CALL TO ORDER: Ms. Carla Stilson, Chair, called to order the June 1, 2023, Regular Meeting of the College Township (CT) Council at 7:06 PM and led in the Pledge of Allegiance.

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

PUBLIC OPEN DISCUSSION:

Representative Paul Takac, CT resident and former CT Council member, addressed Council to recognize Chair Stilson, who submitted her letter of resignation from Council effective July 1, 2023 (CA-2.c.). Representative Takac thanked Chair Stilson for her service to the residents, Staff, and Council of College Township and to the entire Centre Region through her many years of service. He presented her with a Legislative Certificate of Recognition.

Sue Smith, CT Resident, Lemont Village Association (LVA), thanked Council for the cooperative effort with the LVA to install the trees on Pike Street. She announced the first Concert on the Greens would take place this Friday, June 2, with the Strawberry Festival to take place on Saturday, June 10.

NEW AGENDA ITEMS:

Mr. Mike Bloom, Assistant Township Manager, offered that Staff would like discuss revisions to the DCNR grant submitted for the resurfacing of the Spring Creek Park Tennis and Basketball Courts.

Mr. Francke made a motion to add as NB-3 – revisions to the DCNR grant for the Spring Creek Park court resurfacing.
Mr. Best seconded the motion.
Motion carried unanimously.

SPECIAL PRESENTATION:
SP-1 Cub Scout Pack 67; Trash the Trash Event

Ms. Rebecca Kirby, Cub Scout Pack 67, Pack Committee Member, offered an overview of the Cub Scout Program, Pack 67 and introduced members of Pack 67, Fin, Amelia and Felicity. They introduced an event they participated in “Trash the Trash”. For this event, they picked up trash behind the Hills Plaza. Fin, Amelia and Felicity shared with Council the reasons why they enjoyed the Trash the Trash event. They also shared a joke with Council. Council thanked Pack Members for coming and encouraged them to stay involved in local government.

REPORTS:

a. Manager’s Update

In the Manager’s Update, Mr. Brumbaugh, Township Manager, reported Council agreed to move forward with rezoning (including R3 uses in PRBD District). Council to review ordinance language and discuss a public hearing later in this meeting. Three (3) qualified bids were received for the Centre Hills Village Traffic Calming project. Bid to be awarded later in the meeting. Mr. Brumbaugh met with SC Borough Manager and PSU Transportation representative concerning potential for joint grant application to pursue for the Path to Campus.

b. COG Regional, County, Liaisons Reports

Parks and Recreation Governance Committee: Mr. Francke offered the Parks and Recreation Governance Committee met on May 24, 2023, and heard a Facilitation Plan for Upcoming Work by Mr. Eric Norenberg and Ms. Nancy Hess.

c. Staff/Planning Commission/Other Committees


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

Ms. Trainor, Council Member, asked about the process for submitting proclamations/resolutions. She offered she would work with Staff to draft a Pride Month proclamation for the June 15, 2023, CT Council Meeting.

Representative Takac offered that the Pride Parade in State Collee will take place on June 10, 2023.

CONSENT AGENDA:

CA-1 Minutes, Approval of
a. May 18, 2023, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
a. Letter from Centre County Planning and Community Development Office, dated May 15, 2023, regarding West Nile Virus Program
b. Letter from Penn Terra Engineering, Inc., dated May 24, 2023, Time Extension Request for Stocker Auto Body Shop LDP to September 8, 2023
c. Letter from Carla Stilson, CT Council, dated May 30, 2023, regarding resignation from CT Council effective July 1, 2023
Council asked to pull CA-2.c.

Mr. Best made a motion to accept the June 1, 2023, Consent Agenda minus CA-2.c.
Ms. Trainor seconded the motion
Motion carried unanimously.

CA-2.c.: Council echoed the kind words spoken by Representative Takac regarding the efforts of Chair Stilson on Council over the past ten years. Council is in a position to fill her seat within 30-days from her resignation date. Council interviewed a large pool of interested constituents when Representative Takac resigned from his Council seat. Council asked Staff to reach out to those previously interviewed, minus Ms. Trainor, and determine their willingness to be considered for the position.

Mr. Francke made a motion to accept CA-2.c.
Mr. Best seconded the motion.
Motion carried unanimously.

OLD BUSINESS:

OB-1 Centre Hills Village Traffic Calming – Bid Award

Mr. Franson, P.E., P.L.S., Township Engineer, offered that at Council’s request, the Centre Hills Village Traffic Calming project was rebid. The reasons for the rebid were the lack of bidders, (only one received) and the bid amount of $171,580.00 was much higher than budgeted. The rebid included the base bid of 14 speed humps and bid alternates of 1 for 10 speed humps and 2 for 8 speed humps. The rebid also replaced the thermoplastic pavement markings with paint.

On May 26, 2023, at 2:00 PM, the three (3) bids for the Traffic-Calming project were opened. The funding available on this project includes $80,000.00 for the 2023 construction fund and approximately $22,000.00 from money received from Aspen Heights for traffic calming.

The lowest bidder, Mid State Paving, bid $103,477.00 for 14 speed humps, $79,953.00 for alternate #1 – 10 speed humps, and $70,177.00 for alternate #2 – 8 speed humps. Staff recommends Council award the Centre Hills Village Traffic Calming Base Bid to Mid State Paving.

Council offered their pleasure that multiple bids were received and were aligned more to the budgeted amount.

Ms. Trainor made a motion to award the Centre Hills Village Traffic Calming Base Bid to Mid State Paving in the amount of $103,477.00.
Mr. Best seconded the motion.

Representative Takac added that he was pleased to be in attendance when this bid is awarded as he brought forward this issue at his very first Council meeting in 2020 when he was elected to Council. It has now come full circle.

Chair Stilson added that this project represented democracy at the local level. When Representative Takac was running for Council, he heard residents talking about this problem, it was addressed and now it will be completed.
Chair Stilson called the question.  
Motion carried unanimously.

Chair Stilson called for a short recess at 7:53 PM. The meeting was resumed at 7:59 PM.

OB-2 Shiloh Road Zoning Amendment

Mr. Mike Bloom, Assistant Township Manager, offered that at the May 18, 2023, CT Council meeting, Council agreed conceptually to including multifamily (R3) uses in the Planned Research and Business Park District (PRBD) to allow for higher density residential uses, along with mixed uses when a development occurs under a Planned Residential Development (PRD). Council noted that this proposed zoning amendment is in line with the recommendations found in the DRAFT Dale Summit Area Plan.

Council asked Staff to prepare DRAFT ordinance language for review at their June 1, 2023 meeting, which would outline how R3 uses can be permitted in the PRBD. Additionally, in order to expand the potential uses in the PRBD and to allow greater flexibility in development consistent with the move toward a Form-Based Code, Council asked that Staff remand the PRD ordinance to the Planning Commission. Council requested that the Planning Commission consider the revisions to the PRD that have already been proposed by the Township’s Form-Based Code Planning Consultant, DPZ CoDesign.

Mr. Bloom offered that the proposed changes to the DRAFT PRBD ordinance presented this evening are substantive as the DRAFT incorporates a new permitted land use (R3) into the PRBD zoning district. However, the number of ordinance language changes needed to accommodate the new use in the PRBD are relatively minimal.

As part of their deliberation, Council discussed the following:
- The proposed DRAFT ordinance language;
- The relationship between the PRD ordinance and the potential for R3 uses in the PRBD;
- The ongoing work by DPZ CoDesign to finalize the Area Plan and develop a Form-Based Code;
- The upcoming Charrette process and timing; and
- The potential unintended consequences of allowing R3 in the PRBD, without further requiring its inclusion in a PRD.

At the conclusion of the discussion, Council noted that they were not ready to set a public hearing without further refinements to the proposed ordinance language. Council directed staff to research options to allow multifamily R3 uses in the PRBD, but conditioned on those uses only being allowed within the context of a PRD.

NEW BUSINESS

NB-1 Stoney Batter On-Street Parking

Ms. Kerner, P.E., Public Works Director, offered clarifying information about the Stoney Batter Natural Area (SBNA). SBNA and the “shale pit” are located on a 32.90 acre lot that is owned by College Township. In 2020, concerns about parking and safety were raised due to consistently illegally parked cars, which caused congestion and constricted the access and response of emergency vehicles on Mt. Nittany Road.

Following the suggestions by Council in 2020, Staff posted both sides of Mt. Nittany Road with “No Parking” signs from the Bell’s property to and including the current “No Parking” zone near Pearl Lane. Additional parking was established in the shale pit by dividing the area, placing concrete blocks and painting approximately 18 parking spaces. A gate was installed on the Township side to be closed in the
event that people parked on that side during work hours and impeded Township operations. Recently, as a recommendation by the Parks and Recreation Committee, standardized parking signs stating “No Parking Dusk to Dawn” were also placed in all parks and at the shale pit. All signs at the shale pit have been rearranged to send a clear message of where to park and when.

Council discussed:
- The maximum capacity of parking on Mt. Nittany Road, if quantifiable;
- Additional “No Parking” signage – where they can be placed to make a difference in parking behavior;
- Barriers to prevent parking on one side of the road;
- Added parking at the shale pit; and
- Moving the porta-pot from the trailhead to the shale pit parking lot.

Mr. Dave Bell, CT resident, offered that the “No Parking” signs on the road are confusing and has not corrected illegal parking on the road. He opined the Shale Pit parking is never full and should be utilized.

After discussion, Council asked Staff to look into moving the porta-pot at the trailhead to the shale pit and adding additional “No Parking” signs between the current sign locations. Council also recommended installing a sign at the shale pit that will direct people to the trailhead.

**NB-2 Trout Unlimited-Growing Greener Grant**

Mr. Brumbaugh, Township Manager, offered that he was contacted by Mr. Ford Stryker, representing the Centre County Chapter of Trout Unlimited (TU), who requested support for TU’s grant application to PA Department of Environmental Protection (DEP) for a substantial project in the Millbrook Marsh along Slab Cabin Run.

Mr. Ford Stryker, TU, offered the project focuses on streambank restoration of Slab Cabin Run, creating a pollinator plot in the Millbrook Marsh, invasive species removal and creating/repairing Woodcock habitat. Reconnecting Slab Cabin Run with the floodplain would serve to moderate downstream peak flows from significant storm events. The grant TU is seeking is for over $300,000 in support of a total project in excess of $470,000, and assuming the grant is awarded, the project would be under construction in 2024-2025. Mr. Bob Yearick, Trout Unlimited, designed the project and offered some technical details about the project.

Ms. Kathy Matason, CT Resident, Centre Region Parks and Recreation Authority (CRPRA) Chair, offered that the CRPRA is aware of the project but the pollinator plot has been newly added. She can’t speak to that portion of the project but the CRPRA is largely in favor of the streambank restoration project.

Council discussed the maintenance obligations associated with the grant. The maintenance agreement is for 20-years and the landowner, during that time, cannot destroy the project, cannot sell the project, may remove debris from the project area and should contact TU if the project has been subject to major damage. Mr. Yearick offered it would be unusual for the Township to have to pay for repairs to the restoration project if damage occurs.

Council discussed the maintenance of the pollinator garden. CT is being asked to fund the pollinator plot for $7,500.00. Since it is in the Millbrook Marsh, Centre Region Park and Recreation would have to maintain the plot. CT budgets about $1000/year for the Kissinger Meadow pollinator plot.

After discussion, the following motions were made.

**Mr. Francke made a motion to authorize the Township Manager to execute the Landowner Letter of Commitment in support of Trout Unlimited’s PA DCNR grant application. CT acknowledges that**
should the grant be awarded, an additional Landowner – Grantee Agreement will be executed to ensure ongoing maintenance and upkeep of project elements.
Ms. Trainor seconded the motion.

Mr. Best asked to amend the motion to read support of Trout Unlimited’s PA DEP grant application.
Mr. Francke seconded the amendment to the motion.
Motion carried unanimously.

Chair Stilson offered her excitement to see this longtime and needed effort to restore Slab Cabin Run moving forward. This will benefit the Township’s stormwater and stormwater regionally.

Chair called for a vote on the amended motion.
Motion carried unanimously.

Mr. Best made a motion to commit to fund the pollinator plot work in Millbrook Marsh in conjunction with Trout Unlimited’s DEP grant work in an amount not to exceed $7,500.00. Should TU not receive the DEP grant and pending Centre Region Parks and Recreation Authority’s approval to install the pollinator plot, no funding will be provided by College Township for this work.
Mr. Francke seconded the motion.
Motion carried unanimously.

NB-3 Revisions to DCNR grant estimates and funding commitment

Mr. Mike Bloom, Assistant Township Manager, offered that earlier in the day, Staff met with PA DCNR Recreation and Parks Regional Advisor, in regards to CT’s request for a DCNR Community Conservation Partnership Program (C2P2) grant in support of the Spring Creek Park Basketball and Tennis Court Rehabilitation project. At DCNR’s initial review of CT’s grant, DCNR felt the grant was compelling and a competitive application, however, they also noted the cost estimates provided by Staff may be significantly low.

Staff was encouraged to more than double the project cost estimate to approximately $350,000. CT is committed to funding a 50% grant match. Based on the new estimates, CT’s share of the match would change from $79,945 to $175,000. Council is asked to consider supporting the revised project cost estimate and provide DCNR with a new commitment letter in an amount not to exceed $175,000.

Council discussed budget numbers. Court resurfacing is a part of the Spring Creek Park Master Plan so they support the grant application and the submittal of a new commitment letter. Council discussed the installation of fitness equipment during the 2023 construction season adding this is an easy win and has been highly requested from residents.

After the discussion, Council made the following motion.

Ms. Trainor made a motion to authorize up to $175,000 match grant and provide a funding commitment letter to DCNR.
Mr. Francke seconded the motion.
Motion carried unanimously.
STAFF INFORMATIVES:

No Staff Informatives were pulled for discussion.

OTHER MATTERS:

No Other Matters were brought forward for discussion.

ADJOURNMENT:

Chair Stilson offered her thanks to the Council, Staff and residents of College Township that she has had the pleasure of serving for the past 10 years. She offered the gavel to Vice Chair Best to close out the meeting.

Ms. Trainor moved to adjourn the June 1, 2023, Regular College Township Council Meeting.
Vice Chair seconded the motion.

The June 1, 2023, Regular College Township Council Meeting was adjourned at 10:01 PM.

Respectfully Submitted By,

Adam T. Brumbaugh

Adam T. Brumbaugh
Township Secretary