General Meeting Information
College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:
- Click HERE to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing jsnyder@collegetownship.org.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Jennifer Snyder at jsnyder@collegetownship.org or 814-231-3021.

COUNCIL MEMBERS:
Dustin Best, Chair ................................
COG Executive Committee
COG Parks Capital Committee
COG Climate Action and Sustainability Committee (CASC)
Spring Creek Watershed Commission (SCWC)

Eric Bernier, Vice Chair .........................
COG Land Use Community Infrastructure Committee (LUCI)
COG Facilities
CC Metropolitan Planning Organization Coordinating Committee (CCMPO)

Rich Francke ........................................
COG Finance Committee
COG Parks & Recreation Governance Committee

Susan Trainor ......................................
COG Public Safety
CT Local Traffic Advisory Committee (LTAC)
CT Industrial Development Authority (CTIDA)

Tracey Mariner ....................................
Centre Area Cable Consortium
COG Human Resources Committee

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER/PLEDGE OF ALLEGIANCE

ANNOUNCEMENT:  Council met in an Executive Session prior to the start of this meeting to discuss a personnel issue.

PUBLIC OPEN DISCUSSION:  For any item not on this agenda. Please limit comments to five minutes.
NEW AGENDA ITEMS: Majority vote of Council required to add business item(s) to the agenda.

SPECIAL PRESENTATION:  
SP-1 Schlow Library Annual Update; Kimberly Fragola, CT Representative Schlow Library Board  
SP-2 University Area Joint Authority Annual Update; David Lapinski and Frank Mellot; UAJA Board

REPORTS:

a. Manager’s Update  
b. COG Regional, County, and Liaison Reports  
c. Staff/P.C./Other Committee Reports  
d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)  
   To review CT’s DEIB Calendar, please scan:

CONSENT AGENDA:  
CA-1 Minutes  
CA-2 Correspondence  
CA-3 Action Items

OLD BUSINESS:  
OB-1 Attainable Housing Ordinance - Follow-up Questions  
   Discussion (L. Schoch)  
OB-2 E-Bike Memorandum of Understanding  
   Discussion/Action (M. Bloom)

NEW BUSINESS:  
NB-1 COG Program Plan Municipal Comments  
   Discussion (M. Bloom)

STAFF INFORMATIVES (Informational Only)

COUNCIL/STAFF OTHER MATTERS (Informational Only)

ADJOURNMENT
CA-1 Minutes, Approval of
a. June 20, 2024, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
a. Email from Jonathan McVerry, dated June 18, 2024, regarding CATA service to Lemont
b. Email from Emily Reddy, dated June 19, 2024, regarding CATA service to Lemont
c. Letter from Penn Terra, dated July 9, 2024, regarding time extension for Centre Hills Country Club to October 29, 2024
d. Email from Terry Schiavone, dated July 15, 2024, regarding Shiloh Corridor Development projects
e. Letter from PA Association of Sewage Enforcement Officers, dated June 17, 2024, regarding gratitude for use of CT meeting room for SEO Training Academy

CA-3 Action Item, Approval
a. Resolution R-24-24 Affirming Schlow Library Articles of Agreement First Amendment (approved at the June 6, 2024, CT Council Meeting)
COLLEGE TOWNSHIP REPORT
MANAGER’S UPDATE
July 18, 2024

Status:  (C) = Complete;  (I) – Incomplete;  (D) = Dropped;
(R) - Rewritten

(I) 21-04 Dale Summit Small Area Plan (SAP)

Comments: 7/11/24 Planning Commission continuing work on development of a draft code for the Dale Summit. Overall process projected to require 18 - 24 months.

(I) 19-08 Solar Power Purchasing Agreement

Comments: 7/11/24 Latest projected delivery date of SPPA documents is August 2024.

(I) 21-05 Path to Campus (East College Avenue Shared Use Path)

Comments: 7/11/24 As the Township’s designated engineer, Keller Engineers will lead engineering for this project. A scoping meeting to be held in the coming weeks.

(I) 21-06 Nittany Casino at Nittany Mall
Abridged Comments: 3/14/22, 5/5/22, 5/24/22, 5/25/22 6/13/22, 7/18/22, 7/25/22, 8/29/22, 9/1/22, 9/7/22, 9/9/22, 9/15/22, 9/21/22, 9/22/22, 9/26/22, 10/3/22, 10/13/22, 10/19/22,

(I)  24-02  Attainable/Workforce Housing Ordinance Rewrite
Abridged Comments: 4/18/24, 5/2/24, 5/16/24, 6/3/24, 6/17/24.
Comments: 7/11/24  Planning Commission will receive responses to 5 of their 6 questions on 2nd remand at their 7/17 meeting. Council to discuss the final question on Credits for Existing Units at 7/18 meeting.
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Status</th>
<th>Considerations</th>
<th>Next Steps</th>
<th>Staff/Others</th>
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<tbody>
<tr>
<td>Week Ending</td>
<td>Planned Residential Development (PRD) in the Planned Research and</td>
<td>Pre-application Conference held June 4/6 with PC and CTC (aka Sketch</td>
<td>PC and CTC</td>
<td>Burkentine</td>
<td>Penn Terra Engineering, Inc.</td>
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<tr>
<td>July 12, 2024</td>
<td>Business Park District (PRBD)</td>
<td>Plan</td>
<td>provided</td>
<td>comments to applicant (Burkentine).</td>
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<td>Dale Summit Area Plan</td>
<td>Joint Meeting #1 Held Wednesday, January 24, 2024</td>
<td>Recall the Vision of the Dale Summit Area Plan as it relates to the</td>
<td>Updating of the Code.</td>
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<td></td>
<td>Dale Summit Form</td>
<td>FBC Remanded to PC for review (May 7).</td>
<td>PC requires</td>
<td>Staff working with DPZ on Draft of</td>
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<td>Based Code Preparation</td>
<td>Joint Meeting #2. March 26, 2024</td>
<td>remand</td>
<td>Code, updated per the recent discussions at Planning Commission.</td>
<td>Staff / PC / CTC / DPZ</td>
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<td>C-NET Recording</td>
<td>clarification.</td>
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<td>Meet with DPZ for guidance on PC questions per Council.</td>
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</table>

“The overarching Vision of this Area Plan is to transform Dale Summit into
The Gateway to College Township. Establishing Dale Summit as an attractive and instantly
recognizable PLACE within the context of the larger Township, Region, and County. The
community envisions an activity hub that is vibrant, economically prosperous, socially equitable
and environmentally sustainable. A place, which through proactive planning and well-tailored
regulations, strikes a sound balance between encouraging business and industry expansion, while
remaining respectful to important community livability factors such as improving housing
affordability, providing sufficient public services, and lessening traffic congestion through
improved connectivity for all transportation modes.”
Name of Meeting Attendee: L. Eric Bernier

1. **REPORTING ON:** Centre County Metropolitan Planning Organization – Coordinating Committee meeting.

   **DATE:** Tuesday 6/25/24

2. **REQUIRES COUNCIL COMMENTS BACK TO COMMITTEE:**
   
   YES X NO

3. **BRIEF OVERVIEW OF MEETING:**

   o **State College Area Connector (SCAC) Project:**
     PennDOT staff and consultant team provided an update on the project.
     
     *(See the staff summary report)*

   o **2023-2026 Centre County Transportation Improvement Program (TIP) Revisions:**
     
     *(See the staff summary report)*

   o **CCMPO Projects Committee Update:**
     Since the CCMPO will be engaging in several activities that will need support from both the Technical and Coordinating Committees. It was suggested we take advantage of the subcommittee approach we used successfully last year with the BIL Legislation and our own Strategic Plan initiative. At its April 25, 2024, meeting, the Coordinating Committee formed the Projects Committee and directed staff to request appointments from the five voting members. The Projects Committee members are as:
     
     - Centre County Amber Concepcion - Centre County Commissioner
     - PennDOT District 2-0 Mark Schultz - PennDOT District 2-0 Transportation Planning Manager
     - CATA David Rishel - CATA Interim Executive Director and CEO
     - Centre Region Municipalities Ray Forziat - Centre Region Planning Commission Chair
     - Other Planning Region Municipalities Daryl Schafer - Haines Township Supervisor Chair
     
     *(See the staff summary report for the first action the Coordinating Committee has directed staff to work with the Projects Committee on)*

   o **2025-2028 Centre County Transportation Improvement Program (TIP):**
     
     *(See the staff summary report)*

   o **Public Comment Period Summary For the 2024 Centre County Air Quality Conformity Determination Report and the 2025-2028 Centre County Transportation Improvement Program (TIP)**

   o **2024 Centre County Air Quality Conformity Determination Report:**
     All three were approved as presented and adopted along with the new TIP.

   o **Fiscal Year (FY) 2025-2027 Unified Planning Work Program (UPWP):**
     
     *(See the staff summary report)*

   o **Active Transportation Plan**

   o **LRTP 2055 Update**
     Staff provide d updates on both efforts.
2023-2026 TRANSPORTATION IMPROVEMENT PROGRAM REVISIONS

The Coordinating Committee approved several revisions to the 2023-2026 Centre County Transportation Improvement Program (TIP). The revisions include:

- Adding $20,000 in funding for a Preliminary Engineering phase for the College Township Shared Used Path project that was awarded PennDOT Transportation Alternatives (TA) Set-Aside funding earlier in 2024. This funding will allow PennDOT to assign a project manager to the project to assist College Township in completing their reimbursement agreements, selection processes, and obtaining the required clearances for the project.

- Adding $250,000 in funding from federal and state bridge programs to add a Preliminary Engineering phase for the SR 2011 Coburn Road over Penns Creek bridge project so that PennDOT can assign a project manager to oversee the design and environmental clearance processes for the project, and to potentially advance the construction timetable for the project.

- Adding $702,212 in funding from several reserve line items in the TIP to add Preliminary Engineering phases for three bridge projects included in the TIP to enable PennDOT to assign a project manager to oversee the design and environmental clearance processes for the projects, and potentially advance the construction timetable for the projects.

- Adding $2,585,000 in funding from the regional safety line item to improve vulnerable road user movements at signalized intersections at 18 locations in Centre County. In addition, $545,643 is proposed to add center-line and edge-line rumble strips at multiple locations.

2025-2028 TRANSPORTATION IMPROVEMENT PROGRAM

Every year, the CCMPO is responsible for developing and adopting a short-range, four-year Transportation Improvement Program (TIP). The Centre County TIP details the planned expenditures of federal funds and some state capital funds for specific transportation projects. The Coordinating Committee adopted the new 2025-2028 Centre County TIP and the 2024 Centre County Air Quality Conformity Determination Report and Resolution. The Centre County TIP will be submitted to PennDOT and the State Transportation Commission (STC) for inclusion on the state-wide TIP. Information about specific projects on the 2025-2028 TIP can be found on the CCMPO’s website at www.crcog.net/2025TIP.
CCMPO PROJECTS COMMITTEE - SAFE STREETS AND ROADS FOR ALL

The Coordinating Committee took action to direct staff to revise and resubmit a Safe Streets and Roads for All (SS4A) application for the final, August 29, 2024 round. The SS4A program funds initiatives to prevent roadway deaths and serious injuries and supports the U.S. DOT’s National Roadway Safety Strategy and its goal of zero roadway deaths using a safe systems approach. Staff submitted a SS4A application for the May 16, 2024 round of applications to expand and enhance the Centre County Active Transportation Plan. The application requests $240,000 to conduct comprehensive gap analyses for the County’s Boroughs and Borough-like areas and to conduct a comprehensive review of the conditions under which lane departure crashes occur; lane departure crashes account for almost 30% of the total crashes in Centre County.

The May 16 round of applications will be reviewed over the summer and awardees will be notified of successful funding by August. It is unclear whether applicants will be notified before the August 29 deadline in order to revise and resubmit their applications for another opportunity for review. Because of the CCMPO meeting schedule and the timeline of the SS4A application cycle, the Projects Committee was unable to act on this item prior to the Coordinating Committee.

At its April 25, 2024, meeting, the Coordinating Committee formed the Projects Committee and directed staff to request appointments from the five voting members. The Projects Committee members include Commissioner Concepcion (Centre County), Mark Schultz (PennDOT District 2), David Rishel (CATA), Ray Forzat (Centre Region), and Daryl Schafer (Outlying Planning Regions). The Projects Committee will hold its first meeting on Wednesday, June 26, 2024.

CENTRE COUNTY UNIFIED PLANNING WORK PROGRAM 2025-2027

The Coordinating Committee supported the draft priority work tasks and three proposed candidate special studies for the FY 2025-2027 Unified Planning Work Program (UPWP). Adopting the UPWP is one of the federally mandated responsibilities of the CCMPO. The UPWP lists certain policy actions that must be taken by the CCMPO and lists the work tasks to be completed by the CRPA, Centre Area Transportation Authority (CATA), and the Centre County Planning and Community Development Office (CCPCDO) on behalf of the MPO.

MPO staff proposed three candidate special studies that could be completed with supplemental funds:

- SR 150 Corridor Study to identify cumulative impacts of commercial and residential development along and served by the SR 150 corridor east of I-99 and identify potential mitigations.

- Passenger Rail Access Study to further develop options for providing improved rail access via the AMTRAK Pennsylvania.

- SR 322 Corridor Study in Moshannon Valley to address pedestrian, safety, and resiliency needs along the SR 322 Corridor.

MPO staff will provide the draft UPWP for review to the Committees at the September meetings and the final UPWP will be presented to the Committees for adoption in November.

Click here to view the presentations provided at the meeting

Upcoming Meetings:

- **Projects Committee**: August 2, 2024, 9:00 a.m.
- **Technical Committee**: September 11, 2024, 9:30 a.m.
- **Coordinating Committee**: September 24, 2024, 6:00 p.m.

Visit the CCMPO on the web: www.ccmpo.net
Name of Meeting Attendee: _____L. Eric Bernier______________________________

1. REPORTING ON: Land Use and Community Infrastructure Committee  
   DATE: Thursday 7/11/24

2. REQUIRES COUNCIL COMMENTS BACK TO COMMITTEE:  
   YES    X    NO

3. BRIEF OVERVIEW OF MEETING:

   • FUNDING OF THE CRPA WITH A FOCUS ON THE LOCAL PLANNING PROGRAM:  
     The CRPA Director outlined how the Local Planning Program has historically been funded and his proposal on an alternative funding process for next year when there will be only two municipalities left participating in the Local Planning Program instead of the four that were in it when the current manner of funding was established. The proposal, which redistributes staff time hours dedicated to the Regional Planning Program, was supported by the committee. The committee also supported using some portion of the fund balance to mitigate local share increases; the same portion (50%) that the Finance Committee supported.

   • COMPREHENSIVE PLAN UPDATE:  
     The committee received an update from the CRPA Director on the outreach and engagement efforts related to the effort to update the Comprehensive Plan.
CA-1 Minutes, Approval of
   a. June 20, 2024, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
   a. Email from Jonathan McVerry, dated June 18, 2024, regarding CATA service to Lemont
   b. Email from Emily Reddy, dated June 19, 2024, regarding CATA service to Lemont
   c. Letter from Penn Terra, dated July 9, 2024, regarding time extension for Centre Hills Country Club to October 29, 2024
   d. Email from Terry Schiavone, dated July 15, 2024, regarding Shiloh Corridor Development projects
   e. Letter from PA Association of Sewage Enforcement Officers, dated June 17, 2024, regarding gratitude for use of CT meeting room for SEO Training Academy

CA-3 Action Item, Approval
   a. Resolution R-24-24 Affirming Schlow Library Articles of Agreement First Amendment (approved at the June 6, 2024, CT Council Meeting)
ATTENDED BY – COUNCIL:

Dustin Best, Chair
L. Eric Bernier, Vice Chair
D. Richard Francke
Susan Trainor
Tracey Mariner

STAFF:

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

CALL TO ORDER: Mr. Dustin Best, Council Chair, called to order the June 20, 2024, regular meeting of the College Township (CT) Council at 7:06 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best announced that Council met in Executive Session to discuss a personnel matter prior to the start of this meeting.

PUBLIC OPEN DISCUSSION: No Public Open Discussion items brought forward.

NEW AGENDA ITEMS:

Mr. Bernier made a motion to add the Appointment of Interim Finance Director as NB-1 to the agenda.
Mr. Francke seconded the motion.
Motion carried unanimously.

PLANS: P-1 Shiloh Commercial Park Phase I Final Subdivision Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered the Shiloh Commercial Park Phase I Final Subdivision Plan proposes to replot and subdivide Tax Parcel 19-002B-65A and 19-002B-65B into seven commercial lots with the proposed public road opposite of the existing Trout Road that will extend through the site to provide access to the lots. The preliminary plan was recommended by PC and approved by Council at the May 16, 2024, CT Council meeting.

Council offered comments on the timeline for sidewalk installation, comments on the PennDOT Traffic Study and the 18-month deferral for traffic signal and pedestrian crossing.

Ms. Trainor made a motion to approve the Shiloh Commercial Park Phase I Final Subdivision Plan dated May 20, 2024, and last revised June 10, 2024, 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 180-12.
5. Provide the Township with an original, fully executed Shiloh Commercial Park Preliminary Subdivision Plan.
6. Post surety as approved by the Township Engineer prior to recordation.
7. Provide an Intent to Serve Letter from University Area Joint Authority (UAJA).
8. Provide an Intent to Serve Letter from College Township Water Authority (CTWA).
9. Provide proof of PennDOT Highway Occupancy Permit (HOP) prior to occupancy.
10. Provide proof of National Pollutant Discharge Elimination System (NPDES) approval.
11. Provide a draft Declaration of Stormwater Access and Maintenance Easement (DSAME) for approval to be recorded with development of each individual lot.
12. Record approved Shared Access and Maintenance Agreement for Lots 1, 2, and 3.
13. Work with the College Township Zoning Officer and Centre County 911 to establish addressing for Lots 1-3 prior to occupancy.
14. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

Ms. Mariner seconded the motion.

Council asked if the 18-month deferral of requirements to provide a traffic signal and pedestrian crossing could be extended by Council should that become necessary. It was the opinion of Staff that Council would have the ability to extend the length of the deferral.

Motion carried unanimously.

P-2  Penn State Beaver Stadium Renovations Sketch Plan (Withdrawn by Developer)

P-3  Mount Nittany Manor Preliminary Subdivision Sketch Plan

Ms. Lindsay Schoch, AICP, Principal Planner, introduced Mr. Michael Pratt, Keller Engineers, Inc., who presented the Mount Nittany Manor Preliminary Subdivision Sketch Plan. Mr. Pratt offered that this plan proposes a 21.49 acre parcel of land located off Matilda Avenue and Jay Lane in College Township as a 49-lot single family residential subdivision. The property proposed for development consists of three parcels of land; a 20.68-acre parcel long identified as Mount Nittany Manor along with two adjoining single-family lots that were part of the previous Mount Nittany Terrace Subdivision of Matilda Avenue. The three parcels will be consolidated.
Mr. Pratt explained that this property was approved by the Township for development as a 49-lot single family residential development in 2008.

Mr. Pratt explained that access to the development is proposed via the completion of Matilda Avenue missing link, Stella Way and extension of Jay Lane from the adjoining residential development to a proposed cul-de-sac. This street alignment is exactly as was presented in the 2008 proposal.

The plan proposes 135 parking spaces, 120 is required. Stormwater management is proposed via the installation of two (2) on-site stormwater embankment basins, and potentially one (1) off-site basin located on a lot between First Avenue and Limerock Terrace.

Proposed parkland/open space was discussed and the developer will follow the requirements of the ordinance.

Council offered this plan identifies the shortage of Residential R-1 fee-simple homes and appreciates the extra parking for visitors to the neighborhood.

A lengthy discussion took place regarding the traffic flow and access to the development, including the completion of Bush Avenue to College Avenue. Council discussed shifting Stella Way to the West and making a direct connection to Rhodes Lane. Staff suggested that Keller Engineering look into discussions that took place in 2008 regarding this development.

REPORTS:

a. Manager’s Update

Mr. Brumbaugh, Township Manager, offered that Dale Summit Area Plan remand clarification memo was forwarded to the Planning Commission as part of their June 18, 2024, agenda packet. The contracts for the Solar Power Purchasing Agreement are still forthcoming. CT anticipates seeing these contracts in July.

Related to the Nittany Mall, the BIOS grant application was withdrawn by the developer. Council will discuss at this meeting the PC’s request for clarification on several issues related to the Attainable/Workforce Housing ordinance.

b. COG Regional, County, Liaisons Reports

COG Climate Action Sustainability Committee: Mr. Best reported the COG Climate Action Sustainability Committee (CASC) met on June 10, 2024, and discussed a Memorandum of Understanding between Centre Region COG and the Centre County Refuse and Recycling Authority (CCRRA) second amendment, Mid-Year update on Climate and Sustainability Work Tasks, and heard updates on the Refuse and Recycling contract.

COG Finance Committee: Mr. Francke reported the COG Finance Committee met on June 13, 2024, and discussed the Capital Improvement Plan 2025-2029, the formulas for annual budgeted municipal shares, the 2025 Budget Guideline, the 2025 Program Plan & 5-Year Staffing update, the 2025 Operating Budget review sessions – timeline considerations, Regional Parks Loan Prioritization and Government Finance Officers Association of Pennsylvania (GFOA-PA) Annual Conference debrief.

COG Executive Committee: Mr. Best reported the COG Executive Committee met on June 18, 2024, and discussed Resolution 2024-5 Repealing and Replacing Resolution 87-6, Regional Parks Loan Prioritization, and had an Executive Session to discuss personnel.
College Township Industrial Development Authority (CTIDA): Mr. Francke, filling in for Ms. Trainor, reported the CTIDA met on June 18, 2024, and discussed a Memorandum of Understanding regarding makeup of the Governance Committee, CCIDC Partnership Loan with Abington Equine and Wells Fargo CD Ladder.

c. Staff/Planning Commission/Other Committees

CT Planning Commission (PC): Mr. Fenton, Planning Commission Liaison to Council offered that the PC met on June 18, 2024, and received a presentation on the Beaver Stadium renovation sketch plan and discussed Form Based Code.

Parks & Recreation Committee: Mr. Schulte offered the Parks and Recreation Committee met on June 10, 2024, and took a tour of several parks including Slab Cabin, Spring Creek Estates and Spring Creek. The Site visit focused on areas where Slab Cabin Run and Spring Creek passed thru the parks.

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

The Community Diversity Conference is being held on Tuesday, June 25, 2024.

CONSENT AGENDA:

CA-1 Minutes, Approval of
   a. June 6, 2024, Regular Meeting
   b. June 12, 2024, Special Meeting (Capital Improvement Plan)

CA-2 Correspondence, Receipt/Approval of
   a. Letter from Centre County Association of Realtors, dated May 29, 2024, regarding 2023 Centre Region Rental Housing & Building Safety Code
   b. Email from Mid-State Literacy Council, dated June 10, 2024, regarding Annual MSLC Spelling Bee sponsorship
   c. Letter from Stahl Sheaffer Engineering, dated June 7, 2024, regarding time extension to October 1, 2024, for the Indoor Practice Air Supported Structure Preliminary/Final LDP
   d. Email from Susan Buda, dated June 12, 2024, regarding New Housing Development Proposal

CA-3 Action Item, Approval
   a. Project 24-03 Street Resurfacing Project awarded to Glenn O. Hawbaker, Inc., the low bidder in the amount of $241,535.00

      Ms. Mariner made a motion to approve the June 20, 2024, Consent Agenda as presented minus CA-2.d. and CA-2.b.
      Mr. Bernier seconded the motion.
      Motion carried unanimously.

CA-2.d.: Council offered that the reviews mentioned in this email correspondence related to the proximity of the well-heads have been performed by the College Township Water Authority. The Township has a well-head protection ordinance in place for protection of this water resource.

CA-2.b.: Council discussed a donation to the Mid-State Literacy Council Spelling Bee.

      Ms. Trainor made a motion to authorize the Township Manager to sponsor the Mid-State Literacy Council Spelling Bee in the amount of $500.
      Ms. Mariner seconded the motion.
Motion carried unanimously.

Mr. Bernier made a motion to accept CA-2.d. and CA-2.b. as part of
the Consent Agenda.
Ms. Mariner seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 2025-2029 Capital Improvement Program (CIP); Resolution R-24-23

Mr. Mike Bloom, Assistant Township Manager, offered that on an annual basis, College Township develops a 5-year Capital Improvement Program (CIP), which is an important planning document that outlines proposed capital investments of $5,000 or greater across the following categories:

- Public Works
- Parks and Recreation
- Land Acquisition
- Technology
- Regional Projects

Council met on June 12, 2024, to review and provide comments to the Draft 2025-2029 CIP. Comments made at this Special Meeting have been incorporated into the Draft document and is before Council for discussion.

Council discussed adding as a placeholder in year five in the CIP the improvements, easements, acquisitions of Bush Avenue. Council asked Staff to add $250,000.00 in year five of the CIP for Bush Avenue.

Mr. Francke made a motion to approve Resolution R-24-23 the 2025-2029 Capital Improvement Plan as a planning document.
Mr. Mariner seconded the motion.
Motion carried unanimous.

OB-2 Attainable/Workforce Housing Clarifications from the Planning Commission

Ms. Lindsay Schoch, AICP, Principal Planner, offered that on June 4, 2024, the Planning Commission (PC) received a second remand letter regarding the study and review of the Attainable Housing Ordinance. The PC engaged in a thorough discussion with Staff and members of the development community who were present at the meeting.

From this discussion, a series of clarifying questions along with an updated matrix that outlines the areas where the PC seeks additional information was presented to Council for discussion. The PC seeks answers to the following questions:

1. Specify what is to be waived regarding municipal fees.
2. Should a fee-in-lieu calculation be based upon “hard data” similar to what is outlined below, which is used in other regional municipalities.
3. Land Donations: the PC wishes to have further input from Council regarding Land Donations, especially how they relate to donating land in other municipalities when they have ordinances and way to reciprocate.
4. Credits for Existing Housing: the PC wishes to have further input from Council.
5. Calculation of Rental Prices: PC request Council input.
6. Missing Middle Gap: The PC was amenable to the First Time Homebuyer Credit provided by College Township toward owner-occupied units.

Council offered the following comments on each of the questions.

1. General review fees from in-house (Staff/Engineers) reviews for Subdivision and Land Development Plans may be waived by CT Council for development proposals containing attainable housing. This credit or waiver will be in the form of a reimbursement once the plan is conditionally approved. All other external fees, Highway Occupancy Permits, fees from University Area Authority or the CT Water Authority, etc. are outside the control of CT. During the plan review process, the PC may make a recommendation whether or not in-house review fees should be waived.
2. Council’s goal is to have attainable units built as opposed to a fee-in-lieu. Council discussed the fee-in-lieu formula, which is: vacant land value x minimum lot size = value of land. Minimum square footage (dwelling unit type) x ICC cost to construct = Construction cost. Value of Land + Construction cost = fee-in-lieu.
3. Land donations should be permitted within the Township borders. Council agrees to reciprocity within other municipalities as long as the property is located in the Regional Growth Boundary/Sewer Service Area; a formal developer agreement is in place; a formal agreement between the sending and receiving municipalities; and, the process of a required recommendation by PC and approval by Council is followed. Some members of Council did express concern that no other municipality has an ordinance in place and if this would involve the township managing land development in other municipalities.
4. Council restated their goal is to have attainable units built and had a lengthy discussion regarding credits for existing housing. No consensus was reached on this specific question.
5. The PC offered a meaningful discount is necessary, therefore, recommends up to 65% AMI. Council offered “meaningful” is a subjective term. Council suggests that the AMI threshold could be raised to 70% or more.
6. Council discussed funding a First Time Homebuyer program. In order to further mitigate the gap between 65% Area Median Income (AMI) for rentals and 80% AMI for owner-occupied units, the attainable ordinance should contemplate the following: development of a CT First-Time Homebuyer program and following a period of time, which needs to be determined, allowing a percentage (10-20%) of required attainable rental units to be marketed to prospective renters within the gap (65-80% AMI).

Chris Dochat, Chief Financial Officer, S&A Homes, offered comments regarding the waiver of fees. He opined that every Land Development/Subdivision plan is different and cost of fees will vary, values will be different, at any given point.

Staff will formulate a memorandum to PC with Council’s responses for their consideration.

NEW BUSINESS: NB-1 Appointment of Township Treasurer

Mr. Adam Brumbaugh, Township Manager, offered that on April 30, 2024, Mr. Robert Long retired as long-time Finance Director of College Township. College Township performed a recruitment and interview process and extending an offer which was accepted and rescinded by the candidate. As College Township needs to have a Finance Director who is appointed as the bonded Treasurer by July 1, 2024, it is critical that College Township appoint an interim Finance Director.
Mr. Brumbaugh is recommending that Ms. Kim Patishnock, College Township Accounting Assistant, be appointed as the College Township Interim Finance Director and Treasurer for the period of 120 days effective June 24, 2024.

Mr. Bernier made a motion to appoint Ms. Kim Patishnock, College Township Accounting Assistant, as the Interim Finance Director and College Township Treasurer for a period of 120 days.
Mr. Francke seconded the motion.
Motion carried unanimous.

STAFF INFORMATIVES: Mr. Bloom, Assistant Township Manager, reported that Centred Outdoors will conduct free guided tours of Thompson Woods on Sunday, July 30, 2024, and 1:00 PM and 3:00 PM and July 4, 2024, at 6:00 PM.

OTHER MATTERS: Trout Unlimited will be conducting a streambank revitalization project in the upcoming weeks. They have all of the required permits to conduct this work. Work will begin near the Township Office. Mr. Bloom reported the streams may be a little muddy for a while.

ADJOURNMENT:

Chair Best called for a motion to adjourn the meeting.

Ms. Trainor moved to adjourn the June 6, 2024, Regular College Township Council Meeting.
Chair seconded the motion.

The June 6, 2024, Regular College Township Council Meeting was adjourned at 9:21 PM.

Respectfully Submitted By,

Jennifer Snyder
Assistant Township Secretary
Hello,

I was sad to hear that you're possibly ending bus service to Lemont. I've been a rider for 15 years. (Plus, I just re-upped my bus pass!) who uses it regularly for work and for trips downtown. I hope you can consider options to continue regular service -- perhaps coming through during work hours or at the start, middle and end of workdays. Maybe skip the middle of the night service? The township just put in these ridiculously large cement slabs for your bus stops. We should use them, right?

Please consider serving the Centre Area by continuing service, or offering new service, to Lemont.

Thanks,
Jonathan McVerry
Lemont, Pa.
Hello,
I think it's a shame that there will no longer be CATA bus service to Lemont. I don't quite understand CATA GO; maybe it's great, but it seems clunky and like a poor substitute.

But my major question is whether Lemont will now be left with defunct bus stops created less than two years ago as a part of our brand new streetscaping? What a waste of taxpayer money. I already thought the giant slabs of concrete and railings were eyesores, and now it seems they won't even serve a marginal purpose.

Now that service is being cut, will the Lemont bus stops be removed?

Thank you,
Emily Reddy
106 Dale St
Lemont, PA 16851
(814)380-4303
July 9, 2024

College Township Council
1481 East College Avenue
State College, PA 16801

RE: Time Extension Request for Centre Hills Country Club

Dear Council Members:

On behalf of my Client, Centre Hills Country Club, I am requesting a 90-day time extension to meet the conditions of approval for the Centre Hills Country Club Final Land Development Plan. The current recording deadline is July 31, 2024. With this extension, the new recording deadline will be October 29, 2024.

If you have any questions or need additional information, please contact me at the phone above, extension 310.

Sincerely,

Mark Torretti
Project Manager

cc: 23033
Jennifer Snyder

From: Mike Bloom  
Sent: Monday, July 15, 2024 10:08 AM  
To: Jennifer Snyder  
Subject: FW: Suggestions and thoughts on the Shiloh Corridor Development projects

Please add this email to the Consent Agenda correspondence.

Mike Bloom  
Assistant Township Manager  
College Township  
1481 East College Avenue  
State College, PA 16801  
Phone: 814-231-3021 x2298  
Web: www.collegetownship.org

College Township, Centre County, PA  
@CollegeTwpPA

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Please consider the environment before printing this email and any attachments

From: TERRY M SCHIAVONE <terrymschiavone@yahoo.com>  
Sent: Monday, July 15, 2024 8:45 AM  
To: Lindsay Schoch <lschoch@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>  
Subject: Suggestions and thoughts on the Shiloh Corridor Development projects

You don't often get email from terrymschiavone@yahoo.com. Learn why this is important

Hi Mike and Lindsay,

I'm a resident of Independence Place on Dreibelbis Street. I read the article in the CDT:

Proposed commercial park, housing and more: Shiloh Road corridor sees development boom  
Read more at: https://www.centredaily.com/news/local/community/state-college/article289515836.html#storylink=cpy

Having lived in this neighborhood for five years, I definitely feel like the options for food, entertainment, and shopping are very much limited in the Dale Summit area. Since the article invited suggestions to be fielded to the township, I'd like to share some of my thoughts.

Connectedness  
Other parts of the region have fully integrated sidewalks and paths that connect rather than isolate communities. I know that public comment has been open about this but I would like to stress that any future development(s) should be required of developers to provide adequate pedestrian pathways. Namely sidewalks on both sides of Shiloh from College Ave to I-99. I would also suggest planting shade trees to provide coverage over these sidewalks. I do not want Shiloh to look like RT 150 in Bellefonte.

Additionally, considering the increase in traffic the area will see further development along Trout and Shiloh. The township should consider a traffic light to the Dreibelbis
entrance to Sam's Club. There should be crosswalks and better lighting. Quite a few people in the adjacent communities walk to Sam's and Walmart, including a lot of 55 and older people. In its current state, it is not safe. Honestly, it shocks me that there haven't been more accidents at this intersection. I believe the derelict hotel that has been an eyesore for five years now was going to pay for, in part or whole, for a traffic light at that intersection. However, I have given up hope that that hotel will never be complete. I also think about how the parcels behind the hotel remain vacant even though they have been on the market for lease for about five years.

Aesthetic
This is just an opinion but there is no aesthetic. This region 20 years ago was farmland. I look at North Atherton - ugly. I look at Rt 150, ugly. Wherever there is development there never seems to be a cohesive design aesthetic. I know this won't change anything but I just don't want to more ugly buildings that have no soul. It is depressing to look at especially if you live in a neighborhood over. As I said, this used to be farmland. We should maximize that aesthetic even if that farmland is no longer here. One example I have is Main Street at Exton outside of West Chester, PA. An area that also used to be farmland. However, they took an effort to make the buildings appear to have a Main Street, USA vibe. I would love to see this type of incorporation. If we are building commercial space with shopping, restaurants, and entertainment, instead of a strip mall or isolated buildings in a sea of parking asphalt. Make it welcoming. Make it walkable. Don't build something for the sake of filling a void.

Parking lots are another eyesore. I know they are an unfortunate necessity (making Dale Summit walkable can potentially lower the need to drive). If development continues and more hotels and apartment complexes are built can we consider changing requirements to make developers construct underground parking to reduce the footprint of surface parking lots? Asphalt just increases the surface temperature and takes up space that can be used for other purposes.

Native plants and no-mow areas
The second part of this suggestion can be polarizing for many. However, this should be important. We should be mindful stewards of the land we develop. Developers and those businesses occupying the spaces should prioritize planting native plant species. Furthermore, it should also consider alternative means of ground care. Cutting only targeted areas while letting other areas away from buildings to be wildflower meadows. Support our pollinators.

Commercial Opportunities
We have a Walmart, Aldi, and Sam's Club. I would love to see a small format market in this new development. Trader Joes?? A sit-down restaurant(s) and counter-service restaurant would also be very beneficial.

We do not need another bank or a mattress store or a Dollar General. Personally I always hope that an Ikea would come here. It is surprising that there isn't. However, I know that the developer will just fill spaces with whoever instead of being more thoughtful about how specific businesses can impact the surrounding community in a beneficial way. Instead, it will just be filled with more meaningless businesses.

I hope this didn't sound like I was complaining. I just want this region of State College to be a thriving community. The Trout development project has the opportunity to give adjacent neighborhoods value and much-needed improvement to infrastructure and less a feeling of "that side of town." Let's strive to bring that level of value as projects move forward in the Dale Summit.

Thank you for reading!

Best,

Terry Schiavone
June 17, 2024

College Township Municipal Building
1481 E College Avenue
State College, PA 16801

To: College Township Municipal Staff

On behalf of the Pennsylvania Association of Sewage Enforcement Officers (PASEO), I would like to express our deep gratitude for permitting us to hold the recent SEO Pre-Certification Training Academy at your municipal building on June 10-14, 2025.

We appreciate the hospitality your staff has shown to our organization, our trainees, and our instructors.

The Township’s generous donation of its meeting space helped us offer an affordable certification training program for aspiring municipal sewage enforcement officers in northcentral Pennsylvania.

Sincerely,

[Signature]

Roger Lehmann
PASEO President
APPROVING AN AGREEMENT BETWEEN THE BOROUGH OF STATE COLLEGE AND THE TOWNSHIPS OF COLLEGE, FERGUSON, HARRIS AND PATTON UNDER THE AUSPICES OF THE CENTRE REGION COUNCIL OF GOVERNMENTS TO AMEND THE SCHLOW CENTRE REGION LIBRARY JOINT ARTICLES OF AGREEMENT

BE IT RESOLVED, the College Township Council approved Section 1. An Agreement, entitled, “Joint Articles of Agreement, Schlow Centre Region Library, First Amendment” between the Borough of State College and the Townships of College, Ferguson, Harris and Patton, attached hereto as Exhibit A, at the June 6, 2024, College Township Council Meeting.

ADOPTED this 18th day of July 2024 by the Council of College Township.

COLLEGE TOWNSHIP COUNCIL

______________________________
Dustin Best, Council Chair

ATTEST:

______________________________
D. Mike Bloom, Assistant Township Manager
EXHIBIT A

JOINT ARTICLES OF AGREEMENT
SCHLOW CENTRE REGION LIBRARY
FIRST AMENDMENT
JUNE 1, 2024

By JOINT ARTICLES OF AGREEMENT dated the 12th day of March, 2015, the TOWNSHIPS OF COLLEGE, FERGUSON, HALFMÖON, HARRIS AND PATTON, and the BOROUGH OF STATE COLLEGE ("Municipalities") entered into with SCHLOW CENTRE REGION LIBRARY ("Library") a Joint Articles of Agreement governing appointments to the Library Board ("Board"), assigning duties and responsibilities for the Board dealing with Library finances, governing facilities and equipment, and specifying changes for dealing with member Municipalities, listing an amendment procedure, listing existing composition and establishing an effective date.

For various and sundry reasons Township of Halfmoon has determined that it is in its best interest to withdraw from the Library, having issued its prior written notice as required by Section 7.2 of the aforesaid Joint Articles of Agreement.

As a result, the remaining members of the Library Joint Articles of Agreement find it necessary to provide for the replacement of the to be vacant Halfmoon Township seat on the Board.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the parties hereunto do hereby agree as follows:

1. The remaining members of the Joint Articles of Agreement of March 12, 2015, specifically the Townships of College, Ferguson, Harris and Patton, and the Borough of State College, acknowledge the receipt of the notice of withdrawal provided in accordance with the Joint Articles of Agreement by Halfmoon Township.

2. The remaining Municipalities and Library have agreed to the following amendment to the Joint Articles of Agreement.

3. Section 3.2 of the Joint Articles of Agreement of March 12, 2015 is amended to delete Halfmoon.

4. SECTION 3. COMPOSITION:

3.3 is hereby amended and replaced by the following:

The ninth seat on the Board shall be shared on an alternating basis by College Township and Harris Township as follows:
a. College Township shall appoint a member for one three-year term effective on January 1, 2025. (If possible, College Township may appoint its member to serve the remainder of 2024 following the effective date of these Joint Articles of Agreement.)

b. Afterwards, Harris Township shall appoint one member to a three-year term effective on January 1, 2028.

c. College and Harris Townships shall continue to appoint a member to alternating three-year terms until another Township joins the Library program.

d. Should another Township join the Library program in the future, this ninth seat shall be assigned to that Township at the end of the term of the current incumbent. At that point, that Township’s member shall be eligible for three-year terms as outlined below.

5. In all other respects the Joint Articles of Agreement dated March 12, 2015 are hereby ratified and affirmed with the exclusion of withdrawing municipality Halfmoon Township.
At the June 20th meeting, Council reviewed and provided responses to a series of six (6) questions from the Planning Commission pertaining to the 2nd Remand Letter on the Attainable Housing Ordinance. Council had a very detailed conversation that provided solid responses to five (5) of the six (6) questions.

The outlying question, related to Credits for Existing Units, requires further clarification and direction from Council before it can be forwarded to the Planning Commission.

Primarily, Council needs to answer the following question:

- Should the new ordinance allow developers to claim credit for previously built affordable units toward a future obligation to build new attainable units?

**Background:**

- The existing Workforce Housing Ordinance (OB-1.a.) provides for Credits for Existing Units under 200-38.4C(5), which is highlighted in the attachment.

- On April 18, 2024, the Planning Commission provided Council with a Draft Ordinance following their review and action taken from the original Remand, charging the PC with the task of updating the existing Workforce Housing Ordinance. The PC’s goal was to create an equitable Ordinance that would provide the Township with workforce/attainable housing units. Because the PC wanted to see the Township gain units, their initial recommended Ordinance, dated April 12, 2024, removed Credits for Existing Units as a provision for attainable housing, along with other incentives they felt inequitable (waiver of parkland and allowance of sidewalks on one side of the street).

- Council’s 2nd Remand Letter, following review of the Planning Commission’s initial recommendation, noted that Credits for Existing Units should remain as a tool for developers (along with other incentives), but consideration should be given to the formula/limitations. However, the remand letter also noted that there is a dissenting opinion on offering credits, which resulted in the Planning Commission’s request for clarification.
Considerations:

The following questions are provided to aid in Council’s consideration of the primary question about Credits for Existing Units:

- If credit is offered for existing units, should they be applicable to only those units included/managed through the Township’s program? Another option is to allow for any unit that meets the general affordable/attainable requirements. E.g. 30 years of affordability, AMI requirements that are equal or more stringent that those included in the ordinance.

- As the current ordinance stands, regulatory relief/use of incentives (density, height, waiver of parkland, etc.) makes existing units ineligible for future credits. Does Council feel regulatory relief/use of ordinance incentives should continue to make the existing units ineligible for consideration of future credit?

- Should the offer of credits have a “shelf life” and if so, what should that be?
  - The current ordinance is structured with a 5-year limit that starts upon receipt of Certificate of Occupancy.
  - Should there be an opportunity to extend that timeframe by updating the unit(s) to current code requirements?

Other Discussion Considerations:

As the discussion progressed, other items for consideration were brought up among Council. In an effort to ensure clarity, the following questions are provided for Council’s discussion:

- Should attainable units built off-site (outside of College Township) be eligible for credits?

- Should conversion of existing market rate units to attainable units be a path toward credits for future obligation? If so, what requirements should be in place on those conversions? ¹

- Should retention of attainable units beyond their initial 30 years of affordability be a path toward credits for future obligation? If so, what requirements should be in place on retention of units?

Requested Actions:

1. Staff is asking that Council answer the question: “Should the new ordinance allow developers to claim credit for previously built affordable units toward a future obligation to build new attainable units?”

2. Additionally, if Council believes Credits for Existing Units should remain in the updated ordinance, staff requests direction/feedback on the questions provided in the “Considerations” section on this memo. Council’s responses will further inform development of the Draft Attainable Housing Ordinance.

¹ A developer may designate dwelling units which have already been constructed as workforce housing units to meet his obligation to obtain the incentives for a particular development. The following regulations apply: The units must be inspected and rehabilitated to meet current building codes and the proposed dwellings to be designated as workforce housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income restricted workforce housing dwelling units.

Zoning requirements for applicable residential developments may be reduced, as follows, upon the provision of workforce housing within a development:

A. Applicability. The regulations contained herein shall apply upon the designation of dwelling units as workforce housing and shall be applicable as follows:

(1) General. A developer(s) of residential dwelling units shall receive regulatory relief from zoning and/or subdivision of land regulations as an incentive for providing workforce housing dwelling units. Such relief shall be based upon the type and amount of dwelling units designated as workforce housing in accordance with the regulations contained in this section.

(2) Mandatory requirement.

(a) For those developments where the residential density is five or more dwelling units per acre, the provision of workforce housing is required. A development which exceeds this density threshold shall designate a percentage of its total dwelling units as workforce housing units in accordance with the minimum levels listed in the table below:

<table>
<thead>
<tr>
<th>Density of Proposed Development (dwellings per acre)</th>
<th>Percentage of Required Workforce Housing Units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td>5%</td>
</tr>
<tr>
<td>6 to 6.99</td>
<td>6%</td>
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<tr>
<td>7 to 7.99</td>
<td>7%</td>
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<tr>
<td>8 to 8.99</td>
<td>8%</td>
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<tr>
<td>9 to 9.99</td>
<td>9%</td>
</tr>
<tr>
<td>10 or more</td>
<td>10%</td>
</tr>
</tbody>
</table>

* Reflects a percentage of the total number of dwelling units within a development that are to be designated as workforce housing. In case of a fraction, the required number of units shall be rounded to the next highest whole unit.

(b) Developers can exceed the minimum levels of mandatory workforce housing listed above and shall receive any additional incentives in accordance with the regulations below.

(c) Any residential development which proposes 10 or less dwelling units shall be exempt from this mandatory requirement.

(3) Calculation of density. To determine residential density, the following shall apply:

(a) Density of a development containing residential dwelling units shall be equal to the
number of the proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any other portion of the site to be dedicated to the Township or homeowners' association.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in Subsection B below shall be used to calculate the total number of dwelling units within a development.

(c) The residential density within a planned residential development shall not include areas devoted to nonresidential uses as noted in § 145-17B.

B. Incentives. The incentives provided to a residential developer are on a per-dwelling-unit basis unless otherwise noted within the regulations. The incentives offered below will differ depending on the type of dwelling that is being designated as workforce housing.

(1) Single-family house and duplex. All single-family houses, duplexes and/or any other structure containing two or less dwelling units in which at least one is designated as workforce housing shall be permitted to the following regulatory reductions:

(a) Minimum lot size and density: 5,000 square feet per dwelling unit or that permitted under existing zoning, whichever is less with one exception: In the Single-Family Residential Zoning District (R-1), only those lots two acres or greater in size can be developed with multiple duplexes not to exceed a density of seven dwelling units per acre. This calculation shall be inclusive of all land proposed for development including all proposed rights-of-way, parkland/open space areas, stormwater management facilities, and the like. [Amended 9-15-2016 by Ord. No. O-16-05]

(b) Minimum lot width: 40 feet per unit.

(c) Maximum impervious coverage: 55%.

(d) Side setback. The side yard setback for a lot containing workforce housing dwelling unit(s) may be reduced to seven feet. Side yard setbacks may also be reduced to seven feet for market-rate housing units for those side yards that directly abut lots containing workforce housing dwelling units.

(e) Parkland and open space requirements. The parkland and open space requirements of § 180-26B may be waived for dwelling units designated as workforce housing. Those subdivisions or land developments which thereby reduce the parkland and open space requirements by more than 50% shall only be permitted to do so under the following conditions:

[1] All workforce housing units within the residential development will have safe, reasonable access via sidewalks, paths or bike paths to parkland or open space located within or near the subject residential development.

[2] No workforce housing unit shall be more than 1/4 mile from parkland or open space in or near the subject development as measured between the two closest points of property lines of the workforce housing unit and park or open space.
perimeter.

[3] For the purposes of this Subsection B(1)(e) of § 200-38.4, parkland and open space shall be considered as that designated as "existing parks" or "recreation land owned by others" and available for public use. In addition, land owned by the State College Area School District may also be considered as parkland and open space if such land contains recreation facilities that can be used by the public.

(f) Sidewalk. The amount of sidewalks required pursuant to § 180-16.1 may be reduced in an amount equal to the total street frontage of all lots containing dwelling units defined as workforce housing units pursuant to the following:

NOTE: See also §§ 180-16, Streets, and 180-16.1, Sidewalks.

[1] The reduction may take place anywhere within the subdivision or land development containing workforce housing units.

[2] Any collector or arterial streets within the residential development should have a sidewalk on both sides of the street. All other streets (public or private) shall have a sidewalk on at least one side of the street.

[3] Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.

[4] In instances where a development of single-family houses and/or duplexes developed with multiple dwellings on a single lot in which the development contains workforce housing units, the reduction in sidewalks shall be calculated as follows:

[a] The reduction in required sidewalk may be in an equal proportion to the percentage of the total proposed dwelling units which are designated as workforce housing.

[b] Regardless of the amount of sidewalk permitted to be reduced as calculated above, a sidewalk shall be provided along an adjacent public street as noted above in § 200-38.4B(1)(f)[2] and [3].

[5] The sidewalk reduction is not guaranteed upon the provision of workforce housing. Approval of such reduction by Council will be based upon ability to meet the conditions set forth § 200-38.4B(1)(f)[2] and [3].

NOTE: See §§ 180-16, Streets, and 180-16.1, Sidewalks.

(g) Additional bonus. The reduced lot requirements noted in § 200-38.4B(1)(a) through (e) above may also be applied to market-rate housing units in addition to that of the designated workforce housing units based on the following ratios or fractions thereof rounded to the nearest whole number:

[1] For every two workforce housing units which are affordable to those households with incomes between 80% to 100% of AMI, one market-rate housing unit shall be permitted to have similar lot requirements noted above.
in § 200-38.4B(1)(a) through (e).

[2] For every one workforce housing unit which is affordable to those households making less than or equal to 80% of AMI, one market-rate housing unit shall be permitted to have similar requirements noted above in § 200-38.4B(1)(a) through (e).

(h) Accessory dwellings. Single-family houses designated as workforce housing may be permitted to contain accessory dwellings pursuant to § 200-11A(1). If the accessory dwelling unit is to be rented, than the anticipated income from renting the accessory dwelling unit shall be included in calculating a household's total income when certifying income of potential buyers of a workforce housing unit.

(2) Townhouse and multifamily units. All townhouse, multifamily units and/or any other structure containing three or more dwelling units in which some or all are designated as workforce housing units shall be permitted to the following regulatory reductions:

(a) Maximum impervious coverage. The maximum impervious coverage for a development containing workforce housing units may be increased above that permitted in the zoning district by an amount equal to the total gross floor area of those units designated as workforce housing units. However, in no instance shall the impervious coverage exceed 55%, regardless of the number of workforce housing units.

(b) Parkland and open space requirement. The parkland and open space requirements of § 180-26B shall be waived for all townhouse and multifamily dwelling units designated as workforce housing. Those subdivisions or land developments which thereby could reduce the parkland and open space requirements by more than 50% shall only be permitted to do so in the same manner as that allowed for single-family houses and duplexes as noted in § 200-38.4B(1)(e).

(c) Occupancy limit. The occupancy of unrelated individuals as established in § 200-11Z may be increased from three to five individuals as follows:

[1] For each unit designated as workforce housing, one unit in the development may be permitted to have up to five unrelated individuals residing within it.

[2] The unit which is permitted to have the increased occupancy, as noted above, does not have to be designated as workforce housing and can be located anywhere within the residential development containing the workforce housing.

(d) Permitted height. The permitted height of a building may be increased by 10 feet above that permitted in the zoning district regulations, if the building contains either two dwelling units or 10% of the total dwelling units, whichever is greater, are designated as workforce housing.

(3) Planned residential developments. The workforce housing regulations herein are also applicable to planned residential developments as permitted in Chapter 145, Planned Residential Developments, with the following incentives:
(a) Maximum building coverage. The total ground floor area of all buildings and structures shall be permitted to exceed 30% of the total land area of the planned residential development in a manner equal to an increase of coverage by 1% for every 1% of total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total building coverage shall not exceed 40% of the total land area of a planned residential development.

(b) Maximum total impervious coverage. The maximum impervious surfaces shall be permitted to exceed 50% of the total area of the planned residential development in a manner equal to an increase of impervious coverage by 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total impervious coverage shall not exceed 60% of the total planned residential development.

(c) Open space. The minimum amount of open space required in § 145-18A may be decreased below 30% of the total area of the planned residential development in a manner equal to a decrease of 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total open space required may not be decreased beyond 20% of the total area of the planned residential development.

(d) Additional bonus. The maximum amount of land devoted to nonresidential uses within a planned residential development shall be permitted to exceed 20% in a manner equal to an increase in nonresidential land by 1% for every 1% of the total number of dwelling units which are designated as workforce housing for households earning less than 80% of the area median income. However, regardless of the number of dwellings designated as such, the maximum area of land devoted to nonresidential uses shall not exceed 30%.

C. Provision of workforce housing. All workforce housing units proposed in a land development and/or subdivision are required to be built on site covered by such plan unless one of the following options enumerated below is utilized. In such instances, the developer shall continue to retain the incentives applied to on-site development for the number of workforce housing units being provided for under the options listed below:

(1) Fee in lieu. An applicant may pay a fee in lieu of constructing some or all of the workforce housing units which it is receiving incentives for given the following regulations:

(a) College Township Council shall establish by resolution the amount of the fee-in-lieu payment per unit, which shall be based on actual construction costs and inclusion of land purchase costs.

(b) To determine the total fee-in-lieu payment, the per-unit amount established by the Township shall be multiplied by the number of workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the
incentives.

(c) The Township shall be required to establish and administer a workforce housing fund into which all fee-in-lieu payments shall be deposited. The Township shall then be required to use such funds to further its mission of providing workforce housing as defined herein.

(2) Land donation. Land within College Township may be donated to the Township or its designee in place of workforce housing dwelling units being built within a proposed development pursuant to the following:

(a) The value of the land must be equal to or greater than the value of the fee-in-lieu payment noted above in Subsection C(1) to be calculated as follows:

[1] The value of the land will be determined by an appraisal completed by a certified appraiser. Each party (developer and the Township) shall submit an appraisal.

[2] If the lower appraised value is 90% or greater of the other appraisal, the two appraised values shall be averaged.

[3] If the lower appraisal value is less than 90% of the other appraisal, then each appraiser shall, within 15 days of notice from the Township, agree on a third appraiser, the cost of which is to be shared equally by the Township and the developer. Within 30 days of notice of his appointment, the third appraiser shall submit an appraisal. The middle of the three appraised values shall be used to determine the value of the land to be donated.

[4] If both the Township and the developer agree, the requirement for the appraisal process above in whole or in part may be waived upon mutual agreement between the Township and the developer.

(b) The land to be donated must meet all applicable zoning, land development and subdivision requirements to construct the desired type and amount of units.

(c) The land donation must occur prior to the completion of the market-rate units. The certificate of occupancy will be withheld pursuant to the requirements of Subsection D(1) below until the land donation occurs.

(3) Off-site development (new dwellings). Workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives listed above may be constructed off site given the following regulations:

(a) Location. The dwelling units to be utilized to satisfy the workforce provisions shall be located within College Township.

(b) Number of. The total number of units provided off site shall be equal to those which would have been provided on site.

(c) Approval. The applicant must obtain off-site development plan approval from the Township at the same time the applicant obtains plan approval for the proposed
market-rate units within the covered development. The off-site development plan must include, among other land development plan requirements, documentation of site control, necessary financing in place to complete the off-site development, architectural designs and elevations, and any other documentation deemed necessary by the Township to ensure compliance with the regulations contained herein.

(d) Each of the off-site dwellings designated as workforce housing shall meet all of the supplemental regulations stipulated in § 200-38.4D.

4 Existing dwellings. A developer may designate dwelling units which have already been constructed as workforce housing units to meet his obligation (whether voluntary or mandatory) to obtain the incentives listed in § 200-38.4B for a particular development. Such off-site, existing dwelling units shall meet the regulations listed above in § 200-38.4C(3) and the following additional regulations:

(a) The units must be inspected and rehabilitated to meet current building codes.

(b) The proposed dwellings to be designated as workforce housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income-restricted workforce housing dwelling units.

5 Credits for existing workforce housing. A developer of a new development may be given credit for previously built dwelling units which could be defined as workforce housing given the following regulations:

(a) The existing dwelling units in which a developer is seeking credit shall not have previously been created or in any way developed utilizing the regulatory relief provided herein.

(b) The developer shall only receive credit in whole or in part to relieve him of the mandatory obligation of providing workforce housing units as stipulated in § 200-38.4A(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4A(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.

(c) In order for a previously built dwelling unit(s) to be credited towards a development's workforce housing obligation, each credited unit must:

[1] Have received its certificate of occupancy no more than five years prior to the date of the developer's submission of the new subdivision or land development plan; and

[2] Be designated as workforce housing upon land development and/or subdivision approval of the development seeking said credits and therefore meet all workforce housing unit regulations stipulated in § 200-38.4D.

D. Supplemental workforce housing regulations. In addition to the regulations above, all workforce housing units shall have the following requirements:
(1) Amenities. Workforce housing units may differ from the market-rate units in a development with regard to interior amenities and gross floor area, provided that:

   (a) The differences, excluding differences related to building size differentials, are not apparent in the general exterior appearance of the development;

   (b) The gross floor area of the habitable space within workforce housing dwelling units is not less than the following minimum requirements:

      [2] Two bedrooms: 1,000 square feet.
      [4] Four bedrooms: 1,400 square feet.
      [5] Five or more bedrooms: add an additional 150 square feet per additional bedroom.

(2) Timing of construction. Workforce housing units shall be made available for occupancy at approximately the same rate as the market units, except that certificates of occupancy for the last 15% of the market-rate units shall be withheld until certificates of occupancy have been issued for all of the workforce units.

(3) Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development. Any developer of workforce units may submit a request for a discount or deferment of fees. The request must also contain information detailing how real costs will be reduced and how the savings will be passed on to the workforce housing units. The Township Council's decision on a discount or deferment of municipal fees will be based upon Council determining that such savings will be appropriate and directly proportionate to the reduction in unit sales or rental costs. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

(4) Certification of buyers. Prior to executing a purchase contract for any workforce unit, the prospective workforce unit buyer shall be certified as meeting income requirements for the specified unit by the Township or its designee. Developers and workforce housing unit buyers may execute only purchase agreements that are approved as to form by the Township or its designee. The purchase agreement shall include language attached as an addendum provided by the Township or its designee which shall require that an appropriate disclosure form be provided to and explained to the workforce housing unit buyer prior to execution of the contract. The disclosure form shall explain any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

(5) Certification of renters. Prior to renting a workforce unit, the prospective renter shall be certified as meeting income requirements by the Township or its designee. The following limitations shall apply to the certification of renters:

   (a) The rental unit must be used as the principal place of residence.
Students enrolled in a post-secondary program, college or university are eligible only if they can meet the following two conditions:

[1] The student does not meet the Internal Revenue Service's definition of a "dependent," and

[2] The student can be classified as an "independent student" as defined by § 480(d) of the Higher Education Act.

Ensuring affordability. To ensure that any unit created under this section of the Zoning Ordinance (rented or owner-occupied) remains affordable over time, the owner of said unit(s) shall be required to maintain affordability based upon a legally binding agreement with either the Township or its designee, to be recorded at the Centre County Recorder of Deeds. Said agreement shall include:

(a) The period for which the units shall remain affordable, which at a minimum should be at least 30 years from the date of initial occupancy of a workforce housing unit;

(b) The process for certifying subsequent buyers of workforce housing dwelling units for the duration of the specified period of affordability;

(c) The level of affordability, including the amount of equity able to be recouped by the homeowner or owner of a rental property containing workforce housing units upon sale of the property; and

(d) A provision allowing the Township or its designee to first be offered the right to purchase a workforce housing unit prior to selling said unit without income restrictions if such sale is to occur after the affordability period noted above in § 200-38.4D(6)(a) with the following stipulations:

[1] The resale price which the Township or its designee shall pay the owner of the workforce housing unit(s) shall be no less than that calculated in § 200-38.4D(10) below;

[2] The Township or its designee shall be given a period of 90 days to execute a purchase agreement for said unit(s).

[3] Upon reaching the end of the ninety-day resale period or upon notice by the municipality or its designee that there is no interest in the workforce housing unit, the owner will be free to sell the unit.

Calculation of rental prices. Workforce housing units which are to be rented shall have a rental price which is affordable to households which earn 65% or less of the area median income, with the exception of those housing units which have a rent-to-own option pursuant to § 200-38.4D(12). Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions noted in § 200-38.4D(11). Monthly housing expenses shall be calculated as the sum total of the monthly rent, plus the current utility allowance per the Housing Authority of Centre County.

Rental price increases. Annual rent increases shall be limited to the percentage increase
in the median household income within the State College metropolitan statistical area.

(9) Calculation of sales prices. Workforce housing units which are to be sold shall have a sale price which is affordable to households which earn 100% or less of the area median income. Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions. Monthly housing expenses shall be calculated as the sum total of the principal and interest of the mortgage plus all property taxes, homeowners' insurance, homeowners' association fees, and any other fees approved for inclusion by the Township.

(10) Resale value of workforce housing units. The resale value of a workforce housing unit(s) during the affordability period stipulated in § 200-38.4D(6)(a) shall be limited to the lowest of:

(a) The purchase price plus an increase based on the percentage increase in the Consumer Price Index for the State College metropolitan statistical area (MSA) for all urban consumers since the date of previous purchase; or

(b) The purchase price plus an increase, based on the percentage increase in the area median income since the date of purchase; or

(c) The purchase price plus an increase, based upon the compound average growth rate of Centre Region average house sale prices since the date of purchase; or

(d) The fair market value.

(11) Household size assumption. In calculating rent or sales price of a workforce housing unit, the following maximum relationship between unit size and assumed household size to determine income affordability shall apply:

(a) Efficiency units: one-person household.

(b) All other units: one plus number of bedrooms equal number of persons per household.

(12) Rent to own. Workforce housing units which are part of a rent-to-own program may be rented to households who earn more than 65%, but less than 100%, of the AMI subject to the following:

(a) The minimum duration of the initial term of a lease for renting the workforce housing unit shall be for no less than an initial 18 months followed by the ability to be annually renewed. In addition the duration of the lease may be shortened upon the tenant entering into an option to purchase the workforce housing unit.

(b) The owner of the workforce housing unit(s) must also enter into an agreement with the tenant of the rent-to-own unit which will specify the terms of the program.

(c) The rent-to-own agreement between the owner and the renter of the workforce housing unit shall include provisions for a percentage of the rent to be set aside and utilized towards the purchase of the unit by the renter.
(d) The rent-to-own agreement shall be provided to the Township for review to
determine if the rent-to-own terms will lead to an acceptable number of renters
succeeding in obtaining ownership of the workforce housing unit.

E. Administration. College Township and/or its designee shall ensure compliance with all
regulations contained herein and/or Chapter 180, Subdivision of Land, and Chapter 200,
Zoning. The developer shall draft and submit for approval a legally binding agreement which
states the responsibilities of all entities involved with the ongoing administration, and
marketing of, and compliance with these regulations upon approval of a development
containing workforce housing units. College Township shall reserve the right to designate
another legal entity for the purpose of administrative needs of this section of who should be
a party in all legally binding agreements required in this section.
MEMORANDUM

To: College Township Council

From: Mike Bloom, Assistant Township Manager

Re: OB-2 – E-Bike Memorandum of Understanding

Date: July 15, 2024

Background:
College Township Council was last updated on the possible expansion of the SPIN E-Bike program (now a subsidiary of Pheenix USH LLC) into College Township at their meeting on October 5, 2023. At that time, the potential for an agreement between the parties seemed limited due to a variety of unresolved issues.

Since late 2023, there have been additional conversations between representatives of SPIN and staff on the potential for a Memorandum of Understanding (MOU) that would allow for the service expansion. In January 2024, an initial draft of an MOU was produced by SPIN and presented to College Township staff for review.

The MOU has subsequently undergone two rounds of review by the College Township solicitor. Last week, SPIN/Pheenix agreed to our solicitor’s second-round comments and executed the attached Draft MOU (OB-2.a.) to acknowledge that agreement.

With these reviews completed, the MOU is now in a position for Council review.

Previous Council Discussion Topics:
In the past, Council had discussions on the following topics:

1) **PSU Master Agreement**: Due to the nature of the agreement, it cannot be shared outside of University personnel, but Penn State is happy to address questions. The current agreement expires this year, but the expectation is that Penn State will extend the contract.

2) **Rate Structure**: The rate structure for SPIN’s local service is established under its primary agreement with Penn State University and would not be subject to change as part of this MOU. Expansion into College Township is not anticipated to move the needle on future pricing for SPIN users.

3) **Term and Termination**: This MOU would assign a yet-to-be determined end date to the agreement, with renewal for successive twelve-month periods unless either party provides written notice to the other of its intention not to renew at least ninety (90) days prior to the end
of the then-current term or otherwise terminated per agreement. The MOU does allow for termination by either party with a 30-day notice, if deemed reasonably necessary for public health and safety reasons or if the services or operations hereunder become impracticable.

4) **Exclusivity:** Per Penn State personnel, there is nothing in the current agreement with Penn State University that grants SPIN exclusivity to the College Township service area. However, this MOU does indicate the following **“No person shall deploy an E-Bike Sharing System in College Township in violation of this Agreement.”**

**Requested Actions:**

1. Staff is requesting that Council review the attached Draft MOU between the Township & SPIN/Pheenix and provide any feedback/questions.

2. If Council is comfortable with the MOU as written, then a motion to approve the MOU could be considered.

   - **Potential Motion:** “Move to authorize the Council Chair to execute the MOU with SPIN/Pheenix for the expansion of the E-bike Sharing System into College Township”

**Next Steps:**
Should Council opt to execute the MOU, staff will work with SPIN on topics to include geo-fencing and rack & nesting locations. This would be informed by past work on these topics done by College Township in late 2022/early 2023.
Memorandum of Understanding: E-Bike Sharing in College Township, Pennsylvania

The Township of College, Centre County, Pennsylvania (“College Township”), will permit Phoenix USH LLC, located at 382 NE 191st Street #20388, Miami, FL 33179 (“Company”) to provide services under the following terms and limitations. This agreement shall remain in effect until [DATE] and shall renew for successive twelve-month periods unless either party provides written notice to the other of its intention not to renew at least ninety (90) days prior to the end of the then-current term, or unless terminated as set forth below.

AGREEMENT

1. Scope: This Agreement and its terms apply to any proposed deployment of E-Bike Sharing Systems within College Township’s jurisdictional boundaries. No person shall deploy a E-Bike Sharing System in College Township in violation of this Agreement.

2. Except as otherwise provided herein, College Township shall regulate the operation of Company’s E-Bikes in a manner no more restrictive than College Township’s regulation of bicycles. E-Bikes are to be ridden exclusively on streets, and where available, in bike lanes and bike paths. E-Bikes are to stay to the right of street lanes and to offer the right of way to bicycles in bike lanes and on bike paths. Users of E-Bikes shall be 18 or older. Users of E-Bikes who violate these provisions or other College Township ordinances may be fined by College Township, consistent with College Township ordinances and associated penalties and fines.

3. Company shall provide easily visible contact information, including toll-free phone number and/or e-mail address on each E-Bike for members of the public to make relocation requests or to report other issues with devices.

4. Hours of operation: E-Bikes will be made available to rent 24 hours per day.

5. Safety Education: Company shall provide education to E-Bike riders on College Township’s existing rules and regulations, safe and courteous riding, and proper parking.

6. Data sharing: Company will provide data to College Township to assist with monitoring program usage.

7. Indemnification: Company agrees to indemnify, defend and hold harmless College Township (and College Township employees, agents and affiliates) from and against all actions, damages or claims brought against College Township arising out of Company’s negligence or willful misconduct, except that Company’s indemnification obligation shall not extend to claims of College Township’s (or College Township employees’, agents’ or affiliates’) negligence or willful misconduct. College Township expressly acknowledges that in no event shall Company be liable for any special, indirect, consequential or punitive damages resulting from College Township’s (or College Township employees’, agents’, or affiliates’) actions or omissions. Company’s indemnification obligations shall survive for a period of two (2) years and one (1) day after expiration of this Agreement. Company shall be released from its
indemnification obligations under this section if the loss or damage was caused by College Township’s negligent construction or maintenance of public infrastructure. College Township’s right to indemnification by Company shall be contingent on College Township notifying Company promptly following receipt or notice of any claim. In order for Company to indemnify, defend, and hold harmless College Township under this Agreement, Company shall have sole control of any defense, and College Township shall not consent to the entry of a judgment or enter into any settlement without the prior written consent of Company.

8. Insurance: Company shall provide College Township with proof of insurance coverage exclusively for the operation of E-Bikes including: (a) Commercial General Liability insurance coverage with a limit of no less than $1,000,000.00 each occurrence and $2,000,000.00 aggregate; (b) Automobile Insurance coverage with a limit of no less than $1,000,000.00 each occurrence and $2,000,000.00 aggregate; and (c) where Company employs persons within College Township, Workers’ Compensation coverage of no less than the statutory requirement. With the exception of Workers’ Compensation insurance, each insurance policy above must list, and maintain throughout the duration of this Agreement, College Township as additional insured under the policy, and Company will provide to College Township documentation evidencing such within a reasonable time after this Agreement goes into effect. All Company’s insurance policies shall be primary coverage and not in addition to, or contributory with, any of College Township’s insurance policies. Company’s insurance policies discussed in this Section shall not be cancelled without thirty (30) days’ prior written notice to the Township. Failure for Company to maintain insurance policies consistent with this Section shall be a breach of this Agreement and cause for College Township to unilaterally terminate the Agreement without penalty to College Township.

9. The parties acknowledge that the Company may utilize independent business logistics providers to facilitate local operations. The parties further acknowledge that Company may perform any or all of the services contemplated hereunder, including the owning and/or operation of E-Bikes in College Township, through one or more of its wholly owned subsidiaries. Company’s use of these logistics providers or performance through its wholly owned subsidiaries does not constitute a transfer or assignment of this Agreement, and Company remains responsible for all obligations and requirements under this Agreement.

10. Notices: All notices and communications to College Township from Company shall be made in writing (includes electronic communications) and sent to the address below.

11. Either party may terminate this agreement upon thirty (30) days prior written notice if deemed reasonably necessary for public health and safety reasons or if the services or operations hereunder become operationally impracticable.

12. In carrying out their responsibilities, the parties shall remain independent contractors, and nothing herein shall be interpreted or intended to create a partnership, joint venture, employment, agency, franchise or other form of agreement or relationship.
13. This agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

Township of College, Centre County, Pennsylvania

Signed By:

Signature: ____________________
Print Name: ____________________
Title: _________________________

Notice Address:

Attn: ____________________
Email: ____________________

With a copy to:

______________

Pheenix USH LLC

Signature: ____________________
Print Name: Austin Marshburn
Title: Sr. Director, Government Partnerships

Attn: Austin Marshburn
Email: amarshburn@spin.pm

With a copy to:

382 NE 191st Street #20388
Miami, FL 33179
Attn: Legal Department
Email: legal@bird.co
The Centre Region Council of Governments (COG) has presented their 2025 Program Plan for review by each of the six Centre Region municipalities. The Program Plan outlines the intended direction for each of the COG agencies and includes a form that provides an overview of each new funding request.

To streamline review, COG also provides the attached Municipal Comment Guide (NB-1.a.) to gather municipal consensus comments and any potential ranking of priorities. COG has requested that all municipal comments on the 2025 Program Plan be returned by Friday, July 19th.

Each year, College Township utilizes a process whereby the Township Manager and Finance Director provide their respective comments on the Program Plan to Council for consideration at a regularly scheduled meeting. This year, with the Manager serving a temporary assignment at COG and the Interim Finance Director still settling into her role, the staff comments provided on the attached guide come strictly from the Acting Township Manager.

**Action Requested:**
Council should provide feedback on the Acting Manager’s comments and discuss any additional consensus comments to be forwarded to COG staff on the 2025 Program Plan.
Please provide your municipal consensus comments and potential consensus ranking of each proposal in the space provided below.

### Centre Region Code Administration

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<thead>
<tr>
<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
<th>STATEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>36–39</td>
<td>Agency Rank: 1B</td>
<td>Should: Electric Vehicle Charging infrastructure be installed at the COG Building?</td>
</tr>
<tr>
<td></td>
<td>COG Rank: E5</td>
<td>2025 Estimated Net Impact: Unknown. 2025 Estimated Capital Cost: $100,000</td>
</tr>
</tbody>
</table>

**Consensus Municipal Comments:**

**MB:** Yes, the decision to move toward utilization of renewable energy sources where practical was made by General Forum. This infrastructure investment is necessary to continue replacement of the fleet with plug-in hybrid or full electric vehicles. Timing this project with the parking lot repairs and resurfacing will need to be handled carefully.

**$0 increase** in CT obligations in 2025 budget.

| 37, 40–41 | Agency Rank: 2 | Should: The items within the Suite 2 (CRCA) conference room be repaired, and aging furniture be replaced? |
|           | COG Rank: E4   | 2025 Estimated Operational Cost: $25,000 |

**Consensus Municipal Comments:**

**MB:** Yes.

**$0 increase** in CT obligations in 2025 budget.

### Centre Region Code Administration – New Construction

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<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
<th>STATEMENT</th>
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<tbody>
<tr>
<td>43–47</td>
<td>Agency Rank: 1A</td>
<td>Should: The iPads used by CRCA New Construction Inspectors be Upgraded?</td>
</tr>
<tr>
<td></td>
<td>COG Rank: E3</td>
<td>2025 Estimated Operational Cost: $2,880 2025 Estimated Capital Cost: $18,000 Estimated Ongoing Annual Net Impact: $2,880</td>
</tr>
</tbody>
</table>
Consensus Municipal Comments:

MB: Yes, consistent with the move toward adding efficiency in inspections and fully leveraging the new TRAISR software package.

$0 increase in CT obligations in 2025 budget.

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<tr>
<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
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<tbody>
<tr>
<td>62–65</td>
<td>Agency Rank: 2</td>
<td></td>
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<tr>
<td></td>
<td>COG Rank: 3</td>
<td></td>
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<tr>
<td></td>
<td>Should:</td>
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<tr>
<td></td>
<td>The AmeriCorps Program Sustainability Position be funded for another year (August 2025 - August 2026)?</td>
<td></td>
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<tr>
<td></td>
<td>2024 Estimated Net Impact: $13,000</td>
<td></td>
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</tbody>
</table>

Consensus Municipal Comments:

MB: Yes, a good approach that limits long-term impacts if the benefits-to-cost prove untenable.

$2,201 increase in CT obligations in 2025 budget.

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<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
<th>STATEMENT</th>
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<tbody>
<tr>
<td>67–76</td>
<td>Agency Rank: 1</td>
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<tr>
<td></td>
<td>COG Rank: 2</td>
<td></td>
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<tr>
<td></td>
<td>Should:</td>
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<tr>
<td></td>
<td>Consulting Support for the Development of Transportation Funding Applications be Funded?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2025 Estimated Operational Cost: $50,700</td>
<td></td>
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<tr>
<td></td>
<td>Estimated Ongoing Annual Net Impact: $50,700</td>
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</table>

Consensus Municipal Comments:

MB: Yes, the BIL legislation presents a unique opportunity for well-prepared MPO's to be in position to land significant additional Federal infrastructure funding. The complexity of these applications will require expertise and capacity that will quickly exceed the current staff capabilities.

This is a measured and scalable investment that has the potential to leverage significant benefit. However, it must be noted that the long-term sustainability of funding both a staff position and a consultant is limited.

$9,316 increase in CT obligations in 2025 budget.
Should: The CCMPO Benner Pike Corridor Study be Funded?

Consensus Municipal Comments:

MB: A qualified No. The needs along SR 150 (Benner Pike) are both recognized and acknowledged. Given the limits of the scope as written, this request presents an excellent opportunity for Benner Township to provide an unsubsidized local match toward a project that would be to their direct benefit.

However, should the scope be expanded to include a larger segment of the Benner Pike and its feeder routes, then this project would have a more regional impact and, as such, more justification for funding.

$1,397 increase in CT obligations in 2025 budget.

Should: The Centre County Passenger Rail Access Study be Funded?

Consensus Municipal Comments:

MB: Uncertain as to the benefits of this study. As I recall, the Keystone West Feasibility Study showed there was demand for passenger rail, but indicated that the construction costs and potential environmental impacts were very significant.

The end result was a recommendation of a public transportation route connecting the Centre Region to the nearest Amtrak station (Altoona?). This route didn’t last long as it was cost prohibitive.

$559 increase in CT obligations in 2025 budget.

Refuse and Recycling Budget

<table>
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<tr>
<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
<th>STATEMENT</th>
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<tbody>
<tr>
<td>81–84</td>
<td>Agency Rank: E1</td>
<td>Should: A Temporary Refuse and Recycling Program Assistant be Funded?</td>
</tr>
<tr>
<td></td>
<td>COG Rank: E1</td>
<td>2025 Estimated Net Impact: $27,438</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2025 Estimated Operational Cost: $2,400</td>
</tr>
</tbody>
</table>
Consensus Municipal Comments:

MB: Yes, the transition to a new provider and changes in service are going to generate a spike in calls with questions and complaints for all parties.

$0 \text{ increase in CT obligations in 2025 budget.}$

<table>
<thead>
<tr>
<th>Agency Rank:</th>
<th>Should: The Refuse and Recycling Program Contract for Removal of Refuse Containers?</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2</td>
<td></td>
</tr>
<tr>
<td>COG Rank:</td>
<td>2024 Estimated Net Impact: $10,000</td>
</tr>
<tr>
<td>E2</td>
<td></td>
</tr>
</tbody>
</table>

Consensus Municipal Comments:

MB: Yes, the question of what to do with existing containers is already being asked by the public.

$0 \text{ increase in CT obligations in 2025 budget.}$

<table>
<thead>
<tr>
<th>Agency Rank:</th>
<th>Should: The Refuse and Recycling Program Food Waste Drop-Off Program be Funded?</th>
</tr>
</thead>
<tbody>
<tr>
<td>E3</td>
<td></td>
</tr>
<tr>
<td>COG Rank:</td>
<td>2025 Estimated Operational Cost: $12,000</td>
</tr>
<tr>
<td>E6</td>
<td>2025 Estimated Capital Cost: $4,000</td>
</tr>
</tbody>
</table>

Consensus Municipal Comments:

MB: A qualified Yes. Willing to utilize the funding to maintain the program while awaiting response from DEP on grant funding. If grant funding isn’t received in 2025, the program may not be otherwise sustainable.

$0 \text{ increase in CT obligations in 2025 budget.}$

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<tr>
<th>PAGE #</th>
<th>PRIORITY/RANKING</th>
<th>STATEMENT</th>
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<tbody>
<tr>
<td>99–102</td>
<td>Agency Rank: 1</td>
<td>Should: A Program Specialist for Parks and Recreation be hired in April 2025?</td>
</tr>
<tr>
<td></td>
<td>COG Rank: 1</td>
<td>2025 Estimated Personnel Cost: $119,369</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2025 Estimated Operational Cost: $1,900</td>
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<tr>
<td></td>
<td></td>
<td>2025 Estimated Revenue: $18,610</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2025 Estimated Net Impact: $102,659</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Estimated Ongoing Annual Net Impact: $107,592</td>
</tr>
</tbody>
</table>
Consensus Municipal Comments:

**MB:** Yes, understand the current staffing/workload challenges facing a successful program.

$18,109 increase in CT obligations in 2025 budget.

### Five-Year Staffing and Study Plans Comments

<table>
<thead>
<tr>
<th>Consensus Municipal Comments:</th>
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<tbody>
<tr>
<td><strong>MB:</strong> COG staff did a good job in rightsizing staffing expectations and justifying the positions requested for the 2025 budget yet.</td>
</tr>
<tr>
<td>With a new Executive Director starting in late August, it is a safe assumption that staffing priorities, beyond those for 2025, may be subject to adjustments. With that said, the following comments from last year are being shared again:</td>
</tr>
<tr>
<td>• 2026 Grant Writer / Administrator – if position provides grant writing assistance to ALL COG Agencies, this position may make sense.</td>
</tr>
<tr>
<td>• 2027 Deputy Executive Director – understand the need, remains to be seen if COG municipalities will fund.</td>
</tr>
</tbody>
</table>

### Additional Miscellaneous Municipal Comments

<table>
<thead>
<tr>
<th>Consensus Municipal Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MB:</strong> It is worth noting that the full impacts of the Compensation and Classification Study, particularly Phase 2 implementation, won't be fully understood until development of the Draft 2025 Operating Budget.</td>
</tr>
<tr>
<td>With malicious IT attacks becoming more sophisticated and prevalent, COG is encouraged to continue and expedite implementation of IT security measures.</td>
</tr>
<tr>
<td><strong>Total proposed increases in NEW CT OBLIGATIONS proposed by COG for 2025 are a reasonable $31,581, which represents less than 1/10th (.10) of a mil.</strong></td>
</tr>
</tbody>
</table>
COLLEGE TOWNSHIP
2024 ORDINANCE ENFORCEMENT REPORT
FOR JUNE
FRANK B. SCOTT, IV

STARTING MILEAGE: 46,947
ENDING MILEAGE: 47,296
TOTAL MILES: 349

______________________________________________________________________________________________

ORDINANCE VIOLATIONS

TOTAL NUMBER OF VIOLATIONS / COMPLAINTS: 23

TYPES OF VIOLATIONS:

SIGNS: 3

<table>
<thead>
<tr>
<th>Violator</th>
<th>Location of Violation</th>
<th>Violation/complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.N/A</td>
<td>throughout the Twp.</td>
<td>multiple yard signs in R.O.W.</td>
<td>removed 13 signs</td>
<td>Twp.</td>
</tr>
<tr>
<td>2.Kasino Smoke</td>
<td>253-D Benner Pike</td>
<td>display temp signs past 60 days</td>
<td>talk w/mgr/removed</td>
<td>Twp.</td>
</tr>
<tr>
<td>3.Mattress Warehouse</td>
<td>445 Benner Pike</td>
<td>display temp signs w/o permit</td>
<td>talk w/mgr/removed</td>
<td>Twp.</td>
</tr>
</tbody>
</table>

GRASS / WEEDS: 8

<table>
<thead>
<tr>
<th>Violator</th>
<th>Location of Violation</th>
<th>Violation/Complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.Rodney Hendricks</td>
<td>201 Struble Rd.</td>
<td>high grass &amp; weeds</td>
<td>phone calls/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>2.Stargrande LLC</td>
<td>1414 Dreibelbis St.</td>
<td>high grass &amp; weeds</td>
<td>sent letter/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>3.Armando Alonso</td>
<td>157 Limerock Ter.</td>
<td>high grass &amp; weeds</td>
<td>no action/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>4.Rasik Lal</td>
<td>Warrick St.</td>
<td>high grass &amp; weeds</td>
<td>mowed/no action taken</td>
<td>Public</td>
</tr>
<tr>
<td>5.Michael Hill</td>
<td>170 Fairlawn Ave.</td>
<td>high grass &amp; weeds</td>
<td>sent letter/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>6.James Hoy</td>
<td>1470 Yardal Rd.</td>
<td>high grass &amp; weeds</td>
<td>sent letter/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>7.Welteroth</td>
<td>Hilltop area</td>
<td>high grass &amp; weeds</td>
<td>phone call/mowed</td>
<td>Public</td>
</tr>
<tr>
<td>8.Welteroth</td>
<td>vacant lot next to Sam’s</td>
<td>high grass &amp; weeds</td>
<td>phone call/mowed</td>
<td>Public</td>
</tr>
</tbody>
</table>

CAT / DOG / ANIMAL: 0
<table>
<thead>
<tr>
<th>ZONING / BUILDING: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RENTAL HOUSING: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>1. Sean Harvey</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STREETS / ROADS: 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>1. Ray Walker Disposal</td>
</tr>
<tr>
<td>2. Natalie Nau</td>
</tr>
<tr>
<td>3. Erin Colbourn</td>
</tr>
<tr>
<td>4. Mel DeYoung</td>
</tr>
<tr>
<td>5. Chip Kogleman</td>
</tr>
<tr>
<td>6. Ron Gruici</td>
</tr>
<tr>
<td>7. Scott Shamrock</td>
</tr>
<tr>
<td>8. Landserv</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MUD TRACKING: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TEMP BUSINESS / SOLICITING: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOLID WASTE: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOISE: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td>1. Lawn Care</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SIDEWALKS: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violator</td>
</tr>
<tr>
<td>-----------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
BLASTING: 0

<table>
<thead>
<tr>
<th>Violator</th>
<th>Location of Violation</th>
<th>Violation/Complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike Hamilton</td>
<td>1225 Houserville Rd.</td>
<td>burning firewood in fire pit</td>
<td>no violation/no action</td>
<td>Public</td>
</tr>
<tr>
<td>unknown</td>
<td>Fieldstone Park</td>
<td>a volleyball net installed</td>
<td>sent email to HOA/removed</td>
<td>Public</td>
</tr>
</tbody>
</table>

OTHER: 2

<table>
<thead>
<tr>
<th>Violator</th>
<th>Location of Violation</th>
<th>Violation/Complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike Hamilton</td>
<td>1225 Houserville Rd.</td>
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<td>Public</td>
</tr>
<tr>
<td>unknown</td>
<td>Fieldstone Park</td>
<td>a volleyball net installed</td>
<td>sent email to HOA/removed</td>
<td>Public</td>
</tr>
</tbody>
</table>

STORMWATER: 0

<table>
<thead>
<tr>
<th>Violator</th>
<th>Location of Violation</th>
<th>Violation/Complaint</th>
<th>Action Taken</th>
<th>Twp/Public</th>
</tr>
</thead>
</table>

TOTAL TICKETS: 0

TOTAL WARNINGS: 0

TOTAL COLLEGE TOWNSHIP CITATIONS: 0

<table>
<thead>
<tr>
<th>TICKET NO.</th>
<th>LOCATION</th>
<th>MAKE &amp; MODEL</th>
<th>LICENSE NO.</th>
<th>VIOLATION</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>CITATION NO.</th>
<th>TICKET NO.</th>
<th>DATE FILED</th>
<th>VIOLATION</th>
<th>TWP. / BORO</th>
</tr>
</thead>
</table>
TICKET REPORT 2024
FOR JUNE
COLLEGE TWP. O.E.O

TOTAL TICKETS: 0
 TICKETS - RESIDENTIAL: 0
 TICKETS - COMMERCIAL: 0
 TOTAL WARNINGS: 0
 WARNINGS - RESIDENTIAL: 0
 WARNINGS - COMMERCIAL: 0
 TICKETS PAID: 0
 TICKETS PENDING: 0
 TICKETS DISMISSED: 0
 TICKETS VOID: 0
 TOWNSHIP CITATION S: 0

VIOLATION BREAKDOWN
1.NO-PARKING FIRE LANE: 0
2.NO-PARKING HANDICAPPED: 0
3.NO-PARKING THIS SIDE: 0
4.NO-PARKING BETWEEN SIGNS: 0
5.NO-PARKING HERE TO CORNER: 0
6.NO-PARKING SNOW EMERGENCY: 0
7.NO-PARKING TRAVEL LANES: 0
8.NO-PARKING WITHIN 15' OF FIRE HYDRANT: 0
9.NO-PARKING LOADING ZONE: 0
10.NO-PARKING: 0
 - A.WITHIN 20 FEET OF A CROSSWALK: 0
 - B.WITHIN 30 FEET OF A STOP SIGN OR SIGNAL: 0
 - C.IN FRONT OF DRIVEWAY: 0
 - D.AGAINST TRAFFIC: 0
11.DROPPING OR DEPOSITING ON ROADS: 0
12.SOLID WASTE: 0
13.SOLICITATION: 0
14.GRASS & WEEDS: 0
15.BUILDING NUMBERS: 0
## LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES

<table>
<thead>
<tr>
<th>Title</th>
<th>Submitted</th>
<th>Action Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>State College VA</td>
<td>5/8/2024</td>
<td>8/6/2024</td>
</tr>
<tr>
<td>Home2 Suites Hotel</td>
<td>6/17/2024</td>
<td>9/15/2024</td>
</tr>
</tbody>
</table>

## LAND DEVELOPMENT PLAN ACTIVITY

<table>
<thead>
<tr>
<th>Title</th>
<th>Recording Deadline</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summit Park Subdivision</td>
<td>September 1, 2024</td>
<td>7/17 submitted, comment request sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; Determined a preliminary does not get recorded; JRA note is good; On Hold</td>
</tr>
<tr>
<td>(Preliminary)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maxwell Storage</td>
<td>September 16, 2024</td>
<td>1/16 submitted; 1/17 comment request sent; 1/26 comments due; revision due 2/5; comments due 2/9; to PC 2/20, to CTC 3/21; conditional approval sent 3/22; accepted 3/22; 5/20 received permit app for retaining wall to be held pending plan recording; revision received 5/30, staff to review 6/4; ext. req. 5/28, to CTC 6/6, approval sent 6/7</td>
</tr>
<tr>
<td>PSU IPASS</td>
<td>October 1, 2024</td>
<td>2/20 submitted; 2/20 comment request sent; 3/1 comments due; revision due 3/11; comments due 3/15; to PC 3/19; to CTC 4/4; 4/5 sent conditional approval letter; 4/15 final revision submitted; comments due 4/26; sent email 5/2 reminding recording deadline and no fee for first extension (recording schedule is tied to soccer complex); ext. req. 6/7, to CTC 6/20; ext. approval sent 6/21</td>
</tr>
<tr>
<td>Centre Hills Country Club</td>
<td>July 31, 2024</td>
<td>2/20 submitted; 2/20 comment request sent; 3/1 comments due; revision due 3/11; comments due 3/15; to PC 3/19; to CTC 4/4, tabled; to CTC 5/2; 5/3 sent conditional approval; 5/3 conditions accepted</td>
</tr>
<tr>
<td>Project</td>
<td>Date Filed</td>
<td>Submission Timeline</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Shiloh Comm. Park Prelim.</td>
<td>August 15, 2024</td>
<td>3/18 submitted; 3/19 completeness review and comments request sent; 3/29 comments due; revision due 4/8; revision received 4/15; comments due 5/1; meeting with Torretti 5/6; to PC 5/7; to CTC 5/16; 5/17 sent conditional approval; 5/20 conditions accepted</td>
</tr>
<tr>
<td>PSU Soccer Ops Center</td>
<td>September 4, 2024</td>
<td>4/22 submitted; 4/23 completeness review and comments request sent; 5/3 comments due; revision due 5/13; comments due 5/17; to PC 5/21; to CTC 6/6; 6/7 conditional approval letter sent, accepted 6/7</td>
</tr>
<tr>
<td>Mt. Nittany Elementary</td>
<td>September 4, 2024</td>
<td>4/22 submitted; 4/23 completeness review and comments request sent; 5/3 comments due; revision due 5/13; comments due 5/17; to PC 5/21; to CTC 6/6; 6/7 conditional approval letter sent, accepted 6/11</td>
</tr>
<tr>
<td>State College VA</td>
<td>August 6, 2024</td>
<td>5/8 submitted; 5/8 completeness review and comments request sent; 5/17 comments due (revised to 5/24); revision due 6/10; comments due 6/14; to PC 7/17; to CTC 8/1</td>
</tr>
<tr>
<td>Shiloh Comm. Park Phase 1</td>
<td>September 18, 2024</td>
<td>5/20 submitted; 5/21 completeness review and comments request sent; 5/31 comments due; revision due 6/10; comments due 6/14; to CTC 6/20; conditional approval sent 6/21; 6/24 conditions accepted</td>
</tr>
<tr>
<td>Home2 Suites Hotel</td>
<td>September 15, 2024</td>
<td>6/17 submitted; 6/18 completeness review and comments request sent; 6/27 comments due; revision due 7/8; comments due 7/12; to PC 7/17; to CTC 8/1</td>
</tr>
</tbody>
</table>

**MINOR PLANS**

**OTHER**

<table>
<thead>
<tr>
<th>Plan</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dale Summit Area Plan</td>
<td>PC made recommendation to Council <strong>January 18, 2022</strong>; Joint Council/PC meeting held March 28; RFQ is on the website: Pre-submission meeting to be 7/14 (5 firms have signed up for pre-submission meeting); Deadline to submit proposals 8/1; to be reviewed by committee (2 Council members, 2 PC members; 1</td>
</tr>
</tbody>
</table>
CRPA; staff); committee established 8/4; submissions sent to committee members 8/9; member meeting 8/29 1-3pm Library; 9/7 follow up with interview candidates to request sealed quotes; interviews October 25th; DPZ is chosen firm; Contract to be reviewed by CTC 12/15; **1/11/2023** DPZ okayed contract and scope; to CTC 1/19 for approval; DPZ will be present 2/27-3/1, with a tour on 2/27; 5/3 Stakeholders identified, pre-charrette May 24; Charrette to take place 6/19-6/23, supplies being collected, possible dry run 6/16; Charrette successfully took place 6/19-6/22; Market analysis under staff review, sent to PC 8/3; Draft Ordinance being reviewed by staff; 9/13 DPZ review with staff; 2nd draft ordinance to come; draft plan submitted 10/23 being reviewed by staff; 12/22 Draft sent to CTC and PC; Joint meeting CTC/PC **1/24/2024**; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC 5/7; 5/7 PC had questions about remand; 6/6 CTC received questions, DPZ to answer; ongoing

**Pike Street Phase 3**

Surveying to begin in January; letter sent to residents, surveying started 1/11/2023; 1/18 traffic calming maps removed from Council room; before pictures are complete (may take after pictures of traffic calming phase); dedication of traffic calming 4/21; PennDOT approved, waiting on conservation district; Bid opening 5/10; Pre-Bid 5/1; CTWA starts 5/6, Columbia starts 5/13; 5/16 awarded to HRI, Inc.; 6/6 Agreement to CTC; **anticipated start date 7/8**; ongoing

**Traffic Signal Technologies Grant (TST)**

Frank is working with help of District 2 PennDOT; Application due September 30; resolution to be passed; Application submitted; 12/14 approved for $127,700; need RFP for traffic engineering services; 3/28 RFP submission deadline; 5/3 consultant chosen; PO for Adam to sign and return to Nick; meeting 8/9; Q4 status report done; to coincide with GLG; 3/22/2024 plans sent to PennDOT for review; ongoing

**Green Light Go (GLG)**

to coincide with TSTG; $190,880 awarded, 20% match; exp. 6/30/25; Frank submitted application for Park Ave. signal; 3/22/2024 Benner Pike plans were sent to PennDOT for review; 2/23/2024 Park Ave. submitted to PennDOT, to be awarded mid-late summer; ongoing

**ARLE**

Awarded $146,320; Rt. 322/College Ave signal improvements; 2/5 signed; waiting for grant agreement; ongoing
Columbia Gas  Bathgate extension at Puddintown; coming

DCNR Grant Spring Creek Park  For basketball court and tennis court resurfacing;

University Drive Ped. Crossing  PA One Call to be placed on or after 5/6; TEAMS meeting 5/9 and every other week after; to be 100% complete by 7/5; 6/28 on-site meeting, 90-95% complete

Signal at Gerald, Struble  Coming; to coordinate with Columbia Gas and PennDOT

Nittany Casino  Recorded December 27, 2022

ENGINEERING BOND/LOC SURETY EXPIRING SOON

Halfmoon Towing (6/16)

LDP’s UNDER CONSTRUCTION

Canterbury Crossing  Winfield Heights
Evergreen Heights  Arize FCU
Mount Nittany Medical Center  State College Area Food Bank
Steve Shannon  Stocker Body Shop
Rearden Steel  Halfmoon Towing
Jersey Mike’s  UAJA Biosolids Upgrade Project