CALL TO ORDER: Mr. Dustin Best, Council Chair, called to order the February 1, 2024, regular meeting of the College Township (CT) Council at 7:05 PM and led in the Pledge of Allegiance.

ANNOUNCEMENT: Chair Best announced that Council met in an Executive Session to discuss personnel.

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

NEW AGENDA ITEMS: No New Agenda Items were added to the agenda.

**P-1 320 Struble Road Building Addition Final Land Development Plan**

Ms. Schoch, AICP, Principal Planner, offered that C. Wayne Company LP is proposing a building addition to their existing property located at 320 Struble Road, which was originally Lot 2A of the Ruetgers Organics Subdivision. The property, tax parcel 19-0424E, is currently zoned I-1 General Industrial. The plan proposes a 7,064 square foot building addition to the existing 8,114 square foot warehouse currently utilized by Pierce-Phelps, Inc. for storage and distribution of HVAC equipment.

As the parcel is part of the former Ruetgers-Nease chemical plant, this Superfund site (Superfund gives the Environmental Protection Agency funds and authority to clean up contaminated sites) has limited uses for development.

Mr. Mark Toretti, Penn Terra Engineering, offered information regarding parking, traffic flow, impervious coverage, sidewalks and discussed the entrance light with Council. Council discussed including a note on the plan that the entrance light be activated and maintained as per the Township Code.

Mr. Bernier made a motion to approve the 320 Struble Road Building Addition Final Land Development Plan dated December
18, 2023, and last revised January 8, 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 CountyRecorder 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. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
6. Add a note to the plan that as per §180-16.3B, the owner shall repair, activate and maintain entrance light to the satisfaction of Staff.

Ms. Trainor seconded the motion.
Motion carried unanimously.

P-2 Mount Nittany Elementary School Sketch Plan

Ms. Schoch, AICP, Principal Planner, introduced Mr. Todd Smith, ELA, Project Manager, and Mr. Mike Fisher, Director of Physical Plant, State College Area School District, who introduced the Mount Nittany Elementary School Sketch Plan.

Mr. Smith offered that the preliminary plan for the Mount Nittany Elementary School proposes a 26,000 square foot building addition to the existing Mount Nittany Elementary school to accommodate increased enrollment. A passenger vehicle access/drop-off would be provided by constructing a new access drive connected to the existing elementary/middle school parking lot and running in a southerly direction parallel to the existing building and the new addition. The new access drive is intended to be used by parents for drop-off and pick-up. Mr. Smith offered to Council that this access drive provides enough space for all types of potential vehicle uses, i.e. school buses, charter buses, delivery trucks.

Mr. Smith offered that 44 parking spaces will be added to the campus. Pedestrian connections would be maintained to the existing streets and new connections within the campus would be developed to ensure pedestrian mobility. Playing fields to the east will be shifted for the addition and access drive/parking. Stormwater is addressed by a new basin and an existing basin.

Council offered comments related to pedestrian traffic and crosswalks, timeline of the project and cut-through traffic. Mr. Fisher expects the plan to be presented to Council no later than June with construction to being in late fall of 2024, early spring of 2025.

REPORTS:

a. Manager’s Update

Mr. Adam Brumbaugh, Township Manager, offered that Staff distributed to Council and the Planning Commission the Draft Form Based Code and the completed Dale Summit Area Plan in preparation for the next joint meeting which has now been scheduled for March 26 at 6:00 PM. Consultants DPZ will be in attendance at this meeting.
Additionally, Mr. Brumbaugh offered the Solar Power Purchasing Agreement Working Group met to review completed contracts for participant approvals. This discussion will be on the February 15, 2024, CT Council meeting’s agenda.

b. COG Regional, County, Liaisons Reports

COG Land Use Community Infrastructure Committee (LUCI): Mr. Bernier reported the LUCI Committee met on February 1, 2024, and received an update on the Comprehensive Plan and discussed the PSU Roadmap recently released entitled “Road Map for University’s Future”.

COG Parks Governance Committee: Mr. Francke reported the Parks and Recreation Governance Committee met on January 24, 2024, and held their reorganization meeting, reviewed the matrix of responsibilities of the Special Committee and discussed the mission and purpose of the authority.

c. Staff/Planning Commission/Other Committees

Mr. Fenton, Planning Commission (PC) Liaison to Council, offered that the PC has not met since the last CT Council meeting. Nothing to report.

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

Mr. Brumbaugh, Township Manager, offered that February is the start of Black History Month. At the February 15, 2024, CT Council will bring forward a proclamation recognizing Black History Month.

CONSENT AGENDA:

CA-1 Minutes, Approval of
   a. January 18, 2024, Regular Meeting
   b. January 24, 2024, Joint Meeting

CA-2 Correspondence, Receipt/Approval of
   a. Email from Daniel Materna, dated January 27, 2024, regarding casino
   b. Email from Susan Strauss, dated January 29, 2024, regarding casino

CA-3 Action Item, Approval
   a. Appointment of John Peterson to the CT Industrial Development Authority for a five-year term

Ms. Trainor offered a de minimis change to the meeting minutes.

   Mr. Bernier made a motion to approve the February 1, 2024, Consent Agenda with de minimis changes to the CA-1.a. and CA-1.b. Ms. Trainor seconded the motion. Motion carried unanimously.

OLD BUSINESS: No Old Business items on the agenda.
NEW BUSINESS:

NB-1  COG Executive Director Recruitment and Search Committee

Mr. Brumbaugh, Township Manager, offered the COG Executive Director, announced his retirement plans, effective June 1, 2024. To begin the hiring process for the next Executive Director, the General Forum approved that a Recruitment and Search Committee be formed with one representative from each COG member municipality and the COG Executive Director as a non-voting member.

Chair Best offered that he would be willing and able to serve as College Township’s representative on the search Committee. Ms. Mariner offered that she would like to see the committee be comprised equitably related to both race and gender. Ms. Mariner offered she would be willing to serve as College Township’s alternate representative on the search committee.

Mr. Francke made a motion to appoint Mr. Best as the College Township’s representative on the COG Executive Director Recruitment and Search Committee and Ms. Trainor as the alternate on that committee.
Ms. Trainor seconded the motion.
Motion carried unanimously.

STAFF INFORMATIVES: No Staff Informatives brought forward for discussion.

OTHER MATTERS: No Other Matters brought forward for discussion.

ADJOURNMENT:

Chair Best called for a motion to adjourn the meeting.

Ms. Trainor moved to adjourn the February 1, 2024, Regular College Township Council Meeting.
Chair seconded the motion.

The February 1, 2024, Regular College Township Council Meeting was adjourned at 8:14 PM.

Respectfully Submitted By,

Adam T. Brumbaugh
Adam T. Brumbaugh
Township Secretary