

**ATTENDANCE:**

BOARD	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 Betsy Dupuis, Solicitor Greg Garthe, Planner
ABSENT	Elliot Abrams, Chair Susan Wheeler, Public Works Project Manager
AUDIENCE	C-NET (2) Scott Miller, Resident Jeff Nucciarone, Open Space Task Force Anthony Grillo, Open Space Task Force Phil Park, Open Space Task Force Kevin Abbey, Open Space Task Force Linda Lochbaum, Open Space Task Force Mark Maloney, Resident Jeremy Hartley, Centre Daily Times

**1. CALL TO ORDER**

The June 22, 2016 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Vice-Chair Jeff Luck.

**2. APPROVAL OF MINUTES**

Mr. Troxell moved to approve the May 25, 2016 meeting minutes. Seconded by Mr. Downsborough, the motion passed 4-0.

**3. PUBLIC COMMENTS**

Mr. Miller asked if mobile homes are permitted in the Woodycrest neighborhood because he is concerned about water runoff in the lot behind him that was recently sold in which a doublewide is going in. Mr. Luck stated that doublewides are permitted in that zoning district.

Mr. Miller stated that the new traffic lights at Sheetz and Walmart that there are no crosswalk indicators. Mr. Erickson stated that he will double check with the project manager and will email him an update.

Mr. Miller asked when the temporary permit for the Walmart construction is going to expire. Mr. Erickson stated that he will get a date and email him.

**4. PUBLIC SAFETY**

**a. Police Update**

Chief Petrick stated that the May 2016 Public Safety Report was included with the agenda materials. He stated that officers attended numerous training during the month of May. He stated last week there was an incident in which an individual in distress had access to firearms and the incident was resolved in 3 hours. He stated that last week that several vehicles in the Park Forest area that were entered and wanted to remind residents to lock their vehicles.

5. PUBLIC WORKS

a. Open Space Task Force Recommendation

Mr. Erickson stated that the citizen volunteers who have served on the 2014 Open Space Task Force (OSTF) are nearing the end of their duties in implementing the Open Space acquisition program. The group's efforts began over a year ago by initially compiling a list of over 70 potential open space parcels.

From there, the OSTF reviewed the methodology developed in 2004 to rank these parcels regarding their value as publicly owned open space. The group worked over several months to develop a numerical rating of each potential property, and through this process reduced the number of parcels for further review down to 25.

The OSTF invited the owners of these 25 properties to an open forum to explain the goals of the Task Force and gauge owner interest in the program. At every contact with owners the OSTF noted that the Township only intended to work with willing sellers.

To bring the selection process to a conclusion, in March the OSTF visited 17 properties whose owners indicated a willingness to continue in the program. The final steps included hosting an open house for Township residents to offer their thoughts and opinions on the potential value of the top rated properties, and then formulating a final recommended list to the Board for consideration.

A prioritized recommended list of 4 potential open space properties is included with the agenda materials. In a brief summary the properties include portions of the undeveloped portion of Toftrees, a small parcel between Toftrees and Cedar Cliff, and a portion of the Gray's Woods Planned Community adjacent to the state game lands.

If adopted the Board should consider directing the Township Manager to begin working with the owners of these properties over possible acquisition. The market value of each property would be determined by an appraisal that will determine the maximum price the Township may offer.

The final duty of the Task Force will be to prepare a formal report on their activities.

Mr. Troxell asked if the OSTF was looking at entire parcel or sections of the parcel for 72 and 73. Mr. Erickson answered sections of the parcel.

Mr. Troxell asked when adopting this are we locking into the properties in the order they are on the list. Mr. Erickson answered yes.

Mr. Wise stated that we should go for property #4 first.

Mr. Downsborough stated that he was disappointed that property #4 was not higher on the list and does not agree with #1 and #2C.

Mr. Park stated that the properties that serve more residents was a high priority to the Open Space Task Force.

Mr. Luck asked the Open Space Task Force members if they would be ok with swapping property #3 and #4. Mr. Erickson stated that a request could be sent to the Open Space Task Force.

Mr. Downsborough moved to adopt the recommended list of potential open space properties. Seconded by Mr. Troxell, the motion passed 3-1, with Mr. Wise voting no.

5. **PUBLIC WORKS (CONTINUED)**

b. **Waddle Road Interchange Improvement Project – Additional Costs for Utility Relocation Design Efforts**

Mr. Erickson stated that the contractor on the project has made a claim to PennDOT that they should be compensated for additional efforts toward project design and working with the various utilities in coordinating the relocation of many of the facilities in the corridor. PennDOT has forwarded two of the items to Patton Township, as we are a funding partner on the project and responsible to cover utility relocation costs.

The Manager has been discussing these claims with the PennDOT Project Manager and the Township's legal counsel.

Of the two claims the Manager has concluded that the Township is not liable regarding the charges related to the installation of conduit by Crown Castle between when the preliminary design was finished by the Township's design consultant and when the contractor started the final design late in 2015.

The Manager has also concluded that the Township bears some responsibility in additional design efforts related to the utility relocations. These additional design efforts most likely will result in an overall reduction in the utility relocation costs.

The Manager has made a tentative offer to PennDOT to provide payment to the Department, not to exceed \$15,000 for these additional design efforts. A response to the offer is expected from PennDOT prior to the meeting.

Mr. Troxell moved to approve the offer as outlined in the letter that was included with the agenda. Seconded by Mr. Downsborough, the motion passed 4-0.

c. **Request for Adding Gray's Woods Park to Centre Region Parks Maintenance Schedule**

Mr. Erickson stated that the Township has applied to the State for grant funding to begin construction of Phase 1 of Gray's Woods Park in 2017. The Township has engaged YSM Landscape Architects to prepare the final design and bidding documents for Phase 1.

Anticipating that construction may be concluded in 2017, staff recommends that the Board submit a request to Centre Region Parks and Recreation (CRPR) to assume maintenance responsibilities after construction. CRPR considers these requests once a year, with a June 30 deadline for submitting a request.

Mr. Downsborough moved to approve the request for adding Gray's Woods Park to Centre Region Parks Maintenance Schedule. Seconded by Mr. Troxell, the motion passed 4-0.

d. **Automated Red Light Enforcement (ARLE) Grant Submission**

Mr. Erickson stated that PennDOT has opened the 2016 application period for ARLE grant applications. The Township staff has discussed potential projects and have suggested that our traffic engineering consultant, Trans Associates work with the State College Area School District (SCASD) to upgrade the signalized pedestrian crossing on Valley Vista Drive at Little Lion Drive.

Patton Township is the permittee on this facility but SCASD bears all the installation, operation and maintenance costs.

The Board should consider action to approve the grant application. If the grant is awarded the Township and SCASD will enter into a Memorandum of Understanding for administration of the grant.

5. **PUBLIC WORKS (CONTINUED)**

d. **Automated Red Light Enforcement (ARLE) Grant Submission (Continued)**

Mr. Troxell moved to approve the Automated Red Light Enforcement (ARLE) Grant Application not to exceed \$110,000. Seconded by Mr. Downsborough, the motion passed 4-0.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Rater stated that the Planning Commission discussed the Halfmoon Township map amendments and permitted locations for Public Safety Facilities.

Mr. Wise stated that he feels that Public Safety Facilities should be permitted anywhere in the Township.

b. **Halfmoon Township Official Map Amendments**

Mr. Garthe stated that from the Planning Commission agenda of June 6, 2016; Halfmoon Township is proposing an ordinance (2016-02) to amend the Halfmoon Township Official Map. Pursuant to Section 408(c) of the Pennsylvania Municipalities Planning Code, if there are existing or proposed streets or public lands that lead into any adjacent municipality, the Township is required to transmit a copy of the proposed ordinance and map to the adjacent municipality for comments. Additionally, Section 408(b) mandates that the proposed amendments shall be sent to the county planning agency for review.

The Halfmoon Township Official Map was adopted in 2004, and in 2009 the Township adopted a Parks and Recreation Plan which identified a proposed trail system. Surveys and meetings conducted among residents during 2011 and 2012 indicated that there was an interest in a trail network that could be used to access neighborhoods and parks within the Township. As a result of the Parks and Recreation Plan and resident input, the Township Planning Commission suggested an amendment to the Official Map to facilitate future development of the trail network.

The proposed amendments to the Official Map will advance the goals of Halfmoon Township to identify the location of future park land and to add pedestrian and bicycle facilities that will connect neighborhoods and park facilities.

Proposed amendments to the Halfmoon Township Official Map include:

1. The addition of proposed bicycle and walking path connections in the following locations: Charles Taylor property, ClearWater Conservancy property, Stable View Drive to Lone Pine Road, Sawmill Road through Grays Woods property to Grays Woods Path, Sawmill Road to Heritage Trail Road, Sawmill Road to Heritage Trail Parkway in Patton Township;
2. the addition of proposed "Share the Road" bicycle and walking paths along Township Roads, as shown;
3. the addition of proposed new parkland along Houtz Lane and on Grays Woods property along boundary with Patton Township;
4. the addition of a wildlife corridor, as shown.

The following items are included with the agenda:

1. Proposed Amended Halfmoon Township Official Map
2. Proposed Ordinance 2016-02; Amendment of the Halfmoon Township Official Map

6. PLANNING AND ZONING (CONTINUED)

b. Halfmoon Township Official Map Amendments (Continued)  
Recommendation

Staff provided the following comments on the proposed amendments to the Halfmoon Township Official Map as they relate to connectivity with Patton Township:

Proposed Bicycle and Walking Path Connections

1. All proposed trails that lead into Patton Township provide connections to the Grays Woods Planned Community (PC) zoning district.
2. The proposed trail from Sawmill Road through Grays Woods property to Grays Woods Path provides a logical connection into the community via the Grays Woods Path as shown in the approved master plan.
3. The proposed trail from Sawmill Road to Heritage Trail Road connects to an existing roadway that passes through a property within the PC district that is under consideration for open space preservation by Patton Township.
4. The proposed trail from Sawmill Road to Heritage Trail Parkway provides a logical connection to the proposed bikeway shown in the approved master plan. The bikeway is intended to pass through the Grays Woods Park to the Halfmoon Township line.

Proposed "Share the Road" Bicycle and Walking Paths Along Township Roads

1. The only proposed "Share the Road" roadway leading into Patton Township is along PA Route 550. The highway traverses agricultural zoning districts in each township, connecting areas of compatible land use.

Proposed New Parkland Along Houtz Lane and on Grays Woods Property

1. The proposed parkland along Houtz Lane (Barr Park) serve as a logical terminus for trails eventually leading into Patton Township.
2. The proposed parkland on the Grays Woods Property is adjacent to the existing Grays Woods Park and possible future open space property in Patton Township, so staff believes that the land uses between townships are compatible. Additionally, the property will accommodate two of the proposed bicycle and walking paths that would connect into Patton Township.

Proposed Addition of a Wildlife Corridor

1. The proposed wildlife corridor will have no direct impact to Patton Township, but is intended to accommodate one of the proposed bicycling and walking trails, providing connectivity between townships.

Staff also recommends that the Planning Commission consider a motion to recommend that the Township Board of Supervisors support the amendments. Any additional comments from the Planning Commission will be forwarded to the Board of Supervisors for their consideration. (End of PC agenda materials)

The Planning Commission had no further comments.

The Board members should consider the above information and provide additional comments as deemed appropriate.

The Board had no further comments.

6. PLANNING AND ZONING (CONTINUED)

c. Location of Permitted Use Areas for Public Safety Facilities

Mr. Garthe stated that from the Planning Commission agenda of June 6, 2016;

During the public hearing for the Office Buffer District Amendments at the May 25, 2016 Board of Supervisors Meeting, there was discussion regarding the ability of ambulance services to locate within the township. Prior to the public hearing, it was recommended by the CRPA and the Planning Commission that ambulance services not be permitted within the OBD because of potential noise concerns and the fact that they are currently allowed in several other districts in the Township. The Board asked CRPA staff to review Township regulations to identify where public safety uses (ambulance, fire, police) services are currently allowed.

CRPA staff has reviewed existing regulations and determined that public safety uses are permitted in the following districts:

- **C-1 (General Commercial), C-2 (Planned Commercial) and C-T (Commercial Transitional)**  
Permits ambulance services, firehouses, and public and private garages for the storage and maintenance of motor vehicles
- **I-1 (Industrial)**  
Permits public and private garages for storage and maintenance of motor vehicles and equipment; and public utility installations and public service structures
- **PAD (Planned Airport District)**  
Permits ambulance services in the Non-Residential Area and Approach Area
- **PC (Planned Community)**  
Permits ambulance services, firehouses, and public and private garages for the storage and maintenance of motor vehicles; and public utility installations and public service structures

The following items were included with the agenda:

1. Map of permitted public safety use areas

Action: The Planning Commission should review the list and map of zoning districts where police, fire, and ambulance service facilities are currently permitted in Patton Township and discuss whether they are adequately serving the township.

Next Steps: Based on input received from the Planning Commission, the Township Manager will prepare any comments for consideration by the Board of Supervisors at a future Board of Supervisors meeting. (End of Planning Commission agenda material)

After review of the above material and mapping showing where public service facilities are permitted within the Township, the Planning Commission concluded that no further work on this item seems to be required.

Mr. Troxell stated that it is not shown that the airport has its own fire company and agrees that the facilities we have is adequate for now but is concerned about the future and that when coming out of Ferguson Township there are no Public Safety Facilities.

Mr. Wise stated that he feels that Public Safety Facilities should be able to be anywhere.

7. ADMINISTRATION

a. Centre Region Building Safety and Property Maintenance Code (CRBSPMC) Update

Mr. Erickson stated that the Centre Region Codes Agency, our building permitting and inspecting agency, has proposed a set of revisions to the regulations that primarily govern rental housing in the Region. Some sections of the Code apply to owner-occupied dwellings also:

**101.2 Scope. [4A]** The provisions of this code shall apply to all existing residential and nonresidential *structures* and all existing *premises* and constitute minimum requirements and standards for *premises, structures*, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of *owners, owner's authorized agent, operators* and *occupants*; the *occupancy* of existing *structures* and *premises*, and for administration, enforcement and penalties.

**Exception:** *Owner*-occupied single-family dwellings that do not require a rental housing permit are exempted from all sections of this code except Sections 108, 109, 110, 111, 302, 303, 304, *exterior provisions of 307, 604*, and Chapters 2, 9, 10, and 11 of this code.

The proposed revisions were provided with the April 27<sup>th</sup> agenda and reviewed at the May 11<sup>th</sup> meeting. The Manager and Zoning Officer have reviewed the proposed revisions and provided comments/questions, along with a response from the Code Director, that were included in the agenda materials.

The Board had no further comments.

b. Temporary Parking Regulations – Portion of Toftrees Avenue

Mr. Erickson stated that in response to comments and complaints several years ago about parked cars reducing the available sight distance for drivers pulling onto Toftrees Avenue from Cricklewood Drive and apartment driveways, the Public Works Department paint-striped areas where we did not want cars parked. This proved to be effective in keeping these areas car-free, even though no formal regulations were adopted by the Township.

Recently, one vehicle has been regularly sighted parking in a couple of these paint-striped areas. Without enacted regulations, we currently have no enforcement authority.

The Manager and Public Works Director recommend the Board adopt temporary No-parking regulations for the five areas delineated in the Director's memo and shown on the drawing attached to this update. If approved enforcement can begin once No-parking signs have been installed.

The Township will need to adopt "permanent" regulations by ordinance within 90 days of this action.

Mr. Miller asked if Toftrees have parking regulations for their apartment building. Mr. Erickson stated that the Township does not have the ability to ask for more parking.

Mr. Troxell stated that it is not only the parking along the street that causes problems it is a visibility issue pulling out at intersections.

Mr. Troxell moved to adopt Temporary Parking Regulations – Portion of Toftrees Avenue. Seconded by Mr. Downsborough, the motion passed 4-0.

7. **ADMINISTRATION (CONTINUED)**

c. **PSU Reuse Water Special Study to Amend 537 Plan**

Mr. Erickson stated that this item has been accelerated from the July General Forum meeting to the June meeting. Attachments to this update include:

- Excerpt from the June 21 Executive Committee agenda
- Letter from DEP to PSU requesting the special study
- The executive summary on the Special Study

Board members should review the materials and identify any questions they may have. Questions can be submitted to COG for responses prior to the June 27 General Forum meeting.

8. **CONSENT AGENDA**

Mr. Erickson stated that 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) **Street Overlay Bid Award**

The Public Works Director has solicited bids for the Township's 2016 Street Overlay Program. Bids were opened on June 8th and were reviewed by the Public Works Director.

A report and recommendation on the Bid Award is included with the agenda materials. This contract is funded through the Road Resurfacing and Reconstruction Reserve Fund.

**It is recommended that the Board award the contract for the 2016 Street Overlays Contract to New Enterprise Stone and Lime, Inc., with the low bid of \$168,726.13.**

2) **Street Patching Bid Award**

The Public Works Director has solicited bids for the Township's 2016 Street Patching Project. Bids were opened on June 10th and were reviewed by the Public Works Director.

A report and recommendation on the Bid Award is included with the agenda materials. This contract is funded through the Road Resurfacing and Reconstruction Reserve Fund.

**It is recommended that the Board award the contract for the 2016 Street Patching Project to Glenn O Hawbaker, Inc. with the low bid of \$72,331.55.**

3) **Sandy Ridge Road Curbing Replacement Bid Award**

As part of the on-going street upgrades within the Homestead Farms Neighborhood Improvement District the Public Works Director has solicited bids for the Sandy Ridge Road Curb Replacement Project. Bids were opened on June 10th and were reviewed by the Public Works Director.

A report and recommendation on the Bid Award is included with the agenda materials. This contract is funded through the Homestead Farms Neighborhood improvement Reserve Fund and the Road Resurfacing and Reconstruction Reserve Fund.

8. **CONSENT AGENDA (CONTINUED)**

**It is recommended that the Board award the contract for the Sandy Ridge Road Curbing Replacement Project to Ameron Construction Company, Inc. with the low bid of \$55,369.20.**

b. **Administration**

1) **2016/2017 Centre Area Transportation Authority (CATA) Budget**

The COG General Forum has referred the 2016/2017 CATA Budget to the participating municipalities for adoption.

The Board should consider action to adopt the 2016/2017 CATA Budget as recommended by the COG General Forum. Copies of the proposed CATA budget were previously distributed to Board members by the COG staff.

To view the CATA budget online go to:

<http://www.catabus.com/AboutCATA/Budget/Budgets/Final%20Budget%20-%2016-17%20-%20Foxit.pdf>

**It is recommended that the Board adopt the 2016/2017 Centre Area Transportation Authority Budget with Patton Township contributions of \$77,125.00 for the operating fund and \$20,948.00 for the capital fund and approve the enclosed Resolution 2016-008.**

2) **May Voucher Report**

A copy of the May 2016 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 May 2016 Voucher Report.**

Mr. Downsborough moved to approve the Consent Agenda. Seconded by Mr. Troxell, the motion passed 4-0.

9. **MANAGER'S REPORT**

a. **2016 Economic Development Summit**

Mr. Erickson stated that the 2016 Economic Development Summit is on Tuesday, July 19<sup>th</sup> at 5pm at the Mt. View Country Club. Mr. Downsborough stated that he will attend.

b. **Circleville Bikeway Ribbon Cutting**

Mr. Erickson stated that the Circleville Bikeway Ribbon Cutting will be held on June 30<sup>th</sup> from 11:30am to 1:00pm with the ribbon cutting at noon.

c. **PennDOT Sight Distance Study for Fox Hill Road**

Mr. Erickson stated that Mr. Casson put a request in to PennDot to do a sight distance study on Fox Hill Road.

d. **Zoning Hearing Board**

Mr. Erickson stated that there will be a Zoning Hearing Board on June 27, 2016 regarding special exception on grading a lot.

e. **MS4 Inspection**

Mr. Erickson stated that there was a MS4 Inspection on June 15, 2016 by DEP and it went well.

10. **COMMITTEE REPORTS**

a. **Public Services**

Mr. Luck stated that Mr. Steff received all the feedback locations that want to be included in the Fiber Optic Infrastructure Study and they had a discussion on Organic Recycling.

b. **Transportation and Land Use**

Mr. Luck stated that there was a general discussion on single point of contact for Economic Development in the region and the implementation of the CHIP program for the CRPA.

c. **Finance**

Mr. Downsborough stated that COG staff is trying to make the Capital Improvement Plan process better. He stated that currently the Library Operation Budget includes the Library District Fund but the two budgets do not line up so they are going to separate them. He stated that the Finance Director is going to look into investments of COG funds and that the Fund Balance Report was handed out.

d. **Public Safety**

Mr. Wise stated that Public Safety discussed the 2017 Program Plan review.

e. **Spring Creek Watershed Commission**

Mr. Troxell stated that the Spring Creek Watershed Commission discussed Source Water Protection and Water Monitoring.

f. **Centre County Airport Authority**

Mr. Wise stated that the Centre County Airport Authority discussed how the airport is not ready for the newer planes.

11. **OTHER BUSINESS**

There was no other business.

12. **ADJOURNMENT TO EXECUTIVE SESSION**

There being no further business, by motion and second, the meeting was adjourned at 8:29PM.

13. **EXECUTIVE SESSION**

The Board met in Executive Session with the Solicitor, Manager and Director of Finance and Administration to discuss collective bargaining negotiations with the Patton Township Police Officers Association and other personnel issues. There is no anticipated Board action that will be taken following the Executive Session.

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Douglas J. Erickson, Township Secretary