

Meeting Minutes
State College Borough Council
June 1, 2009

The State College Borough Council met on Monday, June 1, 2009, in the State College Municipal Building, 243 South Allen Street, Room 304, State College, PA. Mayor Welch called the meeting to order at 7:30 p.m.

Present: Bill Welch, Mayor
Elizabeth A. Goreham, President of Council
Ronald L. Filippelli
Donald M. Hahn
Theresa D. Lafer
Silvi Lawrence
Peter Morris
James L. Rosenberger

Also present: Terry J. Williams, Borough Solicitor; Roger A. Dunlap, Assistant Manager for Budget and Administration; Michael S. Groff, Finance Director; Mark A. Whitfield, Director of Public Works; Carl R. Hess, Director of Planning; Herman L. Slaybaugh, Zoning Officer/Planner; Beth Johnston, Director of Human Resources; Chelsea Puff, Intern; Cynthia S. Hanscom, Assistant Borough Secretary; members of the media; and other interested observers.

Mr. Welch began with a moment of silence and the Pledge of Allegiance.

PUBLIC HOUR. There were no comments from citizens.

PUBLIC HEARINGS

Zoning Amendment: Changes in the Commercial and Commercial Incentive Zoning Districts. Council held a public hearing on three zoning ordinance amendments to the commercial and commercial incentive districts. The first was on an amendment to reduce height for signature buildings east of Garner Street to 125 feet. The second proposed ordinance would establish a stepback provision for buildings erected higher than 40 feet along College Avenue between Garner and Hiester Streets. The third amendment would add a 1-story bonus and FAR bonus for providing public parking in the CID and eliminate in-lieu parking as an option east of Locust Lane in the C and CID zones.

Mr. Welch asked for comments on the first proposed amendment.

Jody Alessandrine, Executive Director of Downtown State College, urged Council not to reduce building height. He reminded Council that only 18 months had passed since the zoning had been changed.

Charles Gable, 1121 South Atherton Street and Planning Commission member, reiterated the recommendation from the Planning Commission that the building heights not be changed.

There being no further comments on the first amendment, Mr. Welch closed the hearing and asked for comments on the proposed zoning changes to stepback provisions.

Mr. Alessandrine urged Council not to require upper story stepbacks.

Mr. Gable stated Council should not approve the zoning amendment.

There being no further comments on the second amendment, Mr. Welch closed the hearing and asked for comments on the third amendment. No comments were received from the public.

CONSENT ITEMS

Ms. Goreham moved and Mr. Hahn seconded a motion to approve the following consent items. The motion passed unanimously.

- Use of Locust Lane between College Avenue and Wilson Alley for the Farmer's Market on Tuesdays, starting June 2, 2009 through November 3, 2009, from 11:00 a.m. to 5:30 p.m., conditioned that Calder Way and Wilson Alley remain open to traffic and that parking meters are bagged by the Downtown State College Partnership by 6:00 a.m.
- Use of Calder Alley between Locust Lane and McAllister Street for St. Paul's United Methodist Church vacation bible school from June 21 through June 25, between 5:30 p.m. and 8:30 p.m. each evening.

ABC REPORTS

Centre Regional Planning Commission. Charles Gable, Borough representative on the CRPC, presented an update on the work of the commission, highlighting the newly hired director of the Centre Regional Planning Agency, James May, and the upcoming completion of the State College Area Plan.

Council discussed the completion of the State College Area Plan and the phasing of the Pine Hall development.

PUBLIC WORKS

Thompson Woods Stewardship Plan. This presentation was postponed for a future meeting.

PLANNING AND ZONING

Resolution to Increase In Lieu Fee. Council considered a resolution to increase the in lieu fee from \$18,750 to \$26,000. This fee is based on documented costs to construct a parking space in an off-street facility. Mr. Hahn moved to approve Resolution 995. Ms. Lafer seconded the motion, which passed with a 7-0-0 vote.

COMMUNITY DEVELOPMENT

2008 Consolidated Plan Amendment. Council considered an amendment to the 2008 Consolidated Plan for CDBG-R funds from the American Recovery and Reinvestment Act, recommending that the \$191,239 be used for the reconstruction of Barnard Street.

Ms. Lafer moved and Mr. Rosenberger seconded a motion to approve the amendment. The motion passed with a 7-0-0 vote.

REGIONAL ISSUES

CATA Budget. As recommended by the COG General Forum at the meeting of May 26, 2009, Council considered the 2009/2010 CATA Budget, of which a local contribution of \$83,276 was being requested.

Mr. Hahn moved to approve the 2009/2010 CATA budget. Ms. Lafer seconded the motion, which passed with a 7-0-0 vote.

OFFICIAL REPORTS AND CORRESPONDENCE

Mayor's Report. Mr. Welch reported on the semi-annual Borough/University Liaison meeting held on May 19 and success of the information session held by the Redevelopment Authority on Saturday, May 30.

President's Report. Ms. Goreham noted there would be a presentation from PENNDOT on the Whitehall Road/University Drive reconstruction project in the Ferguson Township municipal building.

Ms. Goreham also announced there would be an executive session following the regular meeting but before the work session to discuss real estate matters.

Regional Liaison Reports. Mr. Rosenberger reported the Centre Region Parks Planning Committee approved the Oak Hall Master Plan and referred it to the municipalities for review.

The regular meeting was recessed at 8:10 p.m. to an executive session. The work session was reconvened at 8:41 p.m.

WORK SESSION

2010-2014 Capital Improvement Program. Council continued the review of the 2010-2014 Capital Improvement Program.

Council discussed where cuts could be made given the expected shortfall in the operation budget. Council was reminded that the Capital Improvement Program budget was not being funded by direct tax revenue from the operating budget.

Council also discussed the impacts in the future if projects were delayed.

For the 2010 funding year, Council asked the following three projects be included:

- West End improvements (OP053) be funded for the safety improvements only,
- A transportation study be added based on accident data to determine which intersections were the most dangerous (ST083),
- Add a project to replace the Garner Street lights.

Council also discussed the integrated operations software project (IT111) and asked that the project be broken out to consider the cost for replacement of the finance software only.

There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Cynthia S. Hanscom
Assistant Borough Secretary