



**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING MINUTES  
Thursday, August 18, 2022**

**7:00 PM**

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

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**ATTENDED BY –  
COUNCIL:**

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

**STAFF:**

Adam T. Brumbaugh, Township Manager/Secretary  
Mike Bloom, Assistant Township Manager  
Amy Kerner, P.E., Public Works Director  
Mark Gabrovsek, Zoning Officer  
Jennifer Snyder, CGA, Assistant Township Secretary

**CALL TO ORDER:** Mr. D. Richard Francke, Council Chair, called to order the August 18, 2022, Regular Meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

**OPEN DISCUSSION:**

*No Open Discussion* items brought forward.

**NEW AGENDA ITEMS:**

*No New Agenda Items* were brought forward for action on the agenda.

**REPORTS:**

**a. Manager's Update**

In addition to his written report, Mr. Brumbaugh, Township Manager, reported that the Township received a detailed written update from Randy Brown, State College Area School District, related to the Solar Power Purchase Agreement. Document will be provided to Council in the September 1, 2022, CT Council meeting packet. The State College Borough Council adopted the Thompson Woods Preserve Intergovernmental Cooperation Agreement. Council will be presented with the final version for adoption. CT was contacted by CFA to provide letters of support from all impacted property owners relate to the East College Avenue Shared Use Path.



The PA Gaming Control Board order-detailing deadline for petitions to intervene in the State College Gaming Licensing application issued. Deadline is August 26, 2022. As a result of ongoing citizen correspondence and concern about the proposed casino, Staff reached out to the CT Solicitor to provide additional clarity on various procedural issues. Staff anticipates a reply from Solicitor in advance of the September 1, 2022, CT Council meeting, which will appear in the Manager's Update as Incoming Correspondence in the Council Packet.

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

**Millbrook Marsh Nature Center (MMNC) Revitalization Project:** Ms. Stilson reported the MMNC Revitalization Project is looking at the proposals and are finding that the project is expensive. They may have to look at a phased approach to the project.

**COG Climate Action Sustainability (CAS) Committee:** Mr. Bernier reported the CAS Committee met on September 8, 2022, and heard a presentation related to the PA Clean Energy digital platform and reviewed and provided comments on the Regional Refuse and Recycling contract scheduled for 2025. Mr. Bernier asked to add the Refuse and Recycling contract to a future agenda for discussion.

**Centre County Metropolitan Planning Organization (CCMPO) Sub-Committee meeting:** Mr. Bernier offered that the CCMPO Sub-Committee met to discuss how to move forward with the new funds available from the Federal Infrastructure Bill. Mr. Bernier added that additional staffing might become necessary.

**College Township Industrial Development Authority (CTIDA):** Mr. Takac reported the CTIDA met on August 17, 2022, and reviewed the audit report. The Governance Committee is developing a framework to streamline processes.

**COG Finance Committee:** Chair Francke reported the Finance Committee met on August 18, 2022, and reviewed the 2023 COG Program Plan and the 2023-2027 Capital Improvement Plan and offered comments. The Committee reviewed the revised version of the Mobile Concessions Vehicle plan which was approved 3 – 2 with a vehicle not to exceed \$132,000.00. The Committee authorized to extend the contract with Maher Duessel for the COG Audit and set the meeting dates to review the COG budget.

**COG Executive Committee:** Chair Francke reported the Executive Committee met on August 18, 2022, and heard an update on the Classification and Compensation Study, discussed the COG Building Inter-Municipal Agreement modifications, and a 2023 budget amendment for the Concession Truck.

**Spring Creek Watershed Commission (SCWC) Working Group:** Mr. Takac reported the SCWC Working Group for Phase 3 held their organizational meeting.

#### **c. Staff/Planning Commission/Other Committee Reports**

**Planning Commission (PC):** Mr. Gabrovsek, Zoning Officer, offered the PC met on August 16, 2022, and discussed two (2) minor subdivisions plans, which will go to Council on September 1, 2022.



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

No *DEI reports* were brought forward.

**CONSENT AGENDA:**

**CA-1 Minutes, Approval of**

- a. August 4, 2022, Regular Council Meeting

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

- a. Letter from ClearWater Conservancy, dated July 29, 2022, regarding accreditation renewal – public comment period open
- b. Email from Ocean State Job Lot, dated August 2, 2022, regarding Grand Opening on August 27, 2022
- c. Email from Merlin Ritz, dated August 1, 2022, regarding Casino
- d. Email from Daniel Materna, dated August 4, 2022, regarding New Comments Posted regarding Nittany Mall Casino
- e. Email from Susan Streit, dated August 5, 2022, regarding proposed casino
- f. Email from Daniel Materna, dated August 8, 2022, regarding CT “white paper” on Nittany Mall Casino
- g. Email from Daniel Materna, dated August 8, 2022, regarding PGCB RCTL Request 2022-17
- h. Email from Jackie Bonomo, dated August 9, 2022, regarding Casino in Nittany Mall
- i. Email from Debra Trudeau, dated August 9, 2022, regarding Casino
- j. Email from Sue and Ron Smith, dated August 9, 2022, regarding Casino Opposition
- k. Email from Nestor Handzy, dated August 9, 2022, regarding Casino
- l. Email from Justin Collins, dated August 9, 2022, regarding Casino
- m. Email from George J Harrigan, dated August 9, 2022, regarding CT Council clear and present responsibility to its constituency
- n. Email from Beth Richards, dated August 9, 2022, regarding STOP the casino
- o. Email from Charlie Bainbridge, dated August 9, 2022, regarding Casino
- p. Email from Cheryl George, dated August 9, 2022, regarding Proposed Casino
- q. Email from Carol Camargo, dated August 9, 2022, regarding Oppose the Casino
- r. Email from Phyllis Gardener, dated August 10, 2022, regarding Casino
- s. Email from Daniel Materna, dated August 10, 2022, regarding CT Nittany Mall mentioned by the media in Lafayette, LA
- t. Email from Joan M. Bouchard, dated August 10, 2022, regarding a casino doesn’t belong within a few miles of the university
- u. Email from Jack Igoe, dated August 7, 2022, regarding resignation as Planning Commission Alternate
- v. Email from David Hatfield, dated August 11, 2022, regarding Please consider reversing casino approval
- w. Email from Susan Strauss, dated August 12, 2022, regarding overwhelming opposition to the Nittany Mall casino
- x. Email from Joshua Pake, dated August 12, 2022, regarding Pending Casino Decision
- y. Email from Dorothy Sandusky, dated August 12, 2022, regarding The Nittany Mall Casino
- z. Email From Candace Kent, dated August 14, 2022, regarding Nittany Mall Casino
- aa. Email from Robert J. Bauer, dated August 14, 2022, regarding Casino
- bb. Email from Kathy Pollard, dated August 15, 2022, regarding Casino a shameful consideration



**CA-3 Action Item, Approval of**

- a. Resolution R-22-17 September as Suicide Prevention Month
- b. Appointment of Laron Horner, SEO Certificate #03969, as Alternate Sewage Enforcement Officer through December 31, 2022

**Mr. Takac made a motion to approve the August 18, 2022, Consent Agenda.**

**Ms. Stilson seconded the motion.**

**Motion carried unanimously.**

*Chair Francke moved NB-2 to this point on the agenda.*

**NB-2 Parks and Recreation Committee Recommendation – Dalevue Parking Lot Light**

In a memorandum to Council, dated August 9, 2022, Ms. Amy Kerner, P.E., Public Works Director, offered that earlier in the year, residents located in the vicinity of the parking lot to Dalevue Park, located off of Goldfinch Street, contacted the Township noting the increase in activity in the parking lot after dark. Several of the surrounding neighbors agreed that a ‘dusk to dawn’ light may stop the traffic occurring at night.

This topic was added to the Parks and Recreation Committee’s agenda on June 13, 2022, which happened to be their annual Park Tour. Several residents met the Parks and Recreation committee at Dalevue Park and provided comments about the issues.

The light at Dalevue Park was again added to the Parks and Recreation Committee agenda on August 8, 2022. A police log of activity at the park was provided to the committee to aide in the discussion. After discussion, the Parks and Recreation Committee provided the following opinions: 1) Parks close at dusk and there should not be anyone in the parks. If there are violators, the police should be called. 2) Adding a light will only attract more traffic. 3) The only other parks that has lights is Slab Cabin and the light on signifies the park is open for sledding. A light at Dalevue will send a confusing message. 4) Adding a light will set a precedent. 5) Most of the incidents in the police report were benign.

Council discussed a motion light, reflective signage with rules clearly stated, continued enforcement by police, gates at parking lots, and light pollution. Council was not concerned with setting a precedent if a light is needed.

Ms. Lori Shields and Mr. Gene Shields, Goldfinch Drive, offered that on numerous occasions they have called the police, as there are cars and people coming to Dalevue Park after dark. They offered that a number of parks in College Township have lights, not just Slab Cabin Park. They suggested a small dusk to dawn motion light be installed.

Ms. Sue Smith, Parks and Recreation Committee, is in support of reflective signage. She offered comments on the expense of a light and suggested that Covid may have contributed to the use of the park after dusk.



Mr. Gabrovsek, CT Zoning Officer, offered that in his experience, the police do rotate patrolling the parks. He opined that 90% of the time, when there is a violation, it is not a bad or threatening situation.

Council asked Staff to: 1) ask the police to patrol the parks more often; 2) look into reflective signs that clearly states the parks are closed from dusk to dawn; and 3) research into a motion light if the problem does not abate.

Staff will remand back to the Parks and Recreation Committee to discuss the formal language on reflective signs.

## **OLD BUSINESS:**

### **OB-1 Proposed Ordinance Revisions – Pedestrian**

In a memorandum to Council, dated August 10, 2022, Mr. Mike Bloom, Assistant Township Manager, offered that as College Township moves toward adoption and implementation of *Walkable College Township, a Pedestrian Facilities Master Plan*, and its recommendations, there is a need to evaluate the potential revisions necessary to achieve the plan's goal.

Mr. Bloom offered the three (3) chapters of the Township Code have sections pertaining to pedestrian facilities. The Planning Commission reviewed and offered comments on the summary of findings for each of the referenced chapters in the Code.

Chapter 170 – Streets and Sidewalks: No recommended revisions as a result of the Pedestrian Facilities Master Plan. Council concurred with this recommendation.

Chapter 200 – Zoning Considerations: The PC and Staff spent considerable time focused on Change in Use. A Change in Use does not require a land development or subdivision plan as outlined under Chapter 180. No specific revisions were recommended for Chapter 200; however, Mr. Bloom asked that Council consider the philosophical question should a Change of Use have specific requirements to require pedestrian facilities in some situations. Council agreed that changes to require pedestrian facilities under certain Change of Use scenarios has merit but is not necessary at this time.

Chapter 180 – Subdivision and Land Development: Mr. Bloom reviewed with Council the changes within Chapter 180, as recommended by the PC, to implement the Pedestrian Facilities Master Plan. Council offered the following recommendations to the Planning Commission:

- Consideration should be given to the requirement for pedestrian facilities on low-volume cul-de-sacs.
- Section 180-16.1 should include a reference to the Township's Workforce Housing Ordinance.
- Section 180-16.1.F Deferrals – provide clarifying language as to whether items 1 – 4 (or 1-7) are all required for a deferral to be considered.
- Sections 180-16-1.C through 180-16.1.G require some restructuring to align better with the intended process flow.



- Section A203-26 referencing the fee schedule for the pedestrian facilities fee-in-lieu should include a note that the fee schedule is set annually by Resolution of College Township Council.

Staff reviewed the timeline for a public hearing. Staff will remand the items discussed to the PC for their review at the September 6, 2022, PC meeting, which will be brought back to Council for review at the September 15, 2022, CT Council Meeting. An anticipated public hearing on *the Walkable College Township – A Pedestrian Facilities Master Plan* and the ordinance revisions will take place on Thursday, November 17, 2022.

**Ms. Stilson made a motion to remand the discussed recommendation to the Planning Commission for consideration.**

**Mr. Takac seconded the motion.**

**Motion carried unanimously.**

## **NEW BUSINESS:**

### **NB-1 Grant for Removal of Invasive Species – Mount Nittany**

In a memorandum to Council, dated August 15, 2022, Mr. Mike Bloom, Assistant Township Manager, reported that Mr. Best, Council, shared a letter with fellow members of Council requesting approval of Staff resources to assess feasibility and execute a Cooperation Agreement for conservation and preservation efforts on Mount Nittany, including the Stoney Batter Natural Area. This proposal envisioned an inter-agency agreement similar to the agreement for Thompson Woods Preserve.

Separately, the Parks and Recreation Committee discussed grants for conservation efforts and the removal of invasive species, of both the plant and insect variety. The Parks and Recreation Committee referenced the potential for creation of a separate non-profit to aid in the acquisition and stewardship of said grants.

Staff began looking into a course of action to address both issues and set the stage for further Township-wide preservation and conservation efforts. Specifically, Staff looked to address invasive species on Mount Nittany. Staff reached out to ClearWater Conservancy, Penn State Extension and the Pennsylvania Department of Agriculture.

ClearWater Conservancy offered that they have the current capacity and willingness to assist College Township and the Mount Nittany Conservancy in efforts to assist with the acquisition of and stewardship of grants. They could also assist in coordination of volunteers.

Penn State Extension provided educational resources related to invasive insects, in particular the spongy moth and the emerging spotted lanternfly.

College Township entered into an agreement in 20221 with the PA Department of Agriculture to address the spotted lanternfly at the Stoney Batter Natural Area. Their forester has been keeping a close eye on Centre County, which includes surveying the Stoney Batter Natural Area, which as of early August has shown no further findings of the fly.



Staff recommends further discussion with Mount Nittany Conservancy to determine the shared conservation and preservation goals for Stoney Batter Natural Area and Mount Nittany. They believe that starting small before creating new entities and programs is necessary. Additionally, Staff suggest to seek a recommendation from the Parks and Recreation Committee for grant programs they would like to evaluate, provide public education related to the spotted lanternfly and the spongy moth and continue to monitor the potential infestation through coordinated efforts with the PA Department of Agriculture.

Mr. Steven Spoonamore, CT Parks and Recreation Committee, offered Council information about a grant available through the Melon Foundation. The grant would focus on a regional approach to eradication of Tree-of-Heaven. The grant closing date is September 7, 2022.

Council would like Staff to have further discussions with the Mount Nittany Conservancy, review the Mellon grant application to determine if a timely submittal can be made, and seek assistance from the Parks and Recreation Committee for their expertise and experience.

#### **STAFF INFORMATIVES:**

Mr. Brumbaugh reminded Council of the upcoming College Township night at the Spikes on August 20, 2022. Those wishing to attend should mention College Township when purchasing tickets to receive a \$3 discount.

Ocean State Job Lots will be holding their Grand Opening on Saturday, August 27, 2022. Council and Staff are invited to attend.

#### **OTHER MATTERS:**

No *Other Matters* brought forward for discussion.

#### **ADJOURNMENT:**

**Mr. Takac moved to adjourn the August 18, 2022, Regular College Township Council Meeting.  
Chair seconded the motion.**

Chair Francke adjourned the August 18, 2022, Regular College Township Council Meeting at 9:35 PM.

Respectfully Submitted By,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Secretary