

**Meeting Minutes**  
**State College Borough Council**  
**Work Session**  
**May 14, 2012**  
**6:30 p.m.**

The State College Borough Council met in a work session on May 14, 2012, in the State College Municipal Building, 243 South Allen Street, State College, PA. The meeting was called to order at 6:30 p.m.

Present: Donald Hahn, Council President  
Catherine G. Dauler  
Thomas E. Daubert  
Peter Morris  
James L. Rosenberger

Absent: Ronald L. Filippelli  
Sarah Klinetob

Also present: Elizabeth Goreham, Mayor; Thomas J. Fountaine, II, Borough Manager; Roger A. Dunlap, Assistant Borough Manager; Carl R. Hess, Planning Director; Thomas R. King, Chief of Police; Alan W. Sam, Environmental Coordinator/Arborist; Amy J. Story, Borough Engineer; Beth A. Johnston, Human Resources Director; Charles DeBow, Parking Manager; Edward C. Holmes, Public Services Manager; Sheila Carl, Recording Secretary; and several interested residents and members of the media.

**Public Hour** – No one spoke during the public hour.

**Fraser Street Streetscape and Open Space Study.**

In December of 2011, Landscape Architect, Dan Jones, was retained to facilitate a streetscape design proposal for South Fraser Street. This included the open space on the northeast corner of Beaver Avenue and Fraser Street created by the recent street realignment.

Mr. Jones reported to Council that he led two sessions with members of the community, the Transportation Commission, Planning Commission, Design Review Board, the Mayor and Borough staff focusing on the study of the newly created open space. Mr. Jones made several revisions to the proposal based on comments and suggestions from the individuals and groups that have been involved in the project. The current proposal depicts a public plaza that accommodates outdoor seating, art displays and other amenities and can be functional into the future. Mr. Jones proposed additional improvements in the Fraser Street corridor from College Avenue to Foster Avenue and stated this project would coordinate with the Fraser Centre in regards to ideas and materials.

Mr. Morris was pleased with the proposal and suggested finding ways to honor additional people who supported civil rights.

Mr. Daubert stated this is a small area along a busy street and was concerned about the safety aspects of this proposal.

Mr. Rosenberger inquired about the estimated costs. Mr. Jones stated the estimation for the project was \$60,000.

Mr. Fountaine stated more information about this project is included in the CIP which will be discussed later in this meeting.

**Living Green Wall Proposal.** New Leaf Initiative is a State College based organization, focused on changing the world through the lens of sustainability and social entrepreneurship. Eric Salyard, New Leaf Program Director, explained they would like to install a “Living Wall” on the wall adjacent to the fountain in the Mayor Welch Plaza. Student members of New Leaf and Keppy Arnoldson, owner of Green Thumb Services, have been working together to develop a concept and proposal for this project and it is hoped the project can be co-created with public involvement.

Keppy Arnoldson is volunteering her services to New Leaf to create a design as well as members of her landscaping crew to help complete the installation. Ms. Arnoldson explained the wall would be a plant-based structure (similar to a green roof) affixed to the Municipal Building and plants are planted in a slight slant within the grid work of the wall. Once the plants are established, the wall would require very little maintenance. This proposal does include an irrigation system however an irrigation system is not always required. Ms. Arnoldson stated there are currently two living walls located on the Penn State campus (one is indoors in the Knowledge Commons of the Pattee Library and the other is outdoors by the Stuckeman Building). Benefits of a living wall include the reduction of the urban heat island effect, the potential for energy efficiency improvements in the building by providing insulation and by absorbing sunlight and heat, and increased air quality as the plants comprising the living wall purify the air by capturing and filtering local gases and pollutants.

Mr. Fountaine stated no money has been budgeted for this project and the costs related to this project would be for required materials. New Leaf is working with community based volunteers under the direction of Green Thumb Services to install the living wall at no cost.

Mr. Daubert expressed his concerns in making sure the building keeps its primary function and does not become an art gallery. He also stated his concerns about using remaining money from the Centennial fund for this project.

Mr. Fountaine stated they would be looking to other funds to purchase the materials for this project should it be approved.

Since a few Council members were absent, Mr. Hahn suggested sending something to Council requesting their feedback in relation to this project. If there were no negative reactions, they could move forward with the project.

**Green Certification Performance Bond.** Upon request by Borough Council, Mr. Hess made a presentation to provide clarification on the amount of performance bond that would be required for green certified building construction. Mr. Hess explained the Planning staff obtained information from the Green Building Policies and Programs prepared by the American Planning Association in 2011. The report listed a number of impact fees or performance bond programs which staff used to compare against the table that the Centre Region Code Administration uses to estimate construction value for determining the permit fee. Mr. Hess reported the bond proposal is significant enough that a developer would have a strong incentive to follow through on the Green Certification improvements necessary for the density incentive.

Mr. Daubert expressed concerns that the bond would be a disincentive due to the penalties associated with the building not qualifying for a green certified building.

Mr. Morris questioned how the amount of \$100 became the dollar amount list in the formula to determine the amount of the performance bond. Mr. Hess explained they reviewed the process used through the building codes to determine the fees for building permits and building values and reviewed a variety of construction projects at varying price ranges. This information was then used to determine an estimated construction cost per square foot for the building.

Mr. Fountaine reminded Council that the deposit amount is not \$800,000 and that is the default

amount. If the contractor does not act in good faith and does not build the building as they said they would, they could be at risk to lose the bond. However, if the building is constructed in good faith and built as agreed, they would not lose the bond amount. The idea is to not charge a minimal amount which would make it easy to walk away from the project but follow through with what they committed to do.

Mr. Rosenberger questioned who decides if the building has met the certification requirements. Mr. Hess said the U.S. Green Building Council would have a representative inspect the building.

Mr. Hahn stated this item should be included on the next agenda for a vote by Council.

**Metropolitan Planning Organization (MPO) Membership.** Mr. Daubert explained a proposal has been made to modify the membership funding formula for the MPO. A vote was held at the last MPO meeting with three members voting against the new formula. The new formula would use population and road miles. The population for the Borough would be increased because now students living on campus would be included in the Borough's population numbers. In addition to including road miles, the new formula would also take into consideration the number of lanes. Mr. Daubert explained the portion of College Avenue in the Borough would be calculated by using the length of College Avenue and multiplying it by two because it is a two lane road in one direction. This proposal has been sent to the County Commissioners for their approval with the final decision being made at the June MPO Committee meeting. Mr. Daubert requested feedback from other Council members on how he should vote on this item.

Mayor Goreham suggested the geographic size of the municipality should also be a factor.

Mr. Hahn noted that Bellefonte Borough is not a member of the MPO and was interested in learning more about their rationale for not being a member. He was also interested in seeing what projects were funded by the MPO during the last twenty years.

Mr. Daubert stated the only project in Borough that has gotten money from the MPO was for a short section of roadway on Whitehall Road. No other money has been received for building roads in the last ten years. Mr. Fontaine added the Borough did receive some funding for Fraser realignment because the project went through the MPO process.

Mr. Morris questioned what the difference would have been for the Fraser Street realignment project if the Borough had not been a member of the MPO. Mr. Fontaine explained the Borough secured the grants to fund the project but in order to complete the project there were certain steps the MPO needed to take. Mr. Fontaine does not know the MPO Board could have said no to the steps but supposes they could have said no.

Mr. Rosenberger asked if it is sensible for the Borough to continue to be a member of the MPO as the Mayor made a good point that the Borough will not be building many new roads. Mr. Hahn reminded Council no decisions could be made at this meeting but suggested that a letter be sent to the County Commissioners advising them that the Borough has discussed the ramifications of withdrawing from the MPO. Mr. Fontaine stated a letter could be drafted for Council's review advising the Borough does not agree with the funding formula and the Borough has discussed the potential for withdrawing from the MPO.

Mr. Fontaine also stated the transportation planning that occurs with the MPO also deals with management of traffic capacity on existing roads as well as traffic, pedestrian, and bicycle safety within the network.

**2013-2017 Capital Improvement Plan.** Council was asked to review the Buildings, Parks & Enterprise Funds sections of the Capital Improvement Plan.

Mr. Holmes reviewed the Public Works Service Facility project stating the project would include a storage building for the trucks which would be located on higher ground and would also include replacing the floor in the mechanics garage. The proposed completion date in December 2014.

Mr. Holmes advised the CIP includes three new projects including the police sallyport expansion, the IT server room fire suppression project, and the CNG upgrade to the mechanics garage.

Mr. Sam reviewed the projects related to the parks and stated the playground equipment in Orchard Park will be replaced in 2013 and Smithfield Park playground equipment will be replaced in 2015. Next year KabOOM will help the Borough to develop a playground and this will be done in conjunction with the PLCM conference being held in State College. Improvements will be made to Holmes-Foster Park to include adding native trees, shrubs, and plants, as well as adding a seating area and improving the trail. The Borough is considering a grant to help pay for a landscape architect to develop a formal master plan. Consideration is also being given to some improvements at High Point Park to construct a trail around the park to connect the parking lot to many of facilities in the park. Mr. Sam also reminded Council about the Fraser Street public space project, which was discussed earlier in this meeting, and deciding on the recommendations made by the landscape architect.

Mr. Sam reported on an education program for the Bicycle Ambassador Program which would include placing bike hangers on illegally parked bikes making cyclists aware of this and other violations and safety rules.

Mr. Rosenberger questioned the size of the proposed Public Works Service Facility. Mr. Holmes stated new construction would include the cold storage building which will be 20,000 square feet and the warm storage area that will be 17,500 square feet. The existing mechanics garage would remain and is not included in this reconstruction.

Mr. Rosenberger also questioned the cost for the CNG vehicle compatibility and was it justified. Mr. Holmes explained the new refuse collector equipment will be CNG and is the main reason for this project. The other option would be to contract out for these services.

Mr. Daubert requested more details on the Public Works Service Facility before voting on the CIP. Mr. Fountaine stated information would be provided but right now there is only a site plan. Some parts of the project would include new buildings, upgrades to existing buildings, and improvements to the fuel island.

Mr. DeBow reviewed several of the projects related to the Enterprise Funds which includes several new projects. Projects were included for regular maintenance to the Pugh Street and Beaver Avenue parking garages as well as the McAllister parking deck. A new project was added for the Fraser Street parking garage renovations centering on elevator replacement and aesthetic improvements. Another new project would be for a parking study of the Central Business District. This study would focus on both public and private on-and-off street parking and include a plan for alternatives to parking structure placement. The next new project would be for the replacement of the current revenue control PARCS system. The largest of the new projects includes replacing the Pugh Street parking garage. Two firms prepared proposals for addressing the issues with the Pugh Street garage and each agreed there were three possible options.

Option #1 – Invest \$50,000 into the garage during 2012 making it an option that the structure would be functional to 2018.

Option #2 - Invest \$350,000 in 2012 assuring the structure would be functional to 2018.

Option #3 - Invest \$1.5 million to do an overhaul to the garage but limit the options to plan for a future garage.

Based on this information it was decided to go with the option #2. This would allow for a new garage to be built, opened and operating before closing the Pugh Street garage. Tenants at the

garage have been made aware of these plans and provided a timeline of 2015 for their leases to end.

Mr. Holmes reviewed the organic waste recycling project which includes the purchase of commercial containers to collect food waste in 2012 and in 2014 to purchase truck scales at the compost facility and establish a tipping fee.

Ms. Story explained the sanitary sewer scheduled is coordinated with the street resurfacing schedule and maintaining this system helps to reduce inflow and infiltration treatment costs.

Mr. Daubert does understand the elevators in the Fraser Street need to be addresses but questioned why cosmetic repairs are being planned for the Fraser Street garage (Project Number PF137). Mr. Fountaine stated these include some of the recommendations that Dan Jones made during his presentation earlier in the meeting and are not necessary but were included because Council did not have the opportunity to decide on these recommendations.

Mr. Daubert stated he felt the amount of the money to conduct the parking study was too much. Mr. DeBow stated the information gathered from this study will be used for many years not just for this initial project.

Mr. Rosenberger asked what the cost would be to replace the elevators in the Fraser Street garage. Mr. DeBow stated the elevator cart and mechanical equipment is about \$120,000 for each elevator tower and the construction costs are unknown.

Mr. Hahn questioned the cost per parking space in relation to building a new garage. Mr. DeBow stated for a parking space and no retail property, it would be about \$12,000 a space but this is strictly the cost to build the garage and does not include the cost to obtain land. Mr. Fountaine added this amount is just an estimate until the parking study is completed and analyzed.

There being no further business, Council adjourned to an executive session to discuss personnel matters at 8:38 p.m.

Respectfully submitted,

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Sharon K. Ergler, Assistant Borough Secretary

Prepared by Sheila Carl