

ATTENDANCE:

BOARD	Elliot Abrams, Chair Jeff Luck, Vice-Chair George Downsborough, Jr., Supervisor Josh Troxell, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Lawrence Pegher, Finance Director John Petrick, Chief of Police Stephen Casson, Township Engineer Susan Wheeler, Public Works Project Manager Betsy Dupuis, Solicitor
AUDIENCE	C-NET (3) Scott Miller, Resident Bonnie Benjamin, Resident Sandy Erwin, Resident Ralph Chronister, Resident Roy Beck, Resident Robert Bailey, Resident Brenda Bailey, Resident Gary Hurner, Resident Bryce Boyer, Resident Cory Miller, UAJA Brenda Catherman, Resident Mark Torretti, Penn Terra Bill Steudler, Planning Commission Don Kiel, Resident Tom Jacob, Resident Karyl Green, Resident Ella Williams, Resident Ava Glantz, Resident Paul Snelick, Resident

1. CALL TO ORDER

The March 23, 2016 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:01 PM by Chair Elliot Abrams.

2. APPROVAL OF MINUTES

Mr. Troxell moved to approve the minutes of the March 9, 2016 meeting. Seconded by Mr. Luck, the motion passed 5-0.

3. PUBLIC COMMENTS

Mr. Miller stated that he is concerned about all the trash coming over to Woodycrest from Petco and Trader Joes area and asked for temporary snow fencing along Woodycrest. Mr. Erickson stated that he will follow up on this tomorrow.

4. **PUBLIC HEARING: UNIVERSITY AREA JOINT AUTHORITY (UAJA) PROPOSAL TO RELOCATE GRAY'S WOODS INTERCEPTOR SEWER**

Mr. Erickson stated that the Executive Director of UAJA has proposed relocating the primary sewer line (also known as an interceptor sewer) serving the Gray's Woods Planned Community Development. In September a route through the Cedar Cliff neighborhood was reviewed and abandoned. The Executive Director now proposes the route shown below along Meeks Lane before paralleling a portion of Scotia Road and then on a cross-country route to Valley Vista Drive; yellow is new gravity main and red is proposed force main:



A larger, higher resolution version of the mapping was included with the agenda materials. The re-located line could potentially provide service to part of Halfmoon Township in the future.

Residents and property owners along the proposed route have been invited to attend this meeting. A copy of the notice mailed to residents and property owners was included with the agenda materials.

UAJA will need to obtain approval from the Patton Township Board of Supervisors and the Centre Region Council of Governments to proceed with this relocation project. Generally, UAJA's piping and customer base is limited to the designated Sewer Service Area (SSA). The SSA includes the properties that are dark shaded on the map provided with the meeting notice. Part of the proposed relocated line would be outside the SSA. Properties outside the SSA are meant to be served by on-lot septic systems.

Through an intergovernmental agreement among the Centre Region municipalities, the SSA boundary could be expanded to accommodate this project with the approval of Patton Township and four other municipalities. The purpose of this hearing is for the Board of Supervisors to obtain public feedback before considering any action.

The Manager recommends the following discussion format for this item:

- Opening remarks from the Manager on zoning, the Regional Growth Boundary, and the Sewer Service Area
- Presentation from UAJA Executive Director or other representative
- Brief presentation from Planning regarding options for expanding the Sewer Service Area.
- Comments/questions from Public
- Comments/questions/discussion by Board members

4. **PUBLIC HEARING: UNIVERSITY AREA JOINT AUTHORITY (UAJA) PROPOSAL TO RELOCATE GRAY'S WOODS INTERCEPTOR SEWER (CONTINUED)**

No action is required or recommended on this issue at this time. Members of the Board should identify any additional information, either from UAJA or Township staff, they would like to consider.

Mr. Miller gave a brief presentation of the UAJA proposal to relocate Gray's Woods interceptor sewer.

Mr. May gave a brief presentation of how this will affect the Growth Boundary.

Ms. Benjamin asked about the time frame UAJA is expecting and how would this affect her property. She wanted to make sure that the swale in her property that goes into a retention pond is still functioning after the pipes are installed. Mr. Miller stated that this is something that will be done in the next 5 years and that usually they work within a 20 foot easement and that the properties will be restored to the same condition as they were before construction.

Mr. Horner stated that he is concerned that the lines will be splitting his property. Mr. Miller stated that this is preliminary and that they can look into an alternate location.

Mr. Bailey stated that he is concerned about lines running right through his property. Mr. Miller stated that again UAJA has flexibility to move this around and will have an engineer contact him about the best place to run the line.

Mr. Boyer stated that there is a water line that runs through the Bailey Tract and asked if there is any concern about crossing water and sewer lines. Mr. Miller answered no and that UAJA will either encase the water or sewer line or in some cases both.

Mr. Boyer asked what will be done to preserve the old road and railroad bed. Mr. Miller asked what the state of the road now. Mr. Boyer stated that it is obvious it is there but not drivable. Mr. Miller stated that UAJA likes to return places to how they were before construction.

Mr. Kiel asked if the pump stations were eliminated then what happens to those properties. Mr. Miller stated that the complete pump station will be removed with the exception of the concrete portion. Mr. Kiel asked if the fence will still be there. Mr. Miller answered no.

Mr. Snelick asked what would be the impact of removing the pump station and asked if the road to pump station will still be there. Mr. Miller stated there will be a man hole where the pump station was.

Ms. Catherman asked if properties owners are going to be forced to connect to the sewer service. Mr. Miller answered that it is up to Patton Township. Mr. Erickson stated that the ordinance states any home that is 150 feet from a sewer service line is required to connect. Mr. Miller stated that maybe the Township could decide that residents do not have to connect unless their system fails. Mr. Erickson stated that the Board is who will decide if residents must connect to the sewer service line.

Ms. Erwin asked if the sewer lines will end up in the drainage swale. Mr. Miller answered yes and that UAJA will make sure the drainage swale will be maintained and taken care of.

Ms. Erwin stated that she is currently connected and asked if nothing should change. Mr. Miller stated that the sewer line may be changed that she is connected to, but nothing should need to be done on her property.

Mr. Troxell asked where the pump stations are being taken out, do the lines (force mains that are no longer needed) get taken out as well. Mr. Miller stated that typically they drain it and cap the ends and abandon it.

Mr. Downsborough stated that he knows that there needs to be engineering work that needs to be done but feels this plan is superior compared to the last plan.

5. **PUBLIC SAFETY**

a. **Police Update**

Chief Petrick stated that a copy of the February 2016 Public Safety Report was enclosed with the agenda materials. He stated that the department commenced the Junior Academy with 20 plus high school students involved in the program.

Mr. Downsborough stated that serious crimes is up and wanted to know if there is anything the Board should be aware of. Chief Petrick stated that it is up due to an increase in retail thefts.

Chief Petrick stated that the department started the annual Aggressive Driving Campaign.

Mr. Troxell congratulated the Police Department on Patton Township ranking the 8th safest municipality in the state.

6. **PUBLIC WORKS**

a. **Grant Application for Gray's Woods Park – Phase 1 Construction**

Mr. Erickson stated that the Public Works staff is preparing a grant application intended to assist with funding in 2017 for new park construction. The application will request \$200,000 from the Commonwealth's Department of Conservation and Natural Resources (DCNR) Community Conservation Partnerships Program (C2P2) program. The deadline for grant submission is April 13th.

The agenda materials included the Master Plan, the draft grant application with construction cost estimates, and a Resolution to be submitted with the grant application. Recall that the design of Phase 1 is currently underway by YSM Landscape Architects. The current estimate of construction costs for Phase 1 construction is \$598,928.

Mr. Luck moved to approve Grant Application and Resolution 2016-004 for Gray's Woods Park – Phase 1 Construction. Seconded by Mr. Downsborough, the motion passed 5-0.

b. **Consultant Services for Valley Vista Drive Left Turn Lane**

Mr. Erickson stated that Trans Associates prepared a scope of services and Agreement for this project. The Agreement was distributed to the Board prior to the meeting.

A cost estimate and concepts plans for the project were included with the agenda materials.

Mr. Luck moved to approve the Consultant Services by Trans Associates for Valley Vista Drive Left Turn Lane. Seconded by Mr. Troxell, the motion passed 5-0.

Mr. Troxell asked about the traffic control plan and asked if the Township is responsible to notify residents of this traffic concern. Mr. Erickson stated that yes it will be down to one lane at times and will provide notice to residents and media of the construction schedule.

Mr. Downsborough stated that there are a lot of assumptions here and asked if staff has read over and is ok with the assumptions. Mr. Erickson answered yes.

Mr. Downsborough asked about a natural gas line and water line and if the Township will have to pick up the costs if these lines need relocated. Mr. Erickson stated that he does not know yet.

7. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Prosek stated that the Planning Commission approved the Temporary Use Permit for Walmart Temporary Trailers and the final Nittany Valley Sports Centre Subdivision Plan. He stated that the Planning Commission discussed the Office Business District 2 Subdivision and asked staff to look into this issue in order to recommend some guidelines.

b. **Temporary Use Permit – Walmart Temporary Trailers**

Mr. Erickson stated that from the March 14th Planning Commission meeting:

“The Township has received a request from Walmart for a temporary use permit to have 20 containers located mainly outside the General Merchandise side of the building while the store will be undergoing a remodel. Approximately five of the containers will be utilized as offices for the general contractors and subcontractors. The remaining 15 containers will be used for storage to protect items from the weather and for organization. The site has been used for other temporary uses in the past with no known adverse impacts. The Township Manager has authorized a provisional Temporary Use Permit for 30 days.

The agenda packet for this evening included a location map, letter of request from Walmart, and photos of the proposed location for the storage trailers.

Recommendation

Staff has reviewed the permit request and recommends its approval.”

The Planning Commission recommends approval. The Board should consider action on the Permit as requested by Walmart.

Mr. Miller stated that the Planning Commission stated that they have never had complaints but he has complained about the number of trailers there is and the loud noises. He stated that he is very upset by the noise and disruption of the neighborhood in this area.

Mr. Erickson stated that he will have the Zoning Officer go talk to Walmart.

Mr. Luck stated that if they are making noise at 2:00am or 3:00am then that is a legit complaint.

Mr. Luck moved to approve the Temporary Use Permit for Walmart Temporary Trailers with the condition of no loud noises during non-construction hours. Seconded by Mr. Wise, the motion passed 5-0.

c. **Nittany Valley Sports Centre Subdivision Plan**

Mr. Erickson stated that from the March 14th Planning Commission meeting:

“This item is a request for the Planning Commission to review and consider recommending approval of a Final Subdivision Plan for the Nittany Valley Sports Centre property. The property is being subdivided for the purpose of potentially selling individual parcels and the Plan was submitted to the Township on February 9, 2016.

The Nittany Valley Sports Centre Master Plan was approved by the Township Board of Supervisors on January 27, 2016. Future development, including improvements such as streets, water service, and sewer service will be required with individual development plans.

The following items were included with the agenda:

1. A location map for the property

2. An 11"x17" copy of the subdivision plan
7. **PLANNING AND ZONING (CONTINUED)**

c. **Nittany Valley Sports Centre Subdivision Plan**

3. A marked up copy of staff's comment letter for the subdivision

Recommendation

Staff finds that the plan meets all Township regulations with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.

The Planning Commission's comments and recommendation will be forwarded to the Board of Supervisors for their consideration."

The Planning Commission recommends conditional approval as noted above. The Board should consider action on the plan.

Mr. Luck moved to conditionally approve the Nittany Valley Sports Centre Subdivision Plan. Seconded by Mr. Troxell, the motion passed 5-0.

8. **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) **Purchase of Bi-Fuel Pickup**

At the last meeting the Board approved the purchase of a bi-fuel Chevrolet Silverado. After placing the order, the dealer indicated that Chevy is no longer accepting orders for CNG (compressed natural gas) vehicles for the 2016 model year. The dealer representative indicated we are able to order a Ford CNG bi-fuel truck if we act fast and order before April 1, 2016.

The 2016 Public Works Department Budget allots \$51,000 for the replacement of the current 2006 Chevrolet 2500 work truck. Patton Township through Centre County Planning and Community Development have one half of the CNG bi-fuel upfit cost of the replacement vehicle earmarked through their current Alternative Fuels Incentive Grant (AFIG) Program that will expire June 30, 2016. Centre County Planning is preparing to file an extension for this grant so that gives the Township time to take delivery and better ensuring reimbursement by the State.

Staff, by way of memo included with agenda materials, recommends that the replacement truck is purchased through the State Contract (CO-STARS) as follows:

• 2016 Ford Super Duty F-250 SRW X2B 4WD SuperCab 158" XL	\$42,259.00
• Hondru Ford of Manheim, PA and upfit by Westport	
• Potential Upfit cost savings through AFIG	-\$5,232.50
Total with AFIG	\$37,026.50

It is recommended that the Board approve the purchase as recommended.

8. **CONSENT AGENDA (CONTINUED)**

b. **Planning and Zoning**

1) **Sewage Planning Module Resolution for Buffalo Run Farm**

Additional work on locating suitable septic sites requires a re-submission of the Sewage Planning Module for Buffalo Run Farm. A proposed resolution is included in the agenda materials.

It is recommended that the Board approve Resolution 2016-005

Mr. Troxell moved to approve the Consent Agenda including Resolution 2016-005. Seconded by Mr. Luck, the motion passed 5-0.

9. **MANAGER'S REPORT**

Mr. Erickson stated that he wanted to let residents aware of the following:

Friday, March 25th – Township Office will be Closed

Tuesday, April 26th – Primary Election

Saturday, April 29th & 30th – Hazard Household Waste Collection at CRRRA

Week of May 16th – Bulk Trash Collection

The Spring Leaf & Brush Collection continues through the end of April

10. **COMMITTEE REPORTS**

Mr. Troxell stated that Parks Capital discussed the COG Priorities and the Regional Project Updates.

Mr. Wise stated that Public Safety discussed the Sale of the 1991 Pierce Aerial Apparatus for \$36,000 and the addition of two Assistant Fire Marshal positions due to the fact one of the Fire Marshall's is going to be retiring. He stated that the COG Priorities was discussed.

Mr. Abrams stated that Executive Committee had a brief presentation by Goodwill. He stated that they reviewed the Centre County Transportation Project Update and the COG IT Study. He stated that it was determined that Halloween will be taken place on October 31, 2016.

Mr. Troxell stated that even though Human Resources did not meet, the job description for Parks Director did go out and he discussed the concerns that the Board had and that he was told that the process can be amended.

Mr. Wise stated that the Centre County Airport Authority looked at financial statements. He stated that the Authority approved a plaque for J.B. Claster.

11. **OTHER BUSINESS**

There were no other business.

12. **ADJOURNMENT**

There being no further business, by Mr. Troxell's motion and Mr. Luck's second, the meeting was adjourned at 9:06 PM.