moved to adjourn the March 3, 2022, Regular
College Township Council Meeting.
Chair seconded the motion.
Motion carried unanimously.**

Chair Francke adjourned the March 3, 2022, Regular College Township Council Meeting at 9:28 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary