

**ATTENDANCE:**

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair George Downsborough, Jr., Supervisor Jeff Luck, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Brent Brubaker, Township Engineer John Petrick, Chief of Police Kim Wyatt, Finance Director
AUDIENCE	C-NET (3) Scott Miller, Resident Jeremy Hartley, Centre Daily Times Zack Moore, Berger Rental Communities Katherine Smith, Berger Rental Communities George Lower, ELA Group, Inc.

**1. CALL TO ORDER**

The November 19, 2014 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Chair Elliot Abrams.

**2. APPROVAL OF MINUTES**

Mr. Luck moved to approve the November 12, 2014 meeting minutes. Seconded by Mr. Boyer, the motion passed 5-0.

**3. PUBLIC COMMENTS**

There were no public comments.

**4. PUBLIC SAFETY**

**a. Police Update**

Chief Petrick stated that the October 2014 Public Safety Report was included with the agenda materials. He stated that the department participated in the School Fun Fair, Home Depot Safety Fair and a Secure-in-Place Drill at Park Forest Elementary School. He stated there was an increase of serious crimes due to an increase of retail theft (shoplifting).

**5. PLANNING AND ZONING**

**a. Proposed Amendment to the Toftrees Planned Community Zoning District**

Mr. Erickson stated that on June 9, 2014, the Patton Township Manager received a letter from Mr. Bob Poole, S & A Homes, requesting an amendment to the Planned Community Zoning District as it pertains to the Toftrees Planned Community. Specifically, Mr. Poole is requesting that trigger points for the number of dwelling units that are constructed be increased as it pertains to the percentage of non-residential development to be built in the Town Center. The ratio of units built to percent of non-residential acreage is:

5. **PLANNING AND ZONING (Continued)**

a. **Proposed Amendment to the Toftrees Planned Community Zoning District (CONTINUED)**

Number of Units Constructed	% of Non-Residential Acreage to be built in the Town Center
2,300	20%
3,100	40%
3,900	60%
4,600	100%

Mr. Poole's letter identifies two additional developments that have contributed units to the overall total allowed in the Toftrees Planned Community. These developments include Campus Crest (The Grove) which added 392 units (176 units in Phase II) and development on Tract F which will add 96 units. Mr. Pool is asking that consideration be given to adding 400 units to the trigger points to compensate for the unanticipated development that was realized by The Grove.

The Planning Commission reviewed this request at their work session in October and at their November regular meeting took action to recommend that the table be revised as requested:

Number of Units Constructed	% of Non-Residential Acreage to be built in the Town Center
2,700	20%
3,500	40%
4,100	60%
4,600	100%

Included with the agenda is a proposed amendment to the Planned Community Zoning District.

The Board may consider action to schedule a Public Hearing on this matter for the January 5, 2015 or January 28, 2015 meeting.

Mr. Downsborough asked when Mr. Poole was here in March what was his expectation. Mr. Poole stated there was no expectation when he came in March but when looking at developments it does not make a lot of sense since there is no support for having a Town Center.

Mr. Luck stated his particular interest is to have a diversity of housing opportunities.

Mr. Boyer stated that the Town Center will not be built until the Waddle Road Interchange is done, which may take two or three more years.

Mr. Boyer moved to schedule the Proposed Amendment to the Toftrees Planned Community Zoning District Public Hearing on January 28, 2015. Seconded by Mr. Wise, the motion passed 5-0.

b. **Land Development Plan: Highwoods at Toftrees "Tract F"**

On April 29, 2014 Patton Township received a land development plan for Tract F in the Toftrees Planned Community. This project is known as Highwoods at Toftrees. As proposed, Highwoods at Toftrees includes 96 dwelling units located within two four-story apartment buildings. The style of the units is intended to be similar to the adjacent apartment buildings to the east (Hillside Apartments) and west (Fox Run Apartments) of this property as they all have the same owner.

5. **PLANNING AND ZONING (Continued)**

b. **Land Development Plan: Highwoods at Toftrees “Tract F” (CONTINUED)**

Highwoods at Toftrees is located on approximately 11 acres of land that has access to Toftrees Avenue through a shared driveway that will provide additional access to the apartments to the east and west of this development.

In general, the site is steeply sloped, with some slopes exceeding 25%. Tract F is also located in the I-99 Overlay District, therefore additional protections of the slopes are required. Specifically, since the project exceeds the allowable disturbance of certain slopes, a stormwater enhancement is required to recharge 1.5 times the stormwater on-site. The applicant has also provided a geotechnical report that Bellefonte Central Railtrail.

Enclosed with the agenda was an 11x17 plan set of the Highwoods at Toftrees, a location map, and a copy of the marked up staff comment letter. There are no major outstanding issues. There were several stormwater related issues due to the slopes, however these have been addressed by the applicant.

The Planning Commission’s has recommended that the plan be conditionally approved with completion of all items noted on staff’s marked up comment letter.

At the November 5<sup>th</sup> meeting the Supervisors requested additional information from the developer’s engineer on the “bridge” entrances to the apartment buildings and further details on the planned erosion control measures.

Mr. Lower stated that at the last meeting the Board had some concerns about the bridges so he developed a bridge and handed out sketches of the bridge to the Board.

Mr. Wise asked if there will be a sprinkler system. Mr. Erickson stated he believes it will have to have a sprinkler system per Code.

Mr. Boyer stated that the 20 foot height of the bridge is creating an unsafe condition. Mr. Lower stated that the bridges range from 12 to 20 feet height.

Mr. Miller asked why the bridges are not enclosed. Mr. Moore stated that there will be aluminum railings on the bridge and by enclosing it there will be a lot more costs involved.

Mr. Luck stated that the Township has code standards that have been met.

Mr. Abrams asked if there is anything below the handrail so children could not fall off bridge. Mr. Moore answered yes.

Mr. Luck moved to approve the Land Development Plan: Highwoods at Toftrees “Traft F”. Seconded by Mr. Downsborough, the motion passed 5-0.

6. **ADMINISTRATION**

a. **Public Hearing on Proposed 2015 Budget**

Ms. Wyatt stated that the Proposed 2015 Patton Township Budget was adopted at the meeting on November 12, 2014 and advertised for a Public Hearing at this meeting. Copies of the Tentative Budget have been placed in the Township Building lobby, Schlow Regional Library and on the Township Web Site.

The 2015 Budget was included with the digital agenda. The 2015 Budget and the Line Item Detail are available on the Township's website at <http://twp.patton.pa.us/departments/finance>. Hard-copy of the Budget and Line Item Detail will be provided upon request.

Ms. Wyatt provided a brief overview of the Tentative 2015 Patton Township Budget which includes no increase on tax rates.

Ms. Wyatt stated that she just found out that Penn State will be outsourcing payroll in 2015 and that it will affect the collection of Earned Income Tax for the Township. She stated that this will allow Penn State to file quarterly instead of monthly so this will cause a cash flow issue due to the fact that fourth quarter will not be received until the end of January 2016.

The Board convened the Public Hearing on Proposed 2015 Budget was convened at 7:51PM.

Mr. Miller asked if there will be more research for the traffic signal, will it involve the WalMart entrance on North Atherton. Ms. Wyatt answered that it is for the adaptive signaling on Valley Vista Drive.

Mr. Miller stated he could not find the crosswalk at Woodycrest in the budget. Ms. Wyatt stated that it is not a line item it is under Road Work Projects.

Mr. Miller asked what is going to be available for money for the Open Space Preservation. Mr. Erickson stated that the Township will not borrow money until a property is found. Ms. Wyatt stated that there is a cap of \$3.5 million.

Mr. Luck moved to close the Public Hearing on Proposed 2015 Budget at 7:57PM. Seconded by Mr. Boyer, the motion passed 5-0.

b. **Work Session**

Following the Public Hearing, the Board will review the Tentative Budget in a work session.

The discussion items from the November 12 meeting have been addressed as follows:

- Contribution to Ferguson Township/S&A Fields – the Board has requested the opportunity to review and comment on the proposed policy permitting other sports groups access to the lit field when not being used by the Teener League. A copy of the Master Plan under consideration by Ferguson Township has also been requested. The Board directed staff to release the contribution to Ferguson Township at the appropriate time.
- Creation of a Centre County Community Foundation endowment fund for Open Space maintenance – the Solicitor has been asked to provide input on this question.
- Township donations to non-profit organizations – beyond supporting community celebrations (4<sup>th</sup> Fest and First Night) the Township has been providing support (\$1800 per year) to Centre Homecare, Inc. for at least 25 years. The Board has asked staff to compile a list of options the Board can consider with regards to supporting non-profit organizations in the region. A memo with options was included with the agenda materials.

6. **ADMINISTRATION (CONTINUED)**

c. **Follow-Up Steps**

The Board should identify the following to finalize budget preparation:

- a. Any proposed changes to be considered as part of the budget adoption on December 10.
- b. Any additional information or reports needed before considering final budget adoption.
- c. Any additional budget meetings to be scheduled (possible dates are November 26 or December 3).

7. **CONSENT AGENDA**

The items included below are routine in nature and it is not anticipated that any will generate discussion or questions. The actual Consent Agenda with a brief description of each item is included with the agenda packet materials distributed to the Board and will also be available to the public at the sign-in table. At the request of a Board member any single item or all items on the Consent Agenda can be discussed and voted on separately. If no items are "pulled," the Board should consider a motion for "approval of the Consent Agenda items as shown on the agenda."

a. **Public Works**

1) **Ordinance to Prohibit Parking along a portion of Sellers Lane**

Following up on a November 5<sup>th</sup> discussion item, the enclosed Ordinance has been advertised for consideration and possible adoption at this meeting.

**It is recommended that the Board approve Ordinance 2014-561, Establishment of Parking Prohibitions on a portion of Sellers Lane.**

2) **Time Extension for Waddle Road Engineering Agreement**

To complete required Preliminary Engineering tasks prior to transitioning the project to a PennDOT Design-Build contract, Erdman Anthony requires a time extension of the current work phase from December 18, 2014 to June 18, 2015. The project is expected to be let on March 26, 2015. The extension of work beyond this date will allow time for final administrative cleanup on the contract.

**It is recommended that the Board approve a six month time extension for the Waddle Road Interchange Project Agreement 02B011 Part 2 to June 18, 2015.**

3) **Reimbursement Agreement and Resolution for ARLE Grant for North Atherton Street and WalMart Entrance Pedestrian Upgrades**

The Township is the recipient of a \$50,000 grant from PennDOT through it's Automatic Red Light Enforcement (ARLE) fund to make improvements for pedestrians to the signalized intersection noted above, and at other intersections if funding permits. As with most state grants, the Township must enter into an agreement to comply with Department policies and applicable state laws in the procurement of materials and services under the grant.

**It is recommended that the Board approve Agreement No. 02D970 - Automatic Red Light Enforcement Project Funding Agreement and Resolution 2014-012 authorizing the Chair to execute the Agreement.**

7. **CONSENT AGENDA (CONTINUED)**

b. **Administration**

1) **Voucher Report**

A copy of the October 2014 Voucher Report is enclosed. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

**It is recommended that the Board approve the October 2014 Voucher Report.**

Mr. Downs brough asked who owns the Sellers Lane land. Mr. Erickson answered that PennDot owns it.

Mr. Luck moved to approve the Consent Agenda. Seconded by Mr. Boyer, the motion passed 5-0.

8. **MANAGER'S REPORT**

a. **Centre County Certification of the Open Space Referendum Vote**

Mr. Erickson stated that the Centre County Certification of the Open Space Referendum Vote was included with the agenda materials.

9. **COMMITTEE REPORTS**

Mr. Abrams stated that the General Forum is meeting next week to go over the budget.

Mr. Wise stated that Finance Committee met and discussed the \$7 increase for rental housing permits.

10. **OTHER BUSINESS**

There was no other business.

11. **ADJOURNMENT**

There being no further business, by Mr. Luck's motion and Mr. Wise's second, the meeting was adjourned at 8:07 PM.

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Douglas J. Erickson, Township Secretary