

State College Borough Council
February 7, 2005

The State College Borough Council met in a regular meeting on Monday, February 7, 2005, in the Council Chambers of the State College Municipal Building, 243 South Allen Street. Mayor Welch called the meeting to order at 7:30 p.m.

Present: Bill Welch, Mayor
Thomas E. Daubert, President
Catherine G. Dauler
Elizabeth A. Goreham
Craig R. Humphrey
Jeffrey R. Kern
Janet K. Knauer
James H. Meyer

Also present were: Thomas J. Fountaine, II, Borough Manager; Ronald A. Davis, Assistant Manager; Terry J. Williams, Solicitor; Thomas R. King, Chief of Police; Michael S. Groff, Director of Finance; Mark A. Whitfield, Director of Public Works; Carl R. Hess, Planning Director; Cynthia S. Hanscom, Recording Secretary; members of the media; and other interested observers.

The Pledge of Allegiance followed a moment of silence.

PUBLIC HOUR

Recognition of Various Scout Projects. Mr. Welch stated that tomorrow, February 8, will mark the 95th Anniversary of the Boy Scouts of America, and traditionally, the 2nd week in February is recognized as Scout Week by the President of the United States. A major requirement to achieving the various ranks within the Boy Scouts is completing community service. To achieve the Eagle Scout rank, scouting's highest achievement, the Scout is required to plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or community. The Borough has been the benefactor of a number of projects completed over the past two years. Mark Whitfield, Public Works Director, has asked for time at this meeting to recognize several of these young men and their projects.

Mr. Whitfield explained he requested to take a few moments this evening to recognize scouts and their contributions. Several of these young men are here tonight, and some, unfortunately, were unable to attend.

First, Steve Ritter, Troop 367, completed a project to replace a bridge at the lower end of the Walnut Spring Park. The bridge needed to be constructed in a manner that would enable Parks and Recreation mowers to cross. Steve not only organized the project, but also completed the necessary drafting of the bridge design for approval. Before the bridge could be constructed, a rock abutment had to be constructed on each side of the stream bank. The bridge wood beams were then constructed and placed so that the projected loads could cross the bridge. The bridge needed to be constructed wide enough to for the mower decks and the entrance path and ramps had to meet ADA requirements. The entire project utilized 290 volunteer hours and \$1,200 in materials purchased by the Borough. Anyone who uses the park will testify that the bridge has been a great asset.

Next, Andy Mazur, Troop 83, completed an entrance sign for Walnut Spring Park at University Drive. The Borough initiated the improvements by removing the old brick building no longer used as a sewer pump station, and filled in the area along Walnut Springs Lane to eliminate a steep embankment. Andy's project put the finishing touches to the park's entryway. Approximately 130 volunteer hours were coordinated to removal invasive vines, shrubs, and dead trees, outline and remove topsoil for placement of the stone pathway, place and finish the stone path, and plant about 36 winterberry and juniper shrubs. His project provides an outstanding gateway to the park.

Next, Vince Fiore, Troop 83, relocated approximately 100 feet of path in Lederer Park. The original path network was constructed connecting two paths from the Park's main loop trail, down to Walnut Springs Lane. Over time, it became apparent that one of the paths was not only too steep for people to traverse, but created a nuisance in that stone would erode onto the sidewalk. Vince's project was to create

a gentler slope and eliminate the constant erosion. Over 110 volunteer hours were used to remove invasive shrubbery and trees, install rock edges to prevent erosion, and excavate and place stone for the path.

Mr. Whitfield continued by explaining that three years ago, another Eagle Scout, Robert Regan, constructed a bridge over the outlet swale at Orchard Park. While Rob's project was badly needed, there were two missing links – a connecting path from the bridge to Southgate Drive and from the bridge to the Orchard Park Bike Path. Rob's fellow Scout, Ben Reddington, Troop 83, recognized this need and developed a plan for the construction of the pathway "missing links." Ben coordinated the project that entailed 120 volunteer hours and included removing shrubbery and trees to the Southgate Drive path, constructing retaining walls on each side of the bridge, and excavating and placing stone for about 150 feet of pathway. The finished project allows bikers, walkers and joggers to access the Orchard Park bike path from the Southgate Drive/Stratford Drive area.

Several years ago, the Centre County Solid Waste Authority constructed an educational building at the recycling center in College Township. The education building provides a great space for school children and adults to learn about recycling efforts and materials. A missing component, however, was information on backyard composting. Kevin Spotts, Troop 367, and his crew constructed six different composting units adjacent to the educational building. Nearly 100 volunteer hours went into completing the interpretive trail and the construction of the various composting units. The Solid Waste Authority provided \$225 in materials. Kevin's finished project will provide many years of educational opportunities for State College Borough and Centre County residents on the various methods of backyard composting.

Nate Whitfield, Troop 367, along with many of these other Scouts, has been a part of the Trash Crew for the Arts Festival for several years. One thing that always concerned Nate was the amount of recyclable materials in the trash. While recycling containers were available, they were not used and were not very noticeable. Nate procured 21 steel barrels with lids and he and his crew spent about 100 volunteer hours in decaling and painting the barrels bright colors. The barrels were color coordinated for the type of material being collected. Holes in the lids limited the ability to place other waste in the container. Three barrels each were placed at seven different locations on the Festival route. The barrels were purchased by the Arts Festival and the paint and supplies were purchased by the Centre County Solid Waste Authority. The amount of plastic, glass, and aluminum collected was nearly four times what had been collected in previous years. For many years to come, these barrels will remind residents and visitors who attend the festival of the need to always recycle.

On behalf of the benefiting agencies, and especially for the Department of Public Works, Mr. Whitfield thanked the scouts for their contributions. Mr. Welch presented each scout with a Borough pin in recognition of their contributions to the community.

Ms. Goreham asked how the scouts know about these projects. Mr. Whitfield replied that there is a list of projects that can be done.

Waste Watcher Award. Mr. Welch indicated the Professional Recyclers of Pennsylvania (PROP) once again recognized the Borough of State College's compost program with their annual Waste Watcher Award. Joanne Shafer, Assistant Executive Director for the Centre County Solid Waste Authority and Treasurer of PROP, was in attendance to present to the award to the Mayor and Council President.

Ms. Shafer reminded Council that the Borough of State College has operated a leaf and garden waste program since 1983. The PROP wanted to recognize Council and the residents of the Borough by presenting the 2004 Waste Watcher Award. Ms. Shafer also recognized staff members Mark Whitfield, Director of Public Works, Eric Brooks, Operations Manager, and Edward Hicks, Public Works Foreman, as well as the entire collection crew, for their continued work with the program. She offered a special thanks to the residents for making the program successful.

She presented the Mayor with the 2004 award as well as a second award for being recognized for the fifth consecutive year.

BIDS AND AGREEMENTS

Project 9A-2005 Walnut Springs Debris Removal System. Mr. Fountaine noted Bids for Project 9A-2005 Walnut Springs Debris Removal System were opened on January 25. The project consists of the construction of a 26 foot wide by 6 ½ foot high reinforced concrete weir; 80 square yards of 8-inch plain cement concrete paving; and installation of approximately 132 linear feet of plain cement concrete curb. Alternate A included approximately 310 and 140 square feet of stream bank and streambed restoration, respectively using a hard armor underlayment in addition to approximately 15 cubic yards of scour repair, while Alternate B was the total combination of the Base Bid and Alternate A. The availability of bid packages was advertised in the *Centre Daily Times* in accordance with the Borough's purchasing ordinance. Four vendors obtained bid packages for review and four submitted bids:

	Bidder	Base Bid	Alt. A	Alt B
1.	Hararin Construction Henry Hararin, President Bellefonte, PA	\$41,196.98	\$13,584.40	\$54,781.38
2.	DAC Enterprise Douglas. A. Crestani, Owner Julian, PA	\$45,024.35	\$14,835.50	\$59,859.85
3.	Glenn O. Hawbaker, Inc. Daniel R. Hawbaker, President State College, PA	\$48,478.00	\$10,960.00	\$59,438.00
4.	Stone Valley Construction, Inc. Harry R. Glenny, Sec/Treas Pine Grove Mills, PA	\$53,515.00	\$16,325.00	\$69,840.00

Construction time is 45 days and is anticipated to begin with the Notice to Proceed being issued on February 17, 2005. Funding for the project is available in account #30-454-640 and can be considered our match to the DEP Growing Greener Grant for the Walnut Springs Wetlands Project.

Mr. Robert Rightmyer, Walnut Spring Lane, said that, although he believed this to be a worthwhile project, he was concerned that the Borough would not be including Alternate A in their recommendation. Alternate A would provide for the restoration of streambed and stream bank restoration. The rock bed is what allows the water to filtrate and it has been destroyed over the years.

Mr. Fountaine indicated Alternate A was not being considered because of the lack of funds. Ms. Story agreed, commenting staff included it as an alternate only. She hoped much of the work to replace the rock bed could be done with existing staff.

Mr. Kern moved to recommend only the base bid for Project #9A-2005 Walnut Springs Debris Removal System be awarded to Hararin Construction, the low bidder, in the amount of \$41,196.98. Ms. Dauler seconded the motion. The motion was approved unanimously with a 7-0-0 vote.

OLD BUSINESS

Walnut Spring Park Management Study. Mr. Fountaine said on October 18, 2004, Council selected the firm of Skelly & Loy to update the 1991 Master Plan for Walnut Springs Park. A second phase of the consulting agreement called for Skelly and Loy to design of a wetland if called for in the Master Plan. Funding for the wetland design and construction would be covered by the \$100,000 Growing Greener grant from the Department of Environmental Protection. At the work session on February 4, Council received the Walnut Springs Park Management Study from the Borough's consultant, Skelly and Loy. To meet the grant's requirement for completion of the project by September of 2005, approval of the Management Study, including the recommendation to construct a wetland, is required.

Tom Johnston, Skelly and Loy, presented an updated version of the study. The changes made were based on comments made at Council's February 4 meeting. The maps included additional detail to show how the park fit into the overall greenway for the Centre Region.

Mr. Rightmyer said he sat on the advisory committee and worked with the consultants. He noted that many of his suggestions were incorporated into the plan. He asked, however, that the wetland not be pursued. He believed it did not meet the goals of the original plan done back in 1991. The proposal would do nothing to clean up the water; it would simply dump run-off into College Township. Mr. Johnston complimented Mr. Rightmyer on his dedication to both the park and the community. He noted that Mr. Rightmyer raised several good points and had a unique position on how the park should operate; however, some do not agree about using the space to provide for a wetland. Originally, the goal of the park was to provide education opportunities by improving habitat for wildlife and native plant material, as well as to augment storm water management.

Ms. Knauer asked for clarification of the relationship with College Township regarding park management. Mr. Johnston said he was meeting this week to work with College Township officials. Mr. Whitfield noted the College Township's land development process would need to be completed. The plan would benefit the Township by improving the condition of Thompson Run; it would be in the Township's best interest to approve the proposal. When asked if College Township worked with the Borough on maintenance of the park, Mr. Whitfield indicated the park is owned by the Borough but is located in College Township; therefore maintenance of the park is the responsibility of the Borough.

Mr. Kern moved to approve the Walnut Springs Park Management Study and authorize the consultant, Skelly and Loy, to proceed with phase two for a wetland project design. Ms. Dauler seconded the motion, which passed with a 7-0-0 vote.

NEW BUSINESS

College Township Official Map. Mr. Fontaine noted that College Township is proposing to amend its Official Map. Pursuant to Section 408 of the Municipalities Planning Code (MPC), a proposed map and ordinance and any amendments thereto must be forwarded to every municipality in the county for review and comment. Both the Transportation Commission and Planning Commission have reviewed the proposed map and ordinance and were generally favorable in their reviews.

Mr. Hess presented the map and reviewed the following recommendations from the Planning Commission and Transportation Commission.

Planning Commission recommendations:

- The number of proposed bicycle facilities and parks/natural preserves were seen as positive elements.
- The Commission noted that no new street connections with Borough neighborhoods were proposed. This was seen as generally positive because it reduces the number of situations where controversy may develop due to through traffic.
- A suggestion was made to show lands held by institutions and the regional street network on the map to make it easier to evaluate the impacts of new facilities both within College Township and on adjoining municipalities.
- It was noted that the parcel between Waupelani Drive and Whitehall Road identified on the map as a potential active recreation park is already being used by mountain bikers as an informal recreation area. This parcel's status as an "informal park" lends credence to its inclusion as a potential site for a township park.

Mr. Hess indicated the Transportation Commission made the following comments on the map.

- Bicycle lanes and related improvements to East College Avenue from the Borough line east to US 322 By-Pass should be a high priority.
- The Township should consider construction of bicycle lanes on East Branch Road from Lemont to South Atherton Street.
- A bicycle path connection from Oak Ridge Avenue to Walnut Springs Lane is not identified.
- The proposed active recreation area shown between Whitehall Road and Waupelani Drive may be advantageous in addressing storm water as well as recreation needs. Consideration should be given to the presently dead-

ended streets of West Lytle Avenue and West South Hills Avenue in the Borough. From the Borough's perspective, the construction of a cul-de-sac in the township would be desirable.

- The planned bicycle facilities identified are highly desirable in accommodating alternative modes of transportation to campus. With the success of the Borough's bicycle path winter maintenance program, the Commission recommends the Township consider the implementation of a winter maintenance program for these facilities to promote year round use.
- A different designation for "Share the Road" bicycle routes and dedicated bike paths would be beneficial, particularly for parents and children.
- A bicycle path connection from the proposed path that terminates at the Trout Road/Houserville Road intersection to the path along Spring Creek Park should be considered. A potential route may be along Spring Creek.
- The pedestrian easement for the Mount Nittany trail would be very helpful, including areas where hikers may park at the trailhead.
- The Borough and College Township should consider a "turnback" arrangement with PennDOT for Whitehall Road from University Drive Extension to South Atherton Street.

Mr. Kern indicated this is the official map. All the townships have official maps and each map makes it seem like they are an island in the sea with no outside forces, which is not the case. He asked the map show the interconnectivity. He asked that College Township be encouraged to show connections to parks and roads beyond the Township borders. Mr. Meyer agreed and believed the Borough's map should do the same.

Ms. Knauer moved to consolidate the comments from the Planning and Transportation Commissions and transmit them to College Township Council for consideration, with the additional comment to encourage interconnectivity be shown to abutting townships. Mr. Humphrey seconded the motion, which passed with a 7-0-0 vote.

Mr. Meyer moved to direct staff to expand the Borough's official map to include the bordering municipalities' pathways, roadways, walks and parks. Ms. Goreham seconded the motion. The motion passed unanimously with a 7-0-0 vote.

Authorize Downtown Improvement District (DID) to Act as a Redevelopment Authority. Mr. Fountaine reminded Council that they had been exploring the best organization option to carry out the economic development project on the former site of the State College Municipal Building on South Fraser Street and the adjacent Medical Arts Building site on West Beaver Avenue. The proposed project is a multi-use development that may include a multi-screen theater, commercial, office and market rate owner-occupied housing. Council has considered several options for carrying out the project including establishing a Redevelopment Authority, designating the State College Downtown Improvement District as the economic development agency for the project, and undertaking the development as a municipal project. For over two years, the Council and the DID have worked to define the project. An ad hoc committee was formed to work on this project with representatives from the Borough and DID. This committee has met regularly and a consistent vision for the project has developed. As a result, Council has concluded that the most efficient and effective manner for carrying out the economic development project is to enter into an agreement with the DID Board to designate it as the agency with responsibility for this project.

Mr. Humphrey noted that he had received a comment from a citizen who was concerned about the undue influence of the DID on the development of the site; however, he noted that he did not believe this to be case. He felt the Borough and the DID had worked well on this proposal to meet joint concerns. Ms. Dauler agreed, commenting that over time the DID and this Council had developed a working relationship to implement a downtown vision. She believed this was the next logical step.

Mr. Fountaine noted the resolution would not prohibit Council from changing the final agreement. This is a resolution announcing Council's intent to enter into an agreement. The agreement will be brought back to Council for approval.

Mr. Kern moved to approve Resolution 878 to enter into a development agreement with the State College Downtown Improvement District for the redevelopment of 118

South Fraser Street and adjacent parcels as a multi-use land development project. Ms. Dauler seconded the motion. The motion passed with a 7-0-0 vote.

OFFICIAL REPORTS AND CORRESPONDENCE

Mayor's Report. Mr. Welch announced he and three Council members would be hosting a candidates briefing on Monday, February 14, 2005, at 6:30 p.m. to provide information to residents interested in running for Council.

President's Report. Mr. Daubert reported an executive session would be held following the meeting to discuss possible litigation.

Liaison Reports. Ms. Knauer reported the Tree Commission had been communicating with downtown business owners to discuss changes in the tree plan for downtown streets.

Staff/Committee Reports. Mr. Fontaine reminded Council of the public hearing to be conducted by the State College Transportation Commission on Wednesday, February 9 at 7:30 p.m. to receive comments on traffic mitigation in the Highlands neighborhood.

Health Department's Enforcement Actions for the Fourth Quarter of 2004. Mr. Kern noted that residential commercial properties were receiving snow removal warnings. Mr. Henry indicated two additional parking enforcement officers had been cross-trained to issue snow warnings. This allows four people to cover much more of the Borough immediately after a storm. Warnings were issued because staff had not been able to get to those properties in the past. A warning is typically issued prior to citing the property owner with a fine.

There being no other business to come before Council, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Thomas J. Fontaine, II
Borough Secretary