



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES**

Thursday, April 21, 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
Dustin Best

STAFF:

Adam T. Brumbaugh, Township Manager/Secretary
Mike Bloom, Assistant Township Manager
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Jennifer Snyder, Executive Assistant

ABSENT:

L. Eric Bernier

CALL TO ORDER:

Mr. D. Richard Francke, Council Chair, called to order the April 21, 2022, Regular Meeting of the College Township (CT) Council at 7:00 PM, and led in the pledge of allegiance.

OPEN DISCUSSION:

Mr. Gene Bazan, Lemont, offered comments, Note 12, related to the Wireless Communication Facilities Ordinance. He opined that the language in draft 4 of the WCF ordinance is sorely inadequate. His comments, Note 12, will be placed as correspondence in the upcoming May 5, 2022, CT Council meeting packet.

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

PLANS:

P-1 Sketch Plan – Mosaic Development; Puddintown Road

Mr. Ethan Wendle, Mosaic Community Development LLC, offered a presentation for the proposed development of a 4-acre plot of land on Puddintown Road near the intersection of College Avenue. This development will include single-family duplex housing, multifamily apartment units and significant greenspace, with at least four (4) unites dedicated as workforce housing.



Three (3) different development zones are present on the property, R3, R1 and the Gateway Commercial. The Sketch Plan reflects the maximum proposed on the property, which will likely take place in three (3) phases with Phase 1 to include Duplex 1, Duplex 2 and Quadplex 1 – 20 units.

Mr. Wendle offered that of the 3.92-acre lot, total building and pavement coverage would be 1.23 acres (31.5% impervious) with 2.69 acres of beautiful stream front green space maintained along Thompson Run. Mr. Wendle added they are working on Department of Environmental Agency permits

Mr. Ed Darrah, PC Liaison to Council, offered that the PC like the design aspect of the sketch plan and offered comments on the run off, catch basin and the ingress and egress on Puddintown Road.

Council offered comments on:

- Traffic studies at the College Avenue intersection;
- Target date for the LDP to come before Council;
- Driveway connection to private drive;
- Sidewalks and connectivity; and
- Buffer requirements.

SPECIAL PRESENTATION:

SP-1 ClearWater Conservancy

Ms. Deborah Nardone, Executive Director ClearWater Conservancy, offered that ClearWater has entered into an agreement of sale for the property located at 1601 Houserville Road, the Rockenbeck Property which is located along Spring Creek. Their goal for this property is to permanently conserve the streamside acres and begin to utilize the property as a showcase for conservation and restoration. They hope to locate some of their staff at this location and increase the size of the riparian buffer, establish pollinator meadows, native gardens, agroforestry, as well as ensure that there is public access to the stream. They are hiring a firm to do a site assessment and concept plan and will be looking for input from College Township as they move forward.

Council discussed organizing a clean-up day in Thompson Woods Preserve in conjunction with ClearWater Conservancy. Ms. Nardone offered Centred Outdoors will be exploring Lederer Park this season.

REPORTS:

a. Manager's Update

Mr. Adam Brumbaugh, Township Manager, offered the following: construction on the Pike Street project to begin May 2, 2022; CT Staff to provide draft RFQ for Council/PC review in May; Spring Creek Park Master Plan public meeting to be held May 11, 2022; and Thompson Woods Preserve Draft Intergovernmental Cooperation Agreement prepared and being reviewed by the solicitor.



b. COG Regional, County, Liaisons Reports

CT Industrial Development Authority (CTIDA): Mr. Takac reported the CTIDA met on April 20, 2022, and passed several action items related to loan modifications, loan extensions, interest deferrals and passed the 2022 Budget. Mr. Takac thanked Staff for their efforts to assist the CTIDA.

Climate Action & Sustainability Committee (CASC): Ms. Stilson reported the CASC met on April 11, 2022, and passed a motion 4-1 to offer support of a resolution calling on the United States congress to enact the Energy Innovation and Carbon Dividend Act. The CASC passed a motion stating the CASC supports CRPA staff submitting the drafted Expression of Interest to the International Council for Local Environmental Initiatives Action Fund on April 11, 2022. Additionally, the CASC discussed the State College Area Connector Project.

Centre County Metropolitan Planning Organization (CCMPO): In a written report, Mr. Bernier reported that the CCMPO approved the draft of the current Transportation Improvement Project and heard an update on the State College Area Connector project.

Finance Committee: Chair Francke reported the Finance Committee met on April 14, 2022, and discussed or took action on the following: Fund Balance/Invoicing policy; CIP update; TRAISR project update and credit cards; interfund/interagency loan – fire capital to Nature Center; and COG building ownership transfer.

Executive Committee: Chair Francke reported the Executive Committee met on April 19, 2022, and discussed or took action on the following: resolution in honor of the retirement of Transportation Director, Tom Zilla; Musser Gap to Valleylands project; Solar Power Purchasing Agreement update; Interfund/Interagency loan - fire capital to Nature Center; contract award for classification/compensation study; and COG Committee and General Forum Meeting assessment.

c. Staff/Planning Commission/Other Committee Reports

Mr. Ed Darrah, PC Liaison to Council, offered that the PC met on April 19, 2022, reviewed the Mosaic Community Development Sketch Plan, and held a work session to receive information related to a GIS coding system for 3-dimensional visuals.

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

Nothing to report.

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a.** March 29, 2022, Joint Council/PC Meeting
- b.** April 7, 2022 Regular Meeting

CA-2 Corrective Action, Approval of Minutes



- a. July 18, 2019 Public Hearing Liquor License Transfer
- b. September 29, 2020, Public Hearing Ordinance O-20-08
- c. September 29, 2020 Special Meeting

CA-3 Correspondence, Receipt/Approval of

- a. Email from Daniel Materna, dated April 4, 2022, regarding PGCB casino related comments
- b. Email from Neil Brandt, dated April 5, 2022, regarding Thompson Woods Preserve
- c. Note #11 from Gene Bazan, dated April 7, 2022, regarding WCF Ordinance
- d. Letter from Centre LifeLink, dated April 7, 2022, regarding thanks for contribution of \$10,000.00
- e. Email from Daniel Materna, dated April 11, 2022, regarding Nittany Mall Casino opposition – now a national news story
- f. Email from Lori Shields, dated April 14, 2022, regarding Dalevue Park

CA-4 Action Items, Approval of

- a. R-22-06 May 2022 as Bike Month

Mr. Takac offered that a second to the motion was missing from CA-1.b. for the Jake's Fireworks Land Development Plan.

Mr. Takac made a motion to approve the April 21, 2022, consent agenda with CA-1.b. as amended.

Ms. Stilson seconded the motion.

Motion carried unanimously.

OLD BUSINESS:

OB-1 Closure of Squirrel Drive for Aspen Heights Construction

Mr. Mike Bloom, Assistant Township Manager, offered that at the March 3, 2022, CT Council meeting, Staff presented information concerning a proposed temporary closure of Squirrel Drive to perform a grade adjustment to the road. Staff contacted the two (2) businesses who would be impacted by the closure. Cove Pizza staff offered that approximately 90% of their delivery business exits onto College Avenue and a detour route would adversely impact their business. Staff noted that the majority of traffic to Smokers Square originates from College Avenue and it is unlikely that customers would travel the detour route as opposed to visiting another business for the comparable products.

The grade adjustment is anticipated in early June. A major drawback to closing Squirrel Drive while the construction of Aspen Heights is occurring is that construction traffic for that project would then be detoured through Centre Hills Village.

Aspen Heights has offered to contribute \$35,000.00 for construction of the grade adjustments at such time when construction of a right turn lane is required. Delaying the grade adjustment will not impact the Highway Occupancy Permit to be issued for work within PennDOT right-of-way.



Council discussed the two (2) options and the following motion was made.

Mr. Takac made a motion to accept the developer's contribution of \$35,000 and instruct Staff to execute a MOU for the use of these funds.

Ms. Stilson seconded the motion.

Motion carried unanimously.

NEW BUSINESS:

NB-1 GovHR Proposal COG Compensation Study

Mr. Mike Bloom, Assistant Township Manager, as part of the 2022 budget development, the Centre Region Council of Governments (COG) proposed completion of a COG Classification and Compensation Study. The proposed study was approved as part of the budget process and all of COG member municipalities were offered the opportunity to participate.

At the recommendation of the Township Manager, Council added \$10,000.00 to the Township's 2022 budget for a township-specific Compensation Study. GovHR was selected by COG to perform the studies. GovHR provided two (2) separate and distinct proposals for the COG and the College Township studies.

GovHR's proposal recommends the study to be completed entirely virtually for a cost of \$9,600.00.

Ms. Stilson made a motion to enter into a contract with GovHR for the College Township Compensation study for the total amount of \$9,600.

Mr. Best seconded the motion.

Motion carried unanimously.

NB-2 CT Mission/Goals/Values

Mr. Mike Bloom, Assistant Township Manager, offered on August 20, 2020, CT Council approved the current, official Township Vision and Mission Statement along with a list of shared values and goals. It was originally envisioned that CT Council would revisit this document on an annual basis as part of the Capital Improvement Plan (CIP). Due to the pandemic, this exercise did not take place in 2021. The Township is currently in the process of developing the 2023-2027 CIP to begin the 2023 budget process.

Council offered reflection on the Vision and Mission Statement. Council asked that the Vision Statement be more identifiable on the website and asked Staff to incorporate the goals and objectives into the CIP. Council will further evaluate and review the Vision Statement at the CIP work session.

NB-3 PSATS Resolutions



Mr. Brumbaugh offered that in advance of the Pennsylvania State Association of Township Supervisors (PSATS) Annual Business Meeting, Council reviewed the resolutions to be voted on at the conference to properly inform the Township's voting delegate, Mr. Takac, of the Townships position relative to each resolution. PSATS presented 50 resolutions to be considered. Council discussed and informed Mr. Takac of their position on each resolution.

STAFF INFORMATIVES:

No *Staff Informatives* were pulled for discussion

OTHER MATTERS:

No *Other Matters* were brought forward for discussion.

ADJOURNMENT:

**Ms. Stilson moved to adjourn the April 21, 2022, Regular College Township Council Meeting.
Chair seconded the motion.
Motion carried unanimously.**

Chair Francke adjourned the April 21, 2022, Regular College Township Council Meeting at 10:24 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary