CALL TO ORDER: Ms. Carla Stilson, Chair, called to order the January 19, 2023, Regular Meeting of the College Township (CT) Council at 7:03 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT

Chair Stilson announced that the CT Council met in Executive Session prior to the start of the meeting for personnel matters.

PUBLIC OPEN DISCUSSION:

No Public Open Discussion brought forward for discussion.

SPECIAL PRESENTATION:

SP-1 Centre County Metropolitan Planning Organization (CCMPO) Update on Active and Long Range Transportation Plan

Mr. Jim Saylor, Principal Transportation Planner, and Ms. Anne Messner, Senior Transportation Planner, CCMPO, offered an update and an overview of two CCMPO transportation efforts, the development of an Active Transportation Plan and the Centre County Long Range Transportation Plan of 2050.

Ms. Messner offered a brief overview of the main responsibilities of the CCMPO. They are working on developing a Centre County Active Transportation Plan, which is intended to address multiple items related to improved mobility for bicyclists, pedestrians, as well as other traditional and emerging mobility devices in Centre County. The CCMPO’s Active Transportation Plan is
envisioned as both complementing and expanding upon foundation laid by College Township’s planning efforts.

Mr. Saylor offered the Long Range Transportation Plan (LRTP) of 2050 serves as the official, foundational transportation plan for the metropolitan area. He opined they are currently projecting a 30-month update process with adoption occurring no later than September 2025. In 2018, they met with municipalities across the county. They hope to recap the priorities discussed in 2018, determine if they are still priorities and identify additional issues and needs.

Council was presented with the College Township Municipal Worksheet Input and Needs Summary from 2018. Council was asked if anything has changes from the input and needs from 2018 and if there is anything new to be added to the list.

Council offered the following comments to be addressed on an updated Long Range Plan:
- Updates regarding the “S” curve on 322;
- Emphasis on the area of the mall and the Dale Summit Area plan;
- Park Avenue expansion project; and
- Account for recent CT Official Map updates.

Staff offered comments on the following areas: eastbound ramp off 322, Brush Valley Road Bridge, pipes at Blaise Alexander and YBC, the old Whitehall Road behind The Retreat, the intersection of Elmwood and College Avenue and the proposed path to campus.

**NEW AGENDA ITEMS:**

Mr. Francke made a motion to add a new agenda item to appoint members to serve on the Thompson Woods Preserve Governance Committee.
Mr. Bernier seconded the motion.
Motion carried unanimously.

**NB-1 Appointment of Thompson Woods Preserve Governance Committee Members**

Mr. Brumbaugh offered that over the last several months, College Township has worked with the State College Borough, to develop an Intermunicipal agreement for the governance of the Thompson Woods Preserve. An Advisory Committee and a Governance Committee was formed in the agreement. College Township is to appoint two (2) members to the Governance Committee.

Mr. Francke made a motion to appoint Mr. Earl Moore and Mr. Eric Silver to the Thompson Woods Preserve Governance Committee.
Mr. Best seconded the motion.
Motion carried unanimously.
PLANS:

**P-1 Mount Nittany Medical Center (Bed Tower) Sketch Plan**

Ms. Schoch, AICP, Principal Planner offered that before Council is a sketch plan for the Mount Nittany Medical Center Bed Tower project. This sketch plan went before the Planning Commission at their January 17, 2023, meeting.

Mr. Bryan Roach, Mount Nittany Medical Centre Chief Financial Officer, offered he is excited to see this project moving forward as it builds on their mission of Healthier People Stronger Communities.

Mr. Joseph Siekirk, Plant Moran, and Mr. Jim Ralph, Stantac, offered a summary of the project, which includes three (3) buildings:
- A 170 car garage;
- A 10-story, 296,000 sq. ft. bed tower; and
- A 2-story central energy plant.

They reported the existing bed count of the hospital is 238 and this new facility would increase that count to 243 private rooms. The project also includes an outpatient area and cafeteria. Construction is anticipated to begin in 2023 and be completed in early 2026. Entry to campus will remain the same; however, there will be a new front entrance to the hospital.

Mr. Robert Hoffman, Planning Commission liaison, offered the PC was pleased with the stormwater management features and thoroughly accepted the plan presented. Ms. Schoch offered that PC asked if the rates for patient would increase since they are moving from double occupancy rooms to all single occupancy. Mount Nittany offered that rates would not increase.

Mr. Siekierk offered additional information about the project form Council’s questions and comments. The existing hospital rooms will become private rooms; 85 rooms in the old portion of the hospital and 168 rooms in the new bed towers. The healing garden will be relocated to a new location. The project falls well below the allowable impervious surfaces. The new energy plant augments the new facilities.

Council asked the developers to consider looking at improving pedestrian flow internally and from adjacent areas to promote wellness; a walkway to the hospital so that access to the hospital is not only accessible by car; and preventative programs and services in the community.

Mr. Pat Vernon, College Township resident, asked about the budget for the project and if the hospital will become a teaching hospital. Mr. Roach offered that the budget for the project is $350 million.

Sue Smith, Lemont, opined that there have been many complaints about the Emergency Room (ER) Services and asked if this new project would directly or indirectly have an impact on the services received in the ER.
REPORTrs:

a. Manager’s Update

In the Manager’s Update, Mr. Brumbaugh, Township Manager, offered that the handrails and parking signs have been installed on Pike Street project. Work is finished until spring of 2023. DPZ reviewed the Scope of Work and the CT Solicitor reviewed and approved final contract language for Form Based Codes. Council to consider execution of contract for services with DPZ later in the meeting.

Local Traffic Advisory Committee (LTAC) reviewed and approved voting materials. Confirmed voting dates of January 23 through February 3, 2023. Voting materials (145 ballots) to be mailed out on Friday, January 20, 2023.

The Spring Creek Park Master Plan has been completed and will be removed from the Manager’s Update. College Township Council appointed two (2) members to the Thompson Woods Preserve Governance Committee earlier in this meeting. SC Borough confirmed they are delayed in making appointments. No awards have been announced for the CFA Grant related to the Path to Campus. State College Gaming license hearing tentatively scheduled by PA Gaming Control Board for January 25, 2023.

Mr. Pat Vernon, CT Resident, asked about vote tabulations. Mr. Brumbaugh offered that votes would be tabulated shortly after the end date of February 3, 2023.

Ms. Noreen Khoury, CT Resident, asked procedural questions and the percentage of votes needed to move forward.

Mr. Brumbaugh offered the LTAC would convene quickly at the end of the voting period.

b. COG Regional, County, Liaisons Reports

College Township Industrial Development Authority (CTIDA): Mr. Best reported the CTIDA met on January 18, 2023, and held their annual reorganization meeting and approved new Bylaws.

COG Human Resources Committee: Mr. Best reported the COG Human Resources Committee met on January 11, 2023, and held their annual reorganization meeting, approved the 2023 Salary Schedule, approved a job description for the Captain: Special Operations, and recognized COG Employee milestones.

COG Parks Capital Committee: Mr. Best reported the COG Parks Capital Committee met on January 12, 2023, and held their annual reorganization meeting, heard project updates on the Whitehall Road Regional Park Phase I, Millbrook Marsh Nature Center SCED Phase II, and project management of Whitehall Road Regional Park/Millbrook Marsh Nature Center.

Spring Creek Watershed Committee (SCWC): Mr. Best reported the SCWC met on January 19, 2023, and held their annual reorganization meeting. The SCWC extended the review time of the Bylaws and will address at the February 15, 2023, meeting. Council is asked to submit final
comments regarding the Bylaws prior to this meeting. The SCWC expressed interest in aiding, where needed, the Spring Creek Park Master Plan.

**COG Facilities Committee:** Mr. Bernier reported the COG Facilities Committee met on January 10, 2023, and held their annual reorganization meeting, discussed the Long Range Facilities Plan, cold weather facilities impacts, and heard updates on the Whitehall Road Regional Park and Millbrook Marsh.

**COG Land Use Community Infrastructure (LUCI) Committee:** Mr. Bernier reported the Land Use and Community Infrastructure (LUCI) Committee met on January 13, 2023, and held their annual reorganization meeting and discussed potential LUCI Committee work tasks for 2023.

**COG Finance Committee:** Mr. Francke reported the Finance Committee met on January 12, 2023, and held their annual reorganization meeting, authorized the purchase of ThreatID Material Analyzer, discussed the 2024 COG Budget and the Finance Committee prioritization.

**COG Executive Committee:** Ms. Stilson reported the Executive Committee met on January 17, 2023, and held their annual reorganization meeting, confirmed Alpha Fire Company Chief Command officers, and made appointments to serve on the Whitehall Road Regional Park project coordination team.

**COG Climate Action Sustainability (CAS) Committee:** Ms. Stilson reported the COG CAS Committee met on January 9, 2023, and held their annual reorganization meeting, reviewed accomplishments for 2022 and discussed work tasks for 2023.

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

**Planning Commission (PC):** Mr. Robert Hoffman, PC Liaison to Council, and Ms. Noreen Khoury, Alternate PC Liaison to Council, offered that the PC met on January 17, 2023, and reviewed the Land Development Plan for the Arize Federal Credit Union and received a Sketch Plan for the Mount Nittany Medical Center Bed Tower. They also discussed the Maxwell Development of Regional Impact (DRI).

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

Mr. Francke reported he was invited to attend the Martin Luther King Jr. Banquet on the floor of the Bryce Jordan Center on Sunday, January 15, 2023. There were 800 people in attendance.

**CONSENT AGENDA:**

a. **Minutes, Approval of** December 22, 2022, Special Meeting

b. **Correspondence, Receipt/Approval of**
   a. Letter from PennDOT, dated December 30, 2022, regarding response to CT letter regarding “S” curve.
b. Letter from Centre County MPO, dated January 6, 2023, regarding response to CT letter regarding “S” curve.
c. Email from Daniel Materna, dated January 15, 2023, regarding casino
d. Email from Andrew Shaffer, dated January 13, 2023, regarding casino
e. Letter from Penn Terra Engineering, dated January 9, 2023, regarding 90-day time extension request from PennTerra Engineering for the Canterbury Crossing Phases IV & V, Lots 32 and 33, Phases 3 & 4 Final Land Development Plan to May 2, 2023

CA-3 Action Item, Approval of
a. Audit Services proposal from Fiore Fedeli Snyder Carothers, LLP. 2022 – 2026

Mr. Bernier made a motion to approve the January 19, 2023, Consent Agenda with a correction to CA-1.a.
Ms. Trainor seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Form Based Code; Scope of Work and Contract with DPZ

Ms. Lindsay Schoch, AICP, Principal Planner, offered Council reviewed the DRAFT Scope of Work prepared in conjunction with DPZ CoDesign, LLC, and had minimal changes. DPZ also reviewed the Scope and had no substantive changes, most importantly; the small changes to the Scope did not change the price DPZ quoted the Township.

Before Council for approval is the proposed Project Scope of Work and the contract between College Township and DPZ CoDesign, LLC.

Mr. Senin Antonio, DPZ CoDesign, LLC, offered that DPZ is excited to get started working with the Township and the project consultant, Marina Khoury, is ready to get to work.

Mr. Francke made a motion to approve the Scope of Work for the development and implementation of a Form Based Code for the Dale Summit area and following the approval of the Scope of the Work, award a contract to DPZ, CoDesign, LLC, in the amount of $299,995, with additional reimbursable expenses not to exceed $25,000. The project fees and hourly rates are included in the meeting’s agenda packet.
Mr. Best seconded the motion.
Motion carried unanimously.

NEW BUSINESS: (See NB-1 above)

STAFF INFORMATIVES:
No *Staff Informatives* were pulled for discussion.

**OTHER MATTERS:**

Mr. Bloom, Assistant Township Manager, offered a reminder to Council of the Special Meeting to be held on January 30, 2023, to discuss the Climate Action and Adaptation Plan (CAAP).

**ADJOURNMENT:**

Ms. Trainor moved to adjourn the January 19, 2023, Regular College Township Council Meeting. Chair seconded the motion.

The January 19, 2023, Regular College Township Council Meeting was adjourned at 9:24 PM.

Respectfully Submitted By,

*Adam T. Brumbaugh*

Adam T. Brumbaugh  
Township Secretary