

Meeting Minutes
State College Borough Council
May 19, 2006

The State College Borough Council met in a work session on Friday, May 19, 2006, in the State College Municipal Building Council Room, 243 South Allen Street, State College, Pennsylvania. Ms. Dauler called the meeting to order at 12:08 p.m.

Present: Catherine G. Dauler, Council President
Thomas E. Daubert
Elizabeth A. Goreham
Donald M. Hahn
Craig R. Humphrey
Ronald Filippelli
Absent: Jeffrey R. Kern

Also present: Thomas J. Fountaine, Borough Manager; Thomas S. Kurtz, Assistant Borough Manager; Carl R. Hess, Director of Planning; Herman L. Slaybaugh, Zoning Officer; Mark A. Whitfield, Director of Public Works; Timothy Grattan, Information Systems Director; Sheila Lubold, Recording Secretary; members of the media; and other interested members of the public.

Public Hour - Hearing of Citizens: There were no citizens present wishing to speak.

Report on The State Theatre Project. John Hook, CEO and Executive Director of the State Theatre, updated Council on the status of the State Theatre project. Mr. Hook thanked Council for the opportunity to provide them with an update. The current completion date for the theatre is December 12, 2006. The front of the theatre has remained the same with only a minimal increase in elevation. The balcony area has fewer rows of seating but still an ample amount of seating available. Mr. Hook provided pictures showing the view of the stage from different seating areas in the theatre and felt there is not a bad seat in the theatre. The theatre will have a chorus room and a green room as well as dressing rooms with complete restrooms including a shower. Also available for meetings is a multi-purpose room with a small catering kitchen.

Mr. Daubert asked if part of the old theatre ceiling had been saved. Mr. Hook stated parts of the wall coverings were saved and the contractors will try to mimic the old ceiling.

Council inquired about the construction and financing costs and also the operating costs for the theatre. Mr. Hook stated to date the project has been under budget and over \$4 million has been raised. Additional fundraising will need to be done and some financing has been arranged if needed. Addressing the question on operating costs, Mr. Hook stated if the theatre still has the \$2 million financial obligation additional donations will be needed for the theatre to continue operations. If and when that debt is taken care of the theatre will be able to operate on its own. Ms. Goreham asked how the theatre plans to make a profit. Mr. Hook explained the theatre will book shows and pay the companies a fee to perform rather than having them rent the place. The theatre will then be in charge of ticket sales.

Zoning Amendment: Correction to Scale. Council was presented with this matter at an earlier meeting and expressed its intent to enact an amendment repealing the provisions of the building scale regulations as they pertain to the building width/lot width ratio of single family homes.

Mr. Hess explained the original ordinance overreached its intention and this was discovered while processing two permit applications for additions to single family homes. It has been recommended that Council should approve the amendment as a temporary solution to allow additions to residential properties. Mr. Hess reviewed the areas of the Borough that will be affected by this ordinance and stated some areas could see a greater impact than others. Mr. Hess added the Planning Commission has agreed to the modification and will work on a more permanent solution.

Council questioned if the lot width was incremental and Mr. Hess stated a sliding scale is being considered.

Council stated they would like to prevent huge buildings taking over lots. Mr. Hess responded that property rights need to be considered as well, and there has been discussion on where to set the threshold.

Zoning Amendment: Curb Cuts. Council was asked to revise the regulations controlling the location of driveways and curb cuts. Mr. Hess reviewed the current regulations requiring curb cuts on residential and collector streets rather than on arterial streets. The revision would amend the ordinance to prohibit curb cuts on local and collector streets unless they are the only access to the site.

Mr. Hess explained the ordinance has been to a public hearing and has been reviewed by the Planning Commission with the Commission providing the recommended revision. Mr. Hess also

stated staff would like to review a portion of Atherton Street that runs to Prospect Avenue and may require the Planning Commission to revisit the amendment.

Council questioned what effect this change would have on the access to the high school in light of the planned renovations. The Borough Solicitor had previously commented on this question and he stated the school would have the right to continue its use. Logan Avenue is also an existing access and is almost identical to the current access.

COG Agenda. Council reviewed some of the issues to be discussed at the COG General Forum Meeting. Ms. Dauler stated Betsy Allen will attend the meeting to make a presentation and the CATA budget will continue to be reviewed. The job description for the fire inspector will be discussed as well as the possibility of acquiring a new fire aerial unit. There will also be an informational discussion on the use of fire police and the possibility of adding a merit pay component to the COG's compensation plan.

Mr. Fountaine also called to Council's attention the approval of the Geisinger parcel to be included in the regional growth boundary and sewer service area as is stated on page 7 of the April 26, 2006 minutes.

Council was reminded the Borough will be hosting the COG General Forum Meeting in June.

Mr. Fountaine informed Council the ad hoc Regional Park Committee meeting did not produce a recommendation to be considered but did make some progress on the funding issue.

Borough/University Meeting. The semi-annual Borough/University Liaison meeting is scheduled for June 6th. Council was asked for possible items to be discussed at the meeting.

Ms. Dauler suggested continuing the discussion on the use of mounted patrols. Mr. Fountaine added a committee has been established to decide whether to proceed with the patrols and a recommendation is expected by the end of the year. Having mounted patrols more readily available is one driving force for getting the mounted patrols. The state police are not always available when they are needed by the Borough plus the Borough is not able to control how the state police operate. Council continued to discuss ways the mounted patrols could benefit the Borough.

Council suggested the progress of the Atherton Street bus station project be discussed and also requested an update on new student parking. Council felt it was important to talk about the discipline policy regarding students and the use of alcohol as well as the University's plans for off campus leased space.

Council also would like to learn more about the status of the arboretum.

After a brief discussion it was decided Ms. Dauler, as Council President, and Mr. Humphrey and Ms. Goreham as Council members would attend the Borough/University meeting.

Staff Reports: Update Upcoming Meeting Agendas. Council was provided with an update of upcoming issues on Council's agenda and the tentative schedule for considering these issues. Council was asked if there were any items missing from the list.

Mr. Fountaine stated the discussion on alcohol that was to be on today's meeting agenda will be rescheduled for another upcoming work session. The change was not a conflict for the representatives from Penn State and updates on several Pennsylvania legislative bills should be available at that time.

Mr. Daubert stated the July 10 work session should not be for reviewing the goals of the Capital Improvement Program but to establish what the goals should be. Mr. Fountaine stated Council will be given the opportunity to review and make comments before the Borough staff meets to discuss their thoughts on the goals for the Capital Improvement Program.

Staff Reports: Monthly Status Report

Council was provided with a model report developed to improve the quality of reporting to Council on the status of major projects approved in the operating budget, CIP and ABC work plans. Council was asked to give comments on the report model.

Thomas Kurtz explained there is a large amount of work done behind the scenes leading to the start and completion of projects. The report will be done monthly and is intended to provide the status of projects as they are being completed.

Council felt the report would be helpful and asked a few questions to clarify the meanings of the status headings. Mr. Kurtz stated clarification could also be given on what the dates mean.

Staff Reports: Fraser Centre Steering Committee

It was reported to Council that the Fraser Centre Steering Committee would reconvene and plans were being made to schedule the next meeting. The Committee will also begin discussing financing options.

Other Items of Interest. Mr. Daubert stated that he has been getting several e-mails regarding the high school renovation and many of the e-mails are repetitive or incorrect in content. He explained he replies when the concerns are dealing with the Borough but he has not been responding when the e-mails are solely about the high school and the controversy regarding the renovations. Mr. Daubert questioned how the e-mails should be handled and if they should be forwarded to staff. It was explained there is a standard response that is sent to each e-mail when received through the Borough system.

Council suggested since the e-mails are requesting action from Council, a short response should be sent as a reply explaining what action has been taken. Mr. Fontaine stated the Mayor has been preparing a letter in response to some of the recently received e-mails. Council was unsure the response should be coming from the Mayor since the e-mails are addressed to Borough Council.

There being no further business, the meeting adjourned at 1:40 p.m.

Respectfully submitted,

Cynthia S. Hanscom
Assistant Borough Secretary