



**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES**

**Thursday, April 6, 2023**

**1481 E. College Avenue, State College PA 16801**

**Hybrid Meeting (In-Person or via Zoom)**

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**ATTENDED BY –  
COUNCIL:**

Carla Stilson, Chair  
Dustin Best, Vice Chair  
D. Richard Francke  
L. Eric Bernier  
Susan Trainor

**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  
Jennifer Snyder, Assistant Township Secretary

**CALL TO ORDER:** Ms. Carla Stilson, Chair, called to order the April 6, 2023, Regular Meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

**PUBLIC OPEN DISCUSSION:**

Ms. Sue Smith, Lemont Village Association, offered that tree planting related to the Pike Street Project will take place next week as well as a new sign will be erected at the Post Office.

Mr. Gary Shields, College Township Resident, offered comments related to E-Bikes and parking locations in township parks. He is not in favor of a commercial business being allowed in parks.

**NEW AGENDA ITEMS:**

*No New Agenda Items added.*

**SPECIAL PRESENTATION:**

**SP-1 Schlow Regional Library**

Ms. Kimberly Fragola, CT Representative on the Schlow Regional Library, offered an update for Council related to the library. In 2022, CT residents represented 16% of all circulation with over 75,000 items checked out from the library. There are two book returns in College Township. The return box at the Nittany Mall brought in 2,500 returned items and the Weis location, brought in 17,000 returned items.

Ms. Fragola highlighted the opportunities at the library for new parents and children. The library partnered with Mount Nittany Health and created a lactation space that is available for not only library patrons but is open to anyone to use. Also in partnership with Mount Nittany Health, they distributed new



baby information pamphlets, which includes information on how to enjoy reading with babies and toddlers. There is also a Baby Lap Sit reading program during the week and now on Saturday.

Ms. Fragola thanked Staff for the allowing the library to put an ad in the Spring Edition of *The Gateway*.

Council offered their support of the library and commended the library staff, board and volunteers for the good work they do.

## **PLANS:**

### **P-1 Mount Nittany Medical Center Bed Tower Preliminary/Final Land Development Plan**

Ms. Lindsay Schoch, AICP, Principal Planner, offered the Mount Nittany Medical Center Bed Tower Preliminary/Final Land Development Plan is located at 1800 E. Park Avenue, Tax Parcel 19-03-21. The Sketch Plan was brought before Council on January 19, 2023. The project consists of a 10-story, 296,000 sq. foot bed tower, a 179 car-parking garage, and a 2-story central energy plant. Sidewalks, landscaping, stormwater conveyance and utility work are included as part of this project.

Ms. Schoch offered the project scored an 11 on the project prioritization matrix for pedestrian facilities. Per the ordinance, sidewalks are not required as part of the condition of the plan. The PC recommended Council approve the plan and the outstanding comments are provided in the suggested motion.

Mr. Bryan Roach, Chief Financial Officer, Mount Nittany Health, offered this project aligns with their mission; Healthier People, Stronger Community.

Mr. James Routh, Stantec Engineering Company, offered a summary of the plan and shared with Council building renderings and aesthetics of the building.

Council discussed the following:

- Planned use of space of the existing hospital and how it affects outflows and parking;
- Parking and future parking needs;
- Walkability of the campus;
- Wellness trails and reflective areas;
- Signal at Hospital Drive and Park Avenue;
- Missing sidewalk connection at Hospital Drive and Park Avenue;
- The readdressing project;
- Lighting; and
- Consider a path connecting campus to Orchard Road and the Millbrook Marsh.

Mr. Mark Saville, HRG Engineering, offered information regarding a parking demand study.

Mr. Joseph Siekirk, Plante Moran Cresa, offered that there is plans to build a walkable path, which will be completed at the time of the project. The Healing Garden will be replaced around the new facility.

Mr. Rob Watts, McCormick Taylor, CT Traffic Engineer, offered comments related to traffic. He opined that traffic has decreased on Park Avenue and re-optimization of the signal, which occurred last in 2018, is needed. He added no Traffic Impact Study is required.

Mr. Gabrovsek, Zoning Officer, offered that occupancy would not be granted until the readdressing takes place. This will be a note on the plan.



Ms. Sue Smith, Lemont, opined that parking signage is a bit confusing and offered suggestions to make it easier for patrons.

Mr. Bob Donohue, Chief Facility Officer, Mount Nittany Medical, offered that they are working on wayfinding signs on the interior and the exterior. He also offered that the staff Mount Nittany is very excited about the project. They were involved in the project from the beginning.

After discussion, Council made the following motion:

**Mr. Bernier made a motion to approve the preliminary/final land development plan of Mount Nittany Medical Center Bed Tower project dated February 20, 2023, and last revised on March 12, 2023, subject to the following conditions:**

- 1. Within ninety 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-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 from Staff.**
- 4. Fully comply with College Township Code Section 108-12.**
- 5. Post surety as approved by the Township Engineer prior to recordation.**
- 6. Provide an Intent to Serve Letter from the University Area Joint Authority.**
- 7. Provide NPDES approval.**
- 8. Work with College Township Zoning Officer to add note to the plan to establish formal addressing. Applicant shall have new addressing in place prior to occupancy of all new structures.**
- 9. Provide an area to be designated for future parking as reduction in parking is proposed. Reserved area shall meet the total parking area requirement and shall be included in stormwater calculations.**
- 10. Potential parking issues to be resolved to the satisfaction of the Township Engineer and Township Consulting Traffic Engineer.**
- 11. Provide proof of Penn State approval of use of lands during construction.**
- 12. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.**

**Mr. Francke seconded the motion.**

**Motion carried unanimously.**

## **P-2 SC Area Food Bank Building Addition Preliminary/Final Land Development Plan**

Ms. Lindsay Schoch, AICP, Principal Planner, offered that the State College Area Food Bank is proposing to relocate food bank services from their current location to tax parcel 19-4A-32, 167 Gerald Street. The project will include construction on two building additions and a truck dock facility, as well as landscaping and sidewalk construction.

Ms. Schoch offered the Planning Commission had the opportunity to review the plan and recommends Council accept the fee-in-lieu and recommends approval of the plan.



Ms. Schoch offered the project scores a 20 on the sidewalk prioritization matrix. The Township is being requested to consider a fee-in-lieu payment of \$4,231.00 for the section of sidewalk along Commercial Boulevard, as it creates a hardship to the owner, imposed by the development project. The fees collected, per the plan, will go into fund for other opportunities to upgrade pedestrian facilities in the Township.

Council offered the following discussion points:

- Effectiveness of bringing a sketch plan to Council at the start of the process;
- Pedestrian Facilities fee-in-lieu;
- Actual photos included in the packet would be helpful; and
- Appreciation for the buffer plantings.

Council offered their enthusiasm for this service being located in College Township. After discussion, Council made the following motion.

**Mr. Francke made a motion to approve the preliminary/final development plan of The State College Area Food Bank Building Addition dated March 1, 2023, and last revised on March 7, 2023, subject to the following conditions.**

- 1. Within ninety 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 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 from Staff.**
- 4. Fully comply with College Township Code Section 108-12.**
- 5. Post surety as approved by the Township Engineer prior to recordation.**
- 6. Approve request for Fee-in-lieu of the forty-seven square yards of pedestrian facilities along Commercial Boulevard.**
- 7. Provide approved College Township Highway Occupancy Permit prior to occupancy.**
- 8. Provide proof of NPDES approval.**
- 9. Work with College Township Zoning Officer to establish formal address.**
- 10. Provide intent to serve letter from University Area Joint Authority.**
- 11. Provide intent to serve letter from College Township Water Authority.**
- 12. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter the Township Engineer.**

**Mr. Best seconded the motion.**

**Motion carried unanimously.**

## **REPORTS:**

- a. Manager's Update**



Mr. Brumbaugh, Township Manager, reported the final work on the Pike Street Traffic-Calming Project has commenced. A dedication ceremony will take place on April 21. Mr. Brumbaugh pointed out an attachment to the Manager's Update related to the Pike Street project and recognized that Mr. Michael Pratt, Keller Engineering, is available to answer any questions. Council offered none.

Mr. Brumbaugh continued DPZ to provide feedback to Planning Commission relative to current rezoning request. Bids for the traffic-calming project for the Centre Hills Village to be received by April 27, 2023, and awarded on May 4, 2023. The inaugural meeting of the Thompson Woods Preserve Governance and Advisory Committees will be held on April 11, 2023. Finally, Mr. Brumbaugh offered the Township did not receive the MTF grant for the Path to Campus.

Ms. Kerner offered an update on the spraying for Spongy Mouth. Mount Nittany Conservancy is planning to spray the mountain at the same time as other areas, to include Mountainside Park and Stoney Batter.

Mr. Bloom, Assistant Township Manager, offered that Staff submitted the C2P2 Grant for Spring Creek Park rehabilitation of the tennis and basketball court.

#### **b. COG Regional, County, Liaisons Reports**

**COG Parks and Recreation Governance Committee:** Mr. Francke reported the COG Parks and Recreation Governance Committee met on March 22, 2023, and discussed what problems the Parks and Recreation Governance Special Committee is in place to solve, and what is the best entity to solve these problems. They are seeking a facilitator.

**COG Executive Committee:** Ms. Stilson reported the COG Executive Committee met on March 21, 2023, and discussed the Maxwell DRI; Finance Committee Timeline, Guideline & Prioritization; referral process of items from Committees to Executive Committee and General Forum; and discussion of April 24, 2023, meeting due to the General Forum room being unavailable.

Mr. Bernier offered some information about the State College Area Connector Project and the PEL process.

#### **c. Staff/P.C./Other Committees**

**Planning Commission (PC):** Mr. Robert Hoffman, PC liaison to Council, offered the PC met on March 21, 2023, and made a recommendation to Council to approve the Mount Nittany Medical Center Bed Tower project with conditions and made a recommendation to approve the State College Area Food Bank Building Addition Plan with conditions and recommend approval of sidewalk fee-in-lieu. They also reviewed the Official Map. The PC met again on April 4, 2023, and reviewed the Official Map. No action was taken to advance to Council. The PC discussed the Burkentine Rezoning/Zoning Amendment consideration. A motion was made to table this discussion.

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

Nothing to report.

### **CONSENT AGENDA:**

#### **CA-1 Minutes, Approval of**

**a.** March 16, 2023, Regular Meeting

#### **CA-2 Correspondence, Receipt/Approval of**



- a. Email from John Ferguson, dated March 15, 2023, regarding meeting follow-up
- b. Email from John Ferguson, dated March 15, 2023, regarding Houserville Rd. Speeding Short and Long Term Plans
- c. Email from Jude Larkin, dated March 15, 2023, regarding Neighbor Concerns – Pike St.
- d. Letter from Movin' On, dated March 27, 2023, regarding PSU Student Sponsored Spring Music Festival
- e. Email from Steven Seltzer, dated April 1, 2023, regarding Centre Markets
- f. Email from Pamela Zimmerman, dated April 1, 2023, regarding Centre Markets
- g. Email from Sherry & Seth Clark, dated April 3, 2023, regarding Centre Markets Local Food Grants
- h. Letter from PA DEP, dated April 3, 2023, regarding Annual Wasteload Management Chapter 94 Report Spring Creek Pollution Control Treatment Facility

**Mr. Bernier made a motion to accept the April 6, 2023, Consent Agenda.**

**Mr. Best seconded the motion.**

**Motion carried unanimously.**

## **OLD BUSINESS:**

### **OB-1 Shentel Cable Franchise Agreement**

Mr. Brumbaugh, Township Manager, offered that at the March 16, 2023, CT Council meeting, Council reviewed the documents related to the Shentel Cable Franchise Agreement. Mr. Brumbaugh offered that Ms. Hahn, Executive Director of C-Net, provided details concerning the differences in the PEG fees to be paid by Shentel versus those being paid by Comcast. Ferguson Township and the State College Borough already have an agreement with Shentel. At this time, College, Harris and Patton Townships are considering agreements with Shentel.

**Mr. Best made a motion to adopt Ordinance O-23-01.**

**Mr. Bernier seconded the motion.**

**Mr. Best withdrew the motion.**

**Mr. Best made a motion to adopt Ordinance O-23-01 and authorize the manager to execute the Cable Franchise Agreement with Shenandoah Cable Television, LLC.**

**Ms. Trainor seconded the motion.**

**Motion carried unanimously.**

### **OB-2 E-Bikes Update**

Mr. Mike Bloom, Assistant Township Manager, offered that at the March 16, 2023, CT Council meeting, Council discussed the possible expansion of the SPIN E-Bike program into College Township. At the conclusion of the discussion, Council directed Staff to request a copy of the Master Service Agreement between SPIN and Penn State University. Mr. Bloom offered that Staff contacted PSU with the request from Council. PSU was unable to share the agreement outside of University personnel but did provide answers to some questions posed by Staff. The current agreement expires next year; PSU anticipates an



extension of the contract. Expanding in CT, PSU does not anticipate that increased ridership will change the pricing structure in place.

Council discussed Staff's update regarding E-Bikes and provided Staff with direction to further request the agreement language from PSU, and begin preliminary discussion with SPIN regarding service area, geo-fencing, and potential parking locations.

Mr. Gene Shields, CT Resident, offered that his is not in favor of any SPIN E-Bike parking being allowed in any park within the Township. Parks are not open 24/7, which he opined would draw people to parks after hours.

## **NEW BUSINESS:**

### **NB-1 PSATS Resolutions 2023 Annual Conference**

Council offered no further comments or concerns with the recommendation by the PSATS Resolution Committee. Ms. Trainor is the Township Voting Delegate at the PSATS Conference.

### **NB-2 Council Room Window Replacement – Probable Cost Increase**

Ms. Kerner, P.E., Public Works Director, offered Staff met with the architect and structural engineer in 2022, to discuss the estimated costs associated with the Council Room Window Replacement project, specifically the construction costs. At that time, it was estimated that construction costs to replace the window unit would range between \$65,000 and \$70,000.

For the 2023 Operating Budget, staff requested \$80,000 as a means to cover the estimated construction costs, design professional fee and any related permit and inspection fees. Early in 2023, a proposal from the architect was received in the amount of \$12,480 which included \$8,280.00 for the architect and \$4,000 for the structural engineer and \$200 for reimbursables.

As staff prepared the bid documents, an updated cost estimate was requested from the Architect and was informed that the current estimated cost for construction is \$94,000. This was based on his discussions with various window manufacturers.

Bids for the project are due Friday, April 14, 2023, at 10 AM. Ms. Kerner offered that since it is a competitive bid, prices may come in closer to the 2022 estimates; however, Staff wanted to alert Council to the potential overage.

### **NB-3 Community Day at the Spikes (August 19, 2023)**

Mr. Brumbaugh offered that on August 20, 2022, CT hosted the 2<sup>nd</sup> College Township Community Night at the Spikes. Looking forward to 2023, Staff has coordinated with Mr. Scott Walker, President and General Manager of the State College Spikes, to sponsor a 3<sup>rd</sup> College Township Community Night on Saturday, August 20, 2023. Two options were presented to participate in the event this year: Option A for \$5,000 and Option B for \$3,500. Both packages include sponsorship of the post-game fireworks.

Funds were not budgeted in 2023. Mr. Brumbaugh suggests that Council add this to the budget for 2024. He recommends Option B for 2023 sponsorship level. Community members will receive discounted tickets to attend the game at both sponsorship levels.

A consensus of Council approved the Township sponsor the Community Night at the Option B sponsorship level.



**STAFF INFORMATIVES:**

No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

Mr. Bloom, Assistant Township Manager, offered that he would be sending out information related to the Capital Improvement Plan.

Mr. Brumbaugh mentioned the new audiovisual equipment that was installed in the Council Room. Thanks to all the Staff members, whose efforts made this transition seamless.

Chair Stilson asked that Staff schedule a Joint Council and Planning Commission meeting in May.

**ADJOURNMENT:**

**Mr. Best moved to adjourn the April 6, 2023, Regular College Township Council Meeting.  
Chair seconded the motion.**

The April 6, 2023, Regular College Township Council Meeting was adjourned at 9:19 PM.

Respectfully Submitted By,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Secretary