

**Meeting Minutes**  
**State College Borough Council**  
**September 29, 2006**

The State College Borough Council met in a work session on Friday, September 29, 2006, in the State College Municipal Building Council Room, 243 South Allen Street, State College, PA. Ms. Dauler called the meeting to order at noon.

Present: Bill Welch, Mayor  
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. Fountaine, II, Borough Manager; Thomas S. Kurtz, Assistant Borough Manager; Thomas R. King, Chief of Police; Michael S. Groff, Finance Director; Arthur M. Caccavale, Parking Manager; Edward C. Holmes, Facilities Manager; Alan W. Sam, Arborist; Timothy Grattan, Information Technology Director; Amy J. Story, Borough Engineer; Sheila Lubold, Recording Secretary; members of the media; and other interested members of the public.

**Public Hour.** Mr. Fountaine informed Council of a letter he received from ComCast announcing October 7, 2006 would be ComCast day. Council has been invited to the event to meet and greet the employees of ComCast.

Mr. Fountaine also announced that C-NET has made arrangements to tape Holiday greetings. If Council is interested in preparing a greeting they should let Mr. Fountaine know so the appropriate arrangements can be made.

**Renewal of Downtown State College Improvement District.** Council received the Downtown State College Improvement District (DID) renewal plan at their meeting of August 21 and held a public hearing on September 5, 2006. A copy of the renewal plan was attached to Council's agenda. Council is scheduled to approve the plan at the meeting on October 3 with enactment of the ordinance and approval of a new management agreement scheduled for November, following the forty-five day objection period. The objection period ends on October 20. If approved there would not be a change in the assessment mileage rates. Teresa Sparacino, DID Executive Director, attended the meeting to address any questions Council may have.

Ms. Goreham suggested the DID hold a film festival and also asked for the DID to continue the Farmers' Market on Locust Lane. Adding this helps to generate a good small town feeling and is a wonderful event, she noted.

Council questioned if there was a tax benefit for the Borough in helping and supporting the DID. Ms. Sparacino explained projects such as the Fraser Centre help the tax situation for the Borough and the community as a whole.

Council noted the approval of the plan would extend the life of the DID for an additional fifteen years.

**2007-2011 Capital Improvement Program.** Council discussed the 2007-2011 Capital Improvement Program (CIP) starting with the Parking Fund section. Arthur Caccavale, the new Parking Manager, attended the meeting along with Edward Holmes who prepared the Parking Fund section of the CIP prior to Mr. Caccavale joining the Borough staff.

Mr. Holmes reviewed the new projects for the 2007-2011 CIP as including another portable message board, multi-space parking meters, Beaver Avenue Garage maintenance, Fraser Plaza/McAllister Deck maintenance, and the automation of the McAllister Deck.

Mr. Holmes said the message boards have proven to be very useful and have been shared with both the street division and the Police Department. The purchase of a new message board would allow more frequent use of the boards for the parking system.

Mr. Holmes reported the new generation of parking meters is the multi-space meter which has been used for many years in Europe. This new meter would help with revenue control and allow for more payment options.

He stated the maintenance required at the various parking facilities is routine maintenance required every five to seven years.

Mr. Holmes added that the McAllister Deck automation would convert the facility to a pay-on-foot operation. This conversion would allow for the McAllister Deck to be included in the space count of the parking wayfinding sign system.

Mr. Holmes also reviewed some projects from prior CIP reports. The last unit of the HVAC equipment replacement will be installed in the Fraser Plaza Garage in 2007, thereby completing this project. The parking wayfinding system will be designed in late 2006 and be implemented in 2007. The Parking Division is again requesting funds to purchase a generator for the Fraser Plaza Garage. This generator would provide emergency power to operate at least one elevator and power the parking control equipment during power outages.

The Parking Division is also looking to fund a comprehensive parking study of the downtown. A study has not been done since 1985 and an updated study would be beneficial in helping to develop a parking management plan.

Mr. Filippelli questioned what would be included in the parking study. Mr. Fontaine stated the details of the study have not yet been worked out. It was decided to wait until the Parking Manager was hired and he could help design the scope of the study at that time; and, to date, there has not been an opportunity to complete this scoping work. Mr. Daubert said it would be best to cater to the citizens in regards to parking in the downtown and questioned if the Parking Manager would be able to conduct the parking study rather than have a consultant do the study. Mr. Fontaine stated the scope would be developed to try and address the issues of both citizens who use the parking facilities regularly and occasionally.

Mr. Hahn said that it is not necessary to approach the parking situation with the intention of providing parking for everyone. Prior Councils are to be commended for moving forward with the Beaver Avenue Parking Garage and having the insight to prepare for additional commercial, retail and office growth.

Ms. Goreham commented on a presentation done by Paul Jovanis at a Transportation Commission meeting in which he recommended investing more money into the parking study. Mr. Jovanis does not feel it makes sense to budget for parking changes while still using old data. If new data is obtained the correct needs can be addressed. Ms. Goreham felt this is a compelling reason to fund money for a parking study and would like to have Council see the presentation. Mr. Fontaine stated the comments from the Transportation Commission can be shared with the rest of Council. Mr. Fontaine also added that it is the opinion of some that money should be taken from both the general fund and the parking fund to complete the study.

Ms. Goreham questioned if Council could review the RFP once it is completed. Mr. Fontaine stated Council would have the opportunity to review the RFP.

Mr. Hahn expressed concern over the wayfinding signage system and paying over twenty-one years for a project that has a life expectancy of ten years. Mr. Fontaine noted that this was an error and it will be changed in the final version of the CIP.

Ms. Goreham questioned the suggestion that was made to have neighborhoods contribute to neighborhood traffic mitigation studies and data collection as stated in the streets division. Both Ms. Goreham and Ms. Dauler are concerned about this suggestion and feel it should be discussed in the future.

Mr. Daubert questioned why a consultant was needed to buy the generator for the Fraser Plaza and Mr. Holmes explained the consultant was needed to determine the amount of power necessary to operate the needed equipment during a power outage. Mr. Daubert also stated he is not in favor of purchasing another message board or hiring a consultant for the multi-space meters project. Mr. Daubert questioned if the upgrades at McAllister Deck are reasonable when compared to the money that will be needed to complete the project.

Council next reviewed the sanitary sewer section of the CIP and a presentation was done by Borough Engineer Amy Story.

Ms. Story explained the schedule for the sanitary sewer checks and repairs are done in accordance with the street resurfacing schedule and sewer projects are completed prior to street repairs being done. The engineering staff lowers a hose with a camera attached to the front and the camera "crawls" through the sewer lines. The staff is then able to review the tapes and inspect the lines to determine if repairs are needed. The most recent inspections did not show any critical failures.

Ms. Story noted the repairs for Gill Street and Fraser Street were moved up to 2006 from 2007 and the West Park Avenue repairs were not included in the CIP but the staff felt it was necessary to make the repairs prior to the repaving of the street. After reviewing the street projects, the following sanitary sewer projects have been added for 2007: Thomas Street, Calder Way, B Alley, Apple Alley, and Patterson Street.

Ms. Story also explained that PENNDOT is scheduled to do a Betterment project in 2008 on Beaver Avenue. During that project sewer replacements will be done on Beaver Avenue from Buckhout Street to Atherton Street and capacity increases will be done east of Atherton Street.

Mr. Filippelli questioned why there is drop off in projects to increase sanitary sewer capacity in 2009 and then a large increase in 2010. Ms. Story explained the amounts are only estimates and

are coordinated with street projects so the amount of work in any given year may vary a lot from other years.

Mr. Filippelli also questioned what would constitute a major capacity increase. Ms. Story explained some areas of the downtown only have a six inch pipe, which is not a standard size. When these areas are discovered the pipe is replaced with an eight inch pipe as will be the case when the Betterment project is done on Beaver Avenue. Ms. Goreham questioned if tapping fees were used to make these changes. Ms. Story stated tapping fees are used for capacity increases as user fees can not be used for this purpose.

**Interfraternity Council Presentation.** Representatives from the Interfraternity Council (IFC) and the Penn State Office of Fraternity and Sorority Life attended the meeting to update Council on recent and upcoming activities.

Kevin Kerr, Director of Fraternity and Sorority Life, thanked Council for their time and for listening to how the Greek system at Penn State is improving. Mr. Kerr provided Council with numerous handouts providing information about Greek life and explained to Council the changes and issues his office is addressing within the fraternities and sororities.

Mr. Kerr explained his office has begun doing annual reviews of the fraternities and sororities in an effort to learn more about the happening and events that are occurring. The students are embracing the changes and are adjusting well. The annual review also includes a Standard of Excellence process in which chapters are recognized for academic excellence and for having positive involvement in the community. The review process provided Mr. Kerr's office with valuable information on areas that need improvement and has helped encourage involvement with advisors and the national organizations.

Steve Hulick, Vice President of Standards, addressed the conduct process. He stated a code of conduct has been established and it is the same across the board for all members. Members are made aware of what is expected of them and are told of the consequences when the code of conduct is not followed. A record is kept of chapter issues and educational sessions are held when necessary. The sessions are to give chapters ideas on how to fix issues and keep everyone moving towards the same goals.

Scott Irlbacher, Panhellenic Coordinator, spoke about the Greek Newswire which is an e-mail based newsletter that is sent to stakeholders. The newsletter tries to address the improvements and is an avenue to try to get more community and student involvement. Council was invited to add their names to the list of recipients and the newsletter could be e-mailed to them as well.

Ben Jabara, President of Acacia, addressed the social policy changes. The most impressive accomplishment has been making the sororities and fraternities a self monitoring system and having the chapters be responsible for their own actions. All chapters are required to check ID's and now have a list process that is used to admit people to an event. This is helping to eliminate strangers in their houses and make for a safer environment. Mr. Jabara did explain there is a transitional period until people are told and understand how the new invitation process will work. There has been an article in the Collegian explaining the new process in hopes of making students aware of the change. Mr. Kerr added it is a challenge to try to control the number of people attending chapter parties but it is hoped the current policies will help return Greek life to the standards that were followed in the past.

Mr. Jabara also spoke about new programs such as the Holiday light tour which tries to get the community more involved and show how the chapters care for their homes. There are also plans to mirror the Holiday light tour in the Spring with a landscaping competition which will provide encouragement for chapters to clean-up following the winter months.

Council members expressed appreciation to hear steps are being taken to address the issue of lines outside the chapter houses and the "parade" of people in the areas of the fraternities and sororities.

Mr. Fountaine stated some of the crowds are also from residential house parties that have no connection to fraternities or sororities. In addition to the changes made by the IFC the Police Department has increased patrols and is trying to deal with this issue as well. Mr. King added the department is aware of the behavioral problems in the Highlands area and there is a new beat assignment focusing on this particular area. He also asked that non-police monitors help with addressing the problems and have them try to quiet loud parties before the police are called to the area.

Mr. Filippelli stated the punishment that is given to students who receive citations may not be severe enough and suggested working with the local Magistrates to try and correct this problem. Mr. Kern agreed and said the punishment should be costly enough to have people be responsible for their actions. Mr. Fountaine suggested scheduling a meeting sometime next year with the Penn State judicial affairs office and the District Justices.

Mr. Kerr stated the criminal actions of students are taken seriously and they have taken action to have fraternity members dismissed over behavioral problems.

Mr. Kerr stated changes have also been made to the Greek Community recruitment. New pledges are being told of the new changes in hopes of spreading the word to the younger incoming freshman class. The Greek Community hopes their efforts will continue to have positive results in the community and the lives of the chapter members.

There being no further business, the meeting adjourned to an Executive Session.

Respectfully submitted,

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Cynthia S. Hanscom  
Assistant Borough Secretary