

Meeting Minutes
State College Borough Council
Work Session
July 10, 2006

The State College Borough Council met in a work session on Monday, July 10, 2006, in the State College Municipal Building's Council Chambers, 243 South Allen Street, State College, PA. Ms. Dauler called the meeting to order at 7:32 p.m.

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

Also present: Thomas J. Fontaine, II, Borough Manager; Thomas S. Kurtz, Assistant Borough Manager; Timothy Grattan, Information Technology Director; Carl R. Hess, Planning Director; Mark A. Whitfield, Public Works Director; Amy R. Miller, Recording Secretary; members of the media; Michael Groff, Finance Director; Robert Crum, Centre Region Planning Director; Terry Williams; Borough Solicitor; and other interested observers.

Public hour. There were no comments from the public.

Open agenda. Mr. Daubert commented on the resurfacing of College Avenue and felt PennDOT's job was not acceptable and should be redone. Mr. Fontaine agreed that there were problems with the work identified by staff and stated PennDOT has agreed to do repairs. Mr. Whitfield added there were several areas Borough staff found where the curb reveal was eliminated by the new pavement. He added if Council members know of other specific areas in need of repair, they should let staff know and those areas will be addressed.

Mr. Daubert questioned whether there would be enough time for Council to discuss the Urban Village (UV) proposals. Mr. Fontaine said seven proposals were received and reduced to four by the review committee. He said a screening committee will interview the four and make a recommendation to Council in August.

Centre Region Parks & Recreation Authority Report. Donna Conway, Borough representative from the Recreation Authority, was present to update Council on the Authority's recent activities. The Authority received a \$159,000 grant from the State for purchase of the Whitehall Road Property; the state grant for preparation of the Master Site Plan for the Oak Hall property was approved and funded for \$38,000; the Millbrook Marsh Nature Center is preparing to celebrate its 10th anniversary in 2007. She noted the goal for the Millbrook Marsh capital campaign is to raise \$1.2 million and at this time a half million dollars has been raised through grants from the Visitors and Convention Bureau and the Centre County Community Foundation.

Ms. Conway said there were requests from caterers for vehicle access ramps at park pavilions. The Authority recommended caterers use parks that already have close access to the pavilions.

Mr. Daubert asked if the Authority discussed proposed uses for the Oak Hall or Whitehall Road properties. Mr. Humphrey replied planners have not yet presented any potential planned uses. Mr. Woodhead added that no costs were yet discussed on development plans for either property.

Regional Parkland Documents. Mr. Fontaine explained that the ad hoc Regional Park Committee prepared documents providing ownership and development of regional parks (the Oak Hall and Whitehall Road properties). Joint articles of agreement for the ownership of the Oak Hall Park were adopted by the Centre Region municipalities in Spring 2005. To complete the documentation process for regional parks, and to incorporate the Whitehall Road Park, the COG General Forum requested comments on the following three documents:

- **Joint Articles of Agreement for the ownership of the Whitehall Road Park** which establishes joint ownership by the COG and Ferguson Township.
- **Development Lease Agreement for the Oak Hall Park** which defines the relationship between the owner and developer of a regional park; in this case COG is the owner/developer.
- **Articles of Agreement for the Planning, Development and Operations of Regional Parks** which is an umbrella agreement covering all regional parks and identifies how the funding for planning and developing regional parks will occur for 2006 through 2008. Park operating costs will be set through the annual COG budget process and are not part of this regional parks agreement.

Mr. Williams explained that ownership of the Whitehall Road property is not a corporation or partnership. Therefore, Ferguson Township is an owner and COG is an owner and if COG would dissolve, Ferguson Township would own 50 percent while the other municipalities would split the balance of the ownership.

Mr. Daubert said one item worth mentioning is that all municipalities agreed to use dollar figures rather than milage to establish the municipal shares for funding regional parks for 2006 through 2008. He said he believes the documents are ready to go; Council agreed.

Park Forest Pool Renovations. Mr. Fontaine said the Centre Regional Recreation Authority selected HP Architects and Counsilman-Hunsaker Associates to develop the master site plan for the renovation of the Park Forest Community Pool. At COG's General Forum on June 26, 2006, four options of the renovations were presented and comments from the municipalities were requested by July 19, 2006.

Mr. Daubert said comments are requested by the ad hoc Park Committee for discussion in July and will then be presented to the COG General Forum at the August meeting. Mr. Daubert questioned the difference between options 2 and 3; he felt the pool area for leisure swim was too small. Mr. Roth said the pictures show what is possible, not what will actually be there. Lanes can be removed as needed.

Mr. Kern thought option 4 was too large because parents may not feel comfortable letting children swim alone.

Mr. Hahn questioned the tot pool; Mr. Woodhead said the tot pool in option 2 is slightly larger than the current tot pool and option 3 has added spray features.

Mr. Filippelli asked the outcome of Ms. Conway's meeting with residents of the Park Forest pool area. Ms. Conway said families were most concerned about late night lighting. It was determined that lower level lighting would be used and lights could be turned off after 11 or 12 pm. However, lights would deter vandalism.

Mr. Filippelli also noted option 4's total surface area is double options 1, 2, or 3. He asked where the extra land would come from. Mr. Roth replied that more of the land owned by the Authority beyond the fence line can be used and the parking lot can be redesigned to add more spaces without much more paving.

Ms. Dauler asked if the play features would be a maintenance issue as well as an expense. Mr. Roth answered from what consultants have said, spray features are more popular than still water. The lifetime of spray features will vary depending on the brand used. However, there will be a maintenance contract as well as a warranty and contingency funds to replace features when needed.

Ms Conway added that the consultant was not affiliated with any company and compared each option keeping a neutral opinion.

Council agreed that option 3 was at the limit of the amount that should be spent but is more suitable because of the additional pool area provided and the slide feature which may attract more teenagers and more revenue. An option between 2 and 3, but incorporating most of the features of option 3 was the general preference of Council.

Capital Improvement Program (CIP). Because a majority of the CIP is Public Works projects, Mr. Whitfield presented an update on the status of the 2006-2010 Capital Improvement Program as background for preparation of the 2007-2011 CIP. Mr. Whitfield said several street reconstructions will be completed. Street and Alley resurfacing is out for bid and should be completed by October. Sealcoating will be delayed until 2007. Many bike facility improvements were made such as the McKee/Park warning signal and the installation of additional bike racks. Mr. Whitfield stated that the Highlands speed bumps are currently being installed, the Sparks Street study was complete and traffic signals improvements on Allen and Atherton Streets are currently under design. The Fraser/Beaver realignment is awaiting funding and the West Park Avenue construction will be completed next month. Mr. Whitfield continued with an update on storm water projects and park improvements. Projects that will be delayed until 2007 are service facility and compost facility improvements,

Mr. Whitfield asked Council to consider the following questions:

- Are the projects listed for 2007 - 2010 in the present CIP still valid?
- Have priorities changed from those listed in the present CIP?
- Does Council have any new projects that should be considered?
- Should the CIP threshold be raised from \$10,000 to \$25,000?
- What funding sources should be considered?

Council had many questions regarding the presentation and asked for a hard copy so they could note their questions. Mr. Whitfield noted that what he presented was merely a progress report on the status of 2006 projects already approved by Council and nothing new was presented.

Mr. Filippelli asked when Council could present their questions on the CIP for 2007-2011. Mr. Fontaine replied the CIP will be presented to Council in September; at that time project priority can be changed. However, he said at that time it would be difficult to add new projects. Mr. Kurtz added the most important question at hand was for Council members to suggest any new projects to be considered for 2007 and beyond.

Mr. Daubert asked about O'Bryan Lane. Ms. Dauler thought O'Bryan Lane was postponed until after completion of the high school renovations; Mr. Fontaine confirmed O'Bryan Lane's postponement.

Mr. Kern suggested some type of improvements in the detention basin on Westerly Parkway as the high school renovations are completed. Mr. Fontaine said final storm water plans for the high school were not yet been received; storm water management will be needed but staff can include the detention basin in the 2007 CIP. Mr. Fontaine stated if Council approves of a project, then that project will be added to the CIP and put in the 2007 Budget and reviewed during the September/October evaluation period.

Council members also noted the following for the 2007-2011 CIP:

- Funds should be allocated for Urban Village improvements in 2007
- Staff should provide cost estimates for all projects in the CIP so that Council may make decisions as to whether or not keep projects in the CIP.
- There was not a consensus to increase or retain the existing \$10,000 for a capital item.

Mr. Filippelli asked if the decisions to delay projects are made in Administration or the Public Works department. Mr. Fontaine said projects get delayed for a variety of reasons, often beyond our control; project progress reports will be developed for council, and if a project is not to be completed or is canceled, Council will be informed. He added that the new reporting system may eliminate miscommunication with Council.

Regional Growth Boundary/Sewer Service Area Implementation Agreement (RGB/SSA). Mr. Fontaine explained that the Act 537 Ad Hoc Committee requested Council's feedback on the agreement before proceeding. The proposed implementation agreement will establish procedures for handling future requests to expand the RGB/SSA. Members of the ad hoc Act 537 Committee believe a consensus on the agreement is integral to reaching a consensus on the proposals currently being discussed for expansion of the sewer service area.

At COG's General Forum on June 26, 2006, a recommendation was made to receive the draft Regional Growth Boundary/Sewer Service Area Implementation Agreement and endorse the concept. Mr. Fontaine said one point the committee made was to have a mechanism in place to address future issues to handle and/or eliminate future problems.

Mr. Filippelli said he understands that unanimous approval is needed on projects and if COG does not support a project, then the project will be denied. However, the wording in the agreement on how to proceed should a dissenting vote arise seems open-ended and unclear. Ms. Dauler agreed. Mr. Crum thanked Council for their comments and agreed the wording could be clarified.

Mr. Kern is concerned with the process if a plan is presented by one municipality. Mr. Crum said that his main concern is if the planning is not definite then regional agreement will not be reached. He felt the planning process should start at the municipal level.

Mr. Kern asked if a specific project presented by a municipality is denied, can the municipality resubmit the project two months from that time. Mr. Crum said time management is important for these requests and one meeting a year is proposed to be dedicated to regional development discussions. Mr. Kern felt the host municipality should know how to overcome objections. Mr. Hess added that the planning code requires when there is a denial of a subdivision or land development plan, the basis for the denial must be listed so it is known what must be corrected and suggested similar guidelines be added to the agreement. In addition, Mr. Hess suggested determining how many zoning changes annually rise to the threshold before committing to only one regional development meeting a year.

Mr. Fontaine stated that Council generally supported the planning process outlined in the proposed Implementation Agreement and specifically, Council suggested the language about what happens if there is disagreement, currently at the end of the agreement, be moved to the middle of the process during the General Forum discussion.

Mr. Fontaine then distributed information for Friday's Special Meeting for consideration of establishment of a Redevelopment Authority and also reminded Council of the kickoff meeting for the Parking Wayfinding System study on Tuesday, July 11 at 4 pm.

There being no further business, the meeting adjourned to an executive session at 9:45 pm.

Respectfully submitted by:

Cynthia S. Hanscom
Assistant Borough Secretary