

Meeting Minutes
State College Borough Council
Regular Meeting/Work Session
September 10, 2012

The State College Borough Council met in a work session on Monday, September 10, 2012, in the State College Municipal Building, 243 South Allen Street, State College, PA. Mayor Goreham called the meeting to order at 6:30 p.m.

Present: Donald M. Hahn, President of Council
Thomas E. Daubert
Catherine G. Dauler
Ronald L. Filippelli
Sarah Klinetob
James L. Rosenberger
Peter Morris
Elizabeth A. Goreham, Mayor

Also present: Thomas J. Fountaine, Borough Manager; Debra A. Lang, Staff Assistant; Mark A. Whitfield, Public Works Director; Roger Dunlap, Assistant Borough Manager; Carl R. Hess, Planning Director; Alan Sam, Environmental Coordinator/ Arborist; Meagan Tuttle, Planning Intern; Terry Williams, Borough Solicitor; Tom King, Chief of Police; Anne Messner, Planner/Acting Zoning Officer; Courtney Hayden, Grants & Communication Coordinator; Dan Jones, Landscape Architect; Aaron Fayish & Brian Hoffheins of Stahl Sheaffer Engineering; Charles Dumas; Evan Myers, Jon Eich, Anita Genger, Scott Dutt, Ron Madrid & Michael Roeckel, members of the Planning Commission; Vicki Fong, Jawaid Haider, Sally Lenker and Stephen Yohannan, members of the RDA; Laurel Petrulionis, UPUA Student Representative members of the media and interested citizens.

Mayor Goreham began with a moment of silence and pledge of allegiance.

Proclamation – Prostrate Cancer Awareness Month – Mayor Goreham presented a proclamation to Charles Dumas declaring September as Prostrate Cancer Awareness month. Mr. Dumas accepted this proclamation on behalf of his brothers, their mates and partners. He read an article from the October 16, 2011 *Centre Daily Times*. He thanked the Mayor and Council for this proclamation.

Public Hour – Hearing of Citizens

There were no citizens present to discuss items not on the agenda. However, Mr. Morris thanked Mr. Dumas. He noted as a fellow survivor, he wanted to urge men over 40 to get an annual PSA.

James Loughern of 820 West Whitehall Road stated he had quite a few friends who have survived the treatments but not the complications. He would encourage men to speak to their physicians.

Consent Items –

Mr. Rosenberger made a motion to approve the following consent items. Ms. Dauler seconded the motion which passed unanimously.

- Approve the closing of various downtown streets, from Westerly Parkway to South Allen Street to West Nittany Avenue on Thursday, September 20, 2012 from 5:30 p.m. to 9 p.m. for the State College Area School District's Homecoming Parade.
- Approve the closing of Hartswick Avenue, from North Allen Street to McKee Street, on Sunday, September 30, 2012 from 4 p.m. to 10 p.m. for the annual College Heights block party.

- Approve the closing of the 100 block of South Allen Street, from College Avenue to Beaver Avenue, on Saturday, October 13, 2012, from 10 a.m. to 6 p.m. for Appalachian Outdoors Fall Outdoor Expo.
- Award Project #9-2012, University Drive/Easterly Parkway Traffic Signal Relocation & Intersection Improvements, to Stone Valley Construction, Inc., the low bidder, for a total amount of \$207,508.05.
- Approve the minutes for the following meetings held in July:
 - July 2, 2012 - Regular Meeting
 - July 9, 2012 – Work Session
 - July 16, 2012 – Regular Meeting

Special Reports

Atherton Street Corridor Project – Dan Jones, Landscape Architect; and Brian Hoffheins of Stahl Sheaffer Engineering were present to discuss this project. Mr. Jones noted the idea has merit and benefits for all. He noted they will discuss Phase I of this project tonight. Mr. Jones gave the project background and showed concept plans for the project. He discussed the goals of the project; coordination with stakeholders; and discussed the scope and design elements of the conceptual Master Plan. He noted the area between the Bus Station and College Avenue is a very narrow area; however, PSU is willing to give an easement in this area. He discussed the various sites along the project area showing current and proposed improvements.

Mr. Hoffheins discussed the financial aspects of the project. He noted two grants will be received for this project and because these grants are federal grants, federal regulations must be met. He discussed the recommended implementation plan.

It was noted pedestrian and vehicular safety in these two blocks are the number one priority on this project. Mr. Jones noted this project will help maintain and enhance the vitality of the downtown. He noted they are also aware of the goals of the Downtown Master Plan.

Mr. Daubert stated he did not know what the \$683,000 amount for the 100 block encompasses. He stated 1) there is no road work, 2) why are we changing the College Avenue/Atherton Street traffic signal and 3) all the work is on private property and we are only responsible for the sidewalk and the area between the street and sidewalk. He stated he needs the amount broken out. Mr. Jones stated because the right-of-way is so narrow, PSU will give or sell some right-of-way to make the project work. Mr. Hoffheins reviewed a breakdown of the costs and stated he could provide a breakdown on the costs prior to Council voting on this matter.

Mr. Morris stated he likes what has been done so far. He questioned the crosswalk at Atherton Street between College and Beaver. Mr. Hoffheins stated the goal is to eliminate mid-block crossings. Mr. Morris noted the fences shown are “jump-able” and if we make it too far to cross, pedestrians will find a way. Mr. Hoffheins stated the message we are trying to send is that it is safer to cross at the crosswalk.

Mr. Rosenberger stated he likes the plan and is supportive of it. He asked about the input from the owners meetings. Mr. Hoffheins stated overall, the feedback was extremely positive. He stated the Atherton Hotel and Balfurd's had a few concerns that are being addressed. He noted Nittany Oil (the Minit Mart site) was the only property owner that was not extremely supportive of the plan. Mr. Rosenberger stated this project will enhance the value of the properties and wondered if the property owners or PennDOT has been asked to chip in for the costs. Mr. Hoffheins stated this question had not been posed specifically. Mr. Rosenberger felt there was some leverage there if someone cares to pose it.

Mr. Hahn noted Mr. Hoffheins answered two of Mr. Daubert's questions and wondered about the third question – the traffic signal changes. Mr. Hoffheins explained the signal changes are in conjunction with borough-wide plans to improve the aesthetic quality of traffic signals at intersections.

Mr. Filippelli stated he felt the group did a great job on this project and he likes what he sees. It is a definite improvement project and is a win/win situation. He stated he would encourage this plan to go forward.

Eric Boeldt, from 400 South Gill Street, stated he walks this area regularly. He felt the benches are a big mistake. They make the area look pretty but they will have no use. He also felt the fence was not a good thing. He stated it is not really safe in the crosswalk in this area and sometimes it is safer to cross mid-block. He stated the North Atherton Street area of this project needs it worse since there is no buffer area. He felt the focus here should be for public safety access.

Pugh Street Streetscape Plan – Alan Sam gave a brief history of this plan. With the loss of all of the elm trees on the 100 block of South Pugh, the Borough has the opportunity to implement streetscape improvements not previously possible. Mr. Sam explained the turning lanes at Beaver Avenue, streetscape improvements and the traffic signal upgrades proposed on this plan. He noted the plan has been presented to the Tree Commission and the Planning Commission for their review and comments and both Commissions were in favor of the plan.

Mr. Hahn noted there will be the elimination of a few parking spaces on this plan; however, the garage is across the street. He stated he would be interested in the success of the plaza that is proposed due to the height of the buildings in this area. He stated he commends the idea but is not sure of the success. Mr. Sam stated 5 parking spaces will be removed from the street to allow for the turning lanes.

Mr. Daubert questioned the covered bike racks proposed at College and Pugh and stated he felt they should not be at major intersections. He stated bike racks are not pretty and felt this rack should be moved back half a block. He also noted the plan does not show the entrance and exit of the garage and someone would have to guess where these are. Mr. Sam stated the bike rack proposed is a very nice covered rack. Mr. Daubert stated no bike racks are nice looking.

Mr. Rosenberger questioned the timing of this project with regard to the replacement of the garage. Mr. Sam stated this project could be phased in with the improvements being done in the section between Calder and College and on the east side of Pugh Street and the remainder done after the completion of the garage. Mr. Fountaine stated this project is in the 2014 CIP; however, the garage will not be completed that quickly. He stated a decision will need to be made at some point if this project is deferred until the garage is completed.

Ms. Goreham apologized to Ms. Petrulionis for not asking if she had any comments. Ms. Petrulionis stated she had no comments on this plan; however, the UPUA would like to see the improvements completed on the Atherton Street corridor. She stated they would like to see more bike racks around town and they support both these projects.

Special Business

PA Voter ID Law – On a motion by Mr. Morris, second by Mr. Rosenberger, Council voted to adopt this resolution. Mr. Hahn moved to amend this resolution, based on previous discussions, with the following:

Replace the 6th and 7th whereas clauses with the following:

"Whereas the State College Borough Council solicited citizen comment on the recently passed Pennsylvania Voter ID Law on August 20, 2012; and

"Whereas the citizen comments on August 20, 2012, while mixed, were overwhelmingly opposed to the recently passed Pennsylvania Voter ID Law; and

"Whereas the citizen comments received by Council on August 20, 2012, raised genuine concerns over whether the state's infrastructure is adequately prepared to furnish proper picture IDs to every eligible voter who lacks such ID and requests such ID without charge at this time; and

"Whereas such concerns included inconvenient locations where proper picture IDs can be obtained and inconvenient office hours, which locations and office hours may be reasonable if one is seeking to obtain a prerequisite for exercising a privilege but is unreasonable if one is seeking to obtain a prerequisite for exercising a right; and

"Whereas such concerns also included an apparently incomplete realization among relevant state employees that every eligible voter who lacks a picture ID is entitled to receive such ID without charge; and

"Whereas the citizen comments received by Council on August 20, 2012, pointed to the fact that voter fraud by impersonation of an eligible voter, which the Voter ID Law was intended to deter, is already a crime and that prosecutions for such fraud are extremely rare; and

"Whereas the impact of the Voter ID Law in terms of the number of eligible voters who will be unable to vote or discouraged from voting is likely to greatly exceed the instances of voter fraud which the law is intended to deter; and

"Whereas any fee charged to an eligible voter in order to obtain a proper ID under this law serves as a poll tax upon the eligible voter; and

"Whereas this matter is of local concern, inasmuch as the Voter ID Law will impact borough elections, commencing in 2013; let it be" and.

Mr. Daubert seconded the amendment. Mr. Morris stated he did not have any serious objection to this amendment but to some extent it was unnecessary. He stated the point of the voter ID law in this, and other states, is they are intended to suppress the vote among certain groups. That's a clear violation of the right of universal suffrage in a democracy. It's a clear repudiation of 200 years of a main theme and 200 years of American history. He felt that was enough of a reason to oppose these laws. He stated the fact that the state did a lousy job of planning the implementation of this law is unfortunate but not surprising but he stated he is willing to vote for it in the interest of harmony.

Mr. Filippelli stated he commended Mr. Hahn for all the work he put into this but wondered how his amendment was different than what was previously submitted. Mr. Hahn responded that he was impressed with the citizen's comments at the public hearing on this matter and this amendment reflects more of what they stated. Mr. Rosenberger stated acknowledging the citizen's input was enough reason for him to accept the amendment. Ms. Klinetob stated she also appreciated the amendment to include the citizen's input. Ms. Petrulionis stated UPUA continues to support this resolution.

The motion on this amendment passed unanimously.

Mr. Hahn moved the following second amendment:

Replace the 1st resolved clause with the following:

"Resolved that the State College Borough Council opposes the recently enacted Voter ID Law and calls for its immediate repeal or, alternatively, its suspension until such time when the state can be reasonably assured that every eligible voter who desires to vote has had the time to obtain a proper picture ID without charge; and be it further".

Mr. Filippelli seconded the motion.

Mr. Morris stated he is opposed to the second amendment. He stated the one and only purpose for the voter ID law in the state of PA and other states, is to reduce the number of people in a certain community who vote. To suppress the vote of the people who vote for the wrong party according to the party that passed these laws. He stated this is anti-democratic and flies in the face of 200 years of American history and where expanding the suffrage has been the main theme. He stated the methods these laws use to suppress the vote target the vote of the very young, the old, the poor and the disabled. He stated the techniques they use are, first of all, to cost people money to get picture IDs. Secondly, they impose an inconvenience to those who wish to get a picture ID. The resolution says we are opposed to the law for these reasons but maybe we aren't and maybe they are okay. Actually, they are okay if people can get the picture ID for free and if the state could arrange more time for them to get the picture id. The cost goes down and the inconvenience goes down, but not to zero. It is still an inconvenience to those people in those classes he mentioned earlier. Because of this, the number of people affected would be reduced. He stated if the state does accept our resolution, and allows free picture IDs and more time, for him, the law is still wrong. It is still disenfranchising people and is still anti-democratic. He stated if a person is forced to get a photo ID and the ID is free, a copy of the birth certificate is not free nor is it free to obtain transportation to get to the site to get the ID. He stated he is opposed to the amendment and feels it reverses the sense of the original resolution. He did not think we should support it under any conditions and he would vote against this amendment and if it passes, he will be forced to vote against his own resolution.

Mr. Hahn stated he felt Mr. Morris is inferring a bit too much from the change. He noted the resolution does continue to state that Borough Council opposes the voter ID law and calls for its immediate repeal. It does say "every eligible voter who desires to vote has had the time to obtain a proper picture ID without charge". He stated he did not feel the infrastructure of the state does not allow this to be done by November. He believes the law is a bad law and even with the amendment, the resolution will reflect that. He felt this was a suggestion to make it less egregious.

Mr. Daubert stated he agrees with the amendment however he felt the word "Pennsylvania" should be added between the word enacted and voter to make it clear. He also felt asking that something be done for the 2012 election is not feasible.

Mr. Filippelli stated he seconded this motion, but after hearing Mr. Morris's comments, he intends to vote against the amendment.

Mr. Rosenberger stated he is going to vote for this amendment because he believes delaying is a reasonable alternative if they don't kill it entirely.

Mayor Goreham called for a vote on this amendment. A roll call vote was taken with Mr. Filippelli, Mr. Morris and Ms. Klinetob voting against the motion. The motion passed 4-3-0 in favor of the amendment.

Mayor Goreham called for a vote on the Voter ID Law resolution as amended by two different amendments. Mr. Morris stated he would be voting against his resolution. He wished to apologize to the people who showed up to the public hearing on this matter and spoke so eloquently to his resolution. He stated they deserved a straight forward up or down vote on a straight forward resolution and they "sure as hell aren't getting that".

Mayor Goreham stated she was sorry that we were not unanimous on this matter since it is an important matter. The vote on the Voter ID Law resolution, as amended, passed 5-20- with Mr. Filippelli and Mr. Morris voting against the motion.

Official Reports and Correspondence

Mayor's Report – Mayor Goreham reported the Light Step/Right Step Festival was held this past weekend. She stated the festival was well put together and well planned. She thanked Meagan Tuttle, Courtney Hayden, Kate Doe, Joyce Eveleth and Kelsey Fleming for all the work they did to make this event a success. She stated it was a great time, they did a wonderful job and she hopes the event is held

again every year. She stated the festival provided good food and good information on sustainability and other programs. She said the event was a benefit to the Borough and she was glad to see that State College was a leader in this area. She thanked staff for their efforts in this endeavor.

President's Report – Mr. Hahn reported Council will recess to a work session following this meeting to discuss economic development and the West End Revitalization Plan. That work session will take place downstairs.

Staff/Committee Reports – Mr. Fontaine stated there was no staff or committee report this evening.

UPUA Student Representative Report – Ms. Petrulionis stated they have held two General Assembly meetings. They held their Annual Fresh Fest event for incoming freshmen and they have agreed to fund for an off-campus housing database. They are also working on an upcoming Constitution Day, voter registration drives and how to obtain a Pennsylvania approved expiration sticker for out-of-state students.

Council recessed to a work session at 7:50 p.m.

Council reconvened to a work session in the Community Room of the Municipal Building. Introductions of the Planning Commission members, the Redevelopment Authority members and Council were made.

Economic Development - Mr. Hess discussed the role of local government in economic development. He described the goals and policies in the Centre Region versus Centre County. He discussed the County's Comprehensive Plan and noted Council's Strategic Plan fits in with these. He discussed economic development tools and discussed economic development trends. He discussed partnerships and noted local governments have had a key role in economic development.

Mr. Filippelli stated he wondered, in terms of regional development, what the Borough's role was. He stated we don't have the facilities, infrastructure, real estate, etc. and no significant business would relocate to the Borough. Mr. Hess responded if we are to rely on the marketplace, he is correct. He stated we need to enhance the aspects to draw entrepreneurs. He stated we will not generate a large footprint in the manufacturing industry and some opportunities would be more involved.

Ms. Klinetob stated there may not be manufacturing in the downtown but there could be designing. She stated the IP issue with the University is not allowing this to come out. Mr. Hess stated there have been IP changes at the University.

Mr. Rosenberger questioned if there were any projections for capacity in student housing/workforce housing and/or housing issues with professionals. Mr. Hess responded no one is doing that on the regional or local levels. He stated if we can get investors to fund housing, we may see a shift in recruiting activities.

Ms. Fong stated the last two years there has been a growing group of university graduates. These graduates have their own ideas and not necessarily IP and they are not traditional rent factors. She noted this group is a potential population that should be considered.

Mr. Myers noted traditional trends are changing. He stated if we could establish an infrastructure downtown for entrepreneurs that would be separate from the university that would be helpful. He stated an incubator with access to students is something to look at. He also stated "if we can't get our act together on the Atherton Street project, how can we do it on the West End". He stated we need to change our mindset on ambience.

Mr. Roeckel stated high tech individuals don't need infrastructure. He stated we are thinking of wider sidewalks, nicer parking lots, not factories. Mr. Hess noted there are a lot of different elements to infrastructure.

Mr. Eich discussed the entrepreneur eco-system and quality of life. He stated we are looking at a larger area than just the Borough. He stated affordable housing, the West End Plan, schools, all make a difference.

Mayor Goreham noted people under 30 can't find a place to live. These people can change our town.

Ms. Lenker stated she agrees with the housing issue. She wondered how we could get the word out on this matter. She stated we need workforce housing. We need new types of housing products to attract and keep these people here.

Mr. Haider stated we need a broad range of principles and we need to develop strategies.

Ms. Klinetob discussed the Borough "lines" and stated we need to say what we have and what we need. She felt we needed to show what demographic lives where and show what we need in terms of housing in that area. We need to show people that they can take that risk.

Mr. Roeckel stated we did not have a good set of foals in mind for the West End.

Mr. Hahn stated the agenda noted Council should consider formally adopting a Public Policy Directive on the Borough's involvement in economic development. Mr. Fountaine stated staff could prepare this document. Mr. Daubert asked that Council have time to read this document and forward comments on to staff.

West End Revitalization Plan – Staff distributed a document on goals for this evening's discussion on this matter.

Mr. Myers stated there was no real community consensus between the neighborhood meetings, the Planning Commission meetings and the Borough Council meetings on this plan. These groups never talked about a lot of the issues. He stated he did not know why we were looking at what was rejected before. He asked that some kind of consensus be reached before the Planning Commission looks at this plan again. He noted what PSU does will have a big impact on this plan.

Mr. Madrid asked "do we act (isolated) or react (or with PSU and Ferguson Township)".

Mr. Dutt left the meeting at 8:30 p.m.

Mr. Eich stated the population of this area is relatively small. Ninety-nine percent are students. It is a transient population and there are barriers in this area. He discussed the lack of dialogue between PSU and the Planning Commission. He noted a representative from PSU should be required on the discussions on this plan.

Ms. Fong stated partnerships are great and there is a potential for them. She stated we have an opportunity to create this type of community with these entrepreneurs and this area could serve as a vibrant area of these entrepreneurs.

Mr. Yohannan stated he is a big advocate of the West End. He felt this area could make an impact on the community. He stated this is a complicated area. He is also an advocate of redevelopment in this area. He stated the student economics in State College is difficult to overcome. He stated this is a complicated project and a complicated area. He felt we should start with a clean slate. He discussed the supply and demand problem. He felt if a larger supply of houses were in this area, they would become more affordable.

Mr. Rosenberger questioned the number of units being built. He stated he liked the Sparks Street proposal for the Borough-owned property. He felt we should get a few areas working in this plan area. He stated Ferguson Township, the University and the Borough cries out to work together and we should be.

Mr. Filippelli stated he is where Mr. Yohannan is on this plan. There are enormous obstacles in this area and sources are limited. He stated he is not optimistic about major redevelopment of the West End. He stated the University offices on the north corridor will have a major impact on the West End. He felt we must include the property owners in the West End and convince them this plan is worth it. He also stated he agrees with Mr. Myers that we shouldn't repeat the process. That is "pie in the sky". He felt we should take the original report from the consultant, start small, get some commitment from PSU and start at the east end and head west.

Mr. Morris stated he agreed with Mr. Filippelli on optimism and agrees with Mr. Myers most of the time. He felt a model project, in cooperation with PSU, on Borough land would be a good place to start. He felt there might be some advantage to this project in that it might change the mindset and he would like to see this project underway.

Ms. Dauler stated Borough Council should give some direction and emphasis that we are working with Penn State. She felt we should engage the RDA on public/private partnerships. She also felt we should start with a project on the Borough-owned land on Sparks Street. She stated we should focus on working with PSU, either on their land or our land. She felt this plan was very worthwhile and was not a waste of time. She stated we now know what the challenges are and Borough Council should show some leadership – if we don't we won't get anywhere. She felt the West End was an important place for redevelopment.

Ms. Genger discussed the insularity of PSU's mentality. She stated they look inward all the time. She stated the PSU planning people have already made their minds up about what they are going to do. They need to notice the community around them.

Mr. John Simbeck asked if this area could be referred to as the Urban Village rather than the West End. He discussed the Ferguson Township rezoning plans and noted the interconnection with Ferguson Township is very important and so are smaller projects in this area.

Mr. Hahn stated when Council ranked priorities, the West End Plan was in the top 4 priorities. He felt we needed a few people with fresh spirit to work on this plan.

Mr. Daubert noted there were too many impediments in this area. He felt the impediments in this area should be lowered. He noted in the second and third reports from the consultants, there was a document with a short list of things that should not be done and suggestions the developer would try. He stated we should open things up a little bit and say "here are some things we really want out there". He felt we should do something simple and a few projects to promote this area and perhaps, partially fund a project or two.

Mr. Boeldt stated we should increase the bicycle and pedestrian connectivity in this area. He stated this problem could be corrected easily.

Ms. Klinetob stated she was probably one of the people who ranked this project in the top 4. She stated we have a vision of where we want State College to move to and felt we should not abandon this vision. She stated we need to establish something small to encourage people to move forward in this area. She did not want us to abandon this plan.

Mr. Roeckel noted 99% of the residents in this area are students. If a restaurant was to be placed in the plan area, it would be a pizza joint. He stated any redevelopment will take time. He did not believe the area would be attractive to families and young professionals. We need to make this area attractive to developers.

Ms. Fong stated there is a different set of features in this area. She felt we should start with a small project and create pockets. She thought if we did this, we may see a transformation.

Mr. Haider felt the infrastructure is the first step, then connectivity. He felt we needed infrastructure for connectivity. He felt this plan should be presented as a process.

Mr. Myers stated West College Avenue "looks like crap" and asked who would want to do anything there. He stated public/private partnerships need to start somewhere and he did not feel it was just the Borough; it is also Ferguson Township and the Borough.

Mr. Rosenberger stated he agrees with Mr. Myers and that's what the RDA is about, to bring people together. Ms. Fong stated Borough Council needs to tell the RDA to do that then.

Mr. Hahn stated what he is hearing is that infrastructure and connectivity with PSU, smaller redevelopment projects, either on the east or west end and discussion about relaxing zoning restrictions in this area to eliminate the bizarre requirements were the most important factors to consider. He asked those present to state what they felt was the most important factor to them on this plan.

Mr. Yohannan stated a smaller project being completed in the area. He noted PSU's part on this is critical.

Ms. Lenker stated connectivity would be the place to start with a smaller project along with someone, not necessarily PSU.

Mr. Haider stated he agrees with Ms. Lenker.

Ms. Fong felt a joint conversation with all involved parties was the place to start.

Mr. Madrid had no comment.

Ms. Genger stated connectivity and having PSU more involved.

Mr. Eich felt connectivity was most important and could be handled quickly and easily. It is also a low cost item. The project on Borough-owned property would be next along with lighting in the plan area and a dialogue with PSU.

Mr. Roeckel felt a smaller project and new buildings being built rather than converting existing buildings, which is expensive. He also felt PSU involvement and a path between the University and West Drive would be a good factor.

Mr. Myers felt the community consensus of what the area is going to be and better connectivity were the important factors to consider. He stated if a vision of this area is adopted, we should follow that vision and not deviate from it. If we make seven or eight changes to the Urban Village and then say "they may change", no one will want to build in this area.

Mr. Fountaine stated this has been an excellent discussion and there seems to be agreement on what the infrastructure items will be. He stated this will be challenging and we need to figure out how we can move forward. He stated PSU has been willing to work with us on this plan. He stated we can undertake these items but we need to figure out how we can get there.

Mr. Boeldt stated instead of spending a million dollars on Atherton Street, we should spend half of that on the West End.

Ms. Klinetob stated we should start with increments, either a community or smaller project in partnership with PSU.

Mr. Daubert stated he agrees with these factors but we should be consistent. We should relax the zoning in the Urban Village and move ahead with a goal. He felt we should start in 2013 and place money in the CIP to do this.

Mr. Morris felt connectivity was first and a smaller, model project should be second.

Mr. Filippelli felt connectivity, a smaller, low cost project and streetscape/aesthetics and functionality should be next. He also stated he does not favor moving money from the Atherton Street project.

Mayor Goreham had nothing to add.

Mr. Rosenberger felt a public/private partnership and zoning changes to allow the Sparks Street project and working with Ferguson Township were the important factors.

Ms. Dauler stated Ferguson Township moved ahead without us and PSU. She stated we need to talk to and work with Ferguson Township and PSU. We should work on connectivity. She stated we need to get a project done in the West End.

Mr. Hahn stated a project on the east or west end; affordable housing; zoning restrictions; connectivity are all important factors. He discussed pedestrian walkways and stated they are not that expensive. He felt we should move forward with some less ambitious projects in this area.

Mr. Fountaine stated staff has received a whole list which they can pare and bring back to these ABCs. He stated there was a public/private partnership on the east end of the West End area that failed for several reasons not just zoning. It did advance pretty far but due to the economic downturn, it went no further and we could explore this again.

The work session adjourned at 9:50 p.m.

Respectfully submitted,

Sharon K. Ergler
Assistant Borough Secretary

Prepared by: Debra Lang, Staff Assistant