

**ATTENDANCE:**

BOARD	Jeff Luck, Vice-Chair George Downsborough, Jr., Supervisor Daniel Treviño, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Sean Albright, Officer-in-Charge Patton Township Police Betsy Dupuis, Solicitor Lawrence Pegher, Finance Director Stephen Casson, Township Engineer Greg Garthe, Planner Susan Wheeler, Patton Township
ABSENT	Elliot Abrams, Chair
AUDIENCE	C-NET (3) Chuck Strodoski, YSM Lexie Meraglia, Walmart Allen Jackson, Walmart Karl Davidson, Walmart William and Sandra Lyle, Residents Jessica Buckland, Resident Betsy Whitman, Resident Kimberly Van Buskirk, Resident Pam Salokangas, CRPR/COG James Bennett, Resident Gary Hartman, Resident Rick Richards, Resident Chad Stafford, Penn Terra Engineering Cindy Solic, RAC

1. **CALL TO ORDER**

The June 21, 2017 Board of Supervisors meeting was called to order at 7:00 PM by Jeff Luck, Vice-Chair.

2. **APPROVAL OF MINUTES**

Mr. Treviño moved to approve the May 24, 2017 Regular meeting minutes. Seconded by Mr. Downsborough, the motion passed 4-0.

3. **PUBLIC COMMENTS**

a. **General Comments**

Mr. Bennett stated that the intersection at Circleville Road and Scotia Road is dangerous. Mr. Luck stated that there have been issues getting right-of-ways to actually finish his project. Mr. Erickson stated that staff will take a look into this.

Mr. Hartman stated that if the neighbor on the corner would cut trees/shrubs down it would help with visibility.

Mr. Richards stated that he believes that the Township owns the piece of property that can be leveled out. Mr. Luck stated that we did not have enough right-of-way. Mr. Treviño asked about leveling the lot. Mr. Erickson stated that will look into this and will give an update at the next

meeting.

3. **PUBLIC COMMENTS (Continued)**

b. **Request to Proclaim July as Parks and Recreation Month**

Ms, Salokangas provided a brief presentation on activities scheduled to celebrate Parks and Recreation Month.

Mr. Treviño moved to adopt Proclamation 2017-1 designating July as National Parks and Recreation Month. Seconded by Mr. Downsborough, the motion passed 4-0.

4. **PUBLIC SAFETY**

a. **Police Update**

Sergeant Albright stated that the department handled 207 calls for service in which 27 of them were reported crimes. He stated that the Bike Patrol Officers rode 31 miles during the month of May and conducted 62 business checks.

5. **PUBLIC WORKS**

a. **Valley Vista Drive Left Turn Lane Project**

Trans Associates (TA) continues to work on preparing the construction documents for the subject project. We are currently waiting on permitting to be issued by the Pennsylvania Department of Environmental Protection (DEP.) TA is also working with the State College Borough Water Authority (SCBWA) to include necessary water line locations into the construction plan set.

i. **Additional Work by Consultant**

TA has submitted a request for additional compensation to the Public Works Director. The additional work includes charges to remove the proposed bike trail from the plans, prepare exhibits and assist at the public open house, prepare descriptions for required easements outside of the right-of-way, and costs for infiltration testing and permitting. This work was requested by the Public Works Director with the consent of the Manager.

TA has also billed for costs for work that was not included in the scope of the original agreement, nor requested or authorized by the Public Works Director. The Director believes the Township is due a credit for these charges. A detail listing of the cost of the additional work and credits is included with the agenda materials.

Total billings from TA to date	\$218,993 (A)
Credit for unauthorized work Included in billings to date	\$ 23,121 (B)
Estimated Cost for remaining Scope Of Work	\$ 31,235 (C)
<b>Total Not-to-Exceed Cost to Complete Expanded Scope of Work</b>	<b>\$227,107 (A) – (B) + (C) = (D)</b>
Original Agreement amount	\$195,165 (E)
Amendment to Agreement	<b>+ \$ 32,942 (D) – (E)</b>

Mr. Downsborough moved to approve the amendment to the Agreement with Trans

Associates to increase the not-to-exceed cost to \$227,107. Seconded by Mr. Wise, the motion passed 4-0.

5. **PUBLIC WORKS**

a. **Valley Vista Drive Left Turn Lane Project**

ii. **Construction Costs Overrun**

The 2014 concept plan estimated construction costs at \$1,044,000.

The latest TA estimate puts the construction costs at \$1,102,000 plus:

- a. costs for items not included in the 2014 estimate:
  - Easement acquisition; estimated at \$17,000
  - Relocation of SCBWA facilities estimated at \$105,000
- b. And items included in the 2014 estimate but not the 2017 estimate
  - Inspection services estimated at \$100,000

The total estimate to complete construction is now \$1,324,000

Several items have increased the overall estimated cost of the project since the concept plan was developed in 2014. These items include:

- A. Increase in the amount of paving. The full three-lane section was extended from Sandy Ridge Road to Oakley Drive to provide a left-turn bay for the church driveway opposite Sandy Ridge Road and a short left turn bay for the driveway opposite Oakley Drive. This amounts to a 14.5% increase in the amount of paving.
- B. Increased efforts required to manage stormwater. A preliminary assumption that most of the increase in runoff could be infiltrated did not prove to be valid, resulting in the need for additional excavation, additional sediment controls, new drainage pipes and drainage easements.
- C. Additional items included. Such as handicap sidewalk ramps at intersections and relocation of SCBWA facilities.

Since the last Board meeting the engineers from TA have also re-evaluated the project and the estimated costs in these areas:

- Deleted two items to reduce costs by \$50,000; highlighted pink on the TA narrative on changes to the estimate.
- Used pricing from the recently let Ferguson Township turn lane project on Valley Vista and Science Park Road; highlighted yellow on the revised estimate and TA narrative.
- Based on the Ferguson pricing, three other items were reduced to reflect very competitive bidding; highlighted blue.
- Revised "percentage" items (i.e. Mobilization) to reflect new unit prices; highlighted green.
- Downgraded the pavement markings to reduce costs by \$20,000; the four 0962-items on page 2 of the estimate.



5. **PUBLIC WORKS (Continued)**

a. **Valley Vista Drive Left Turn Lane Project (Continued)**

ii. **Construction Costs Overrun (Continued)**

The Manager proposes the following funding for the project:

Multi-modal Grant	\$ 800,000
Pennsylvania Infrastructure Bank Loan (PIB) funds not otherwise committed *	\$ 452,000
2018 General Fund Allocation	<u>\$ 72,000</u>
Total	\$1,324,000

\*Assumes that payments to TA for their services will continue to be made from General Fund, as budgeted, with no PIB loan reimbursement.

The agenda materials included the current TA Preliminary Opinion of Probable Cost and a memo from TA describing changes made to the Opinion of Probable Cost since the May 24<sup>th</sup> Board review.

The Board directed staff to continue towards bidding the project as the Manager has proposed.

6. **PLANNING AND ZONING**

a. **Planning Commission Report**

Mr. Schmidt stated that the Planning Commission discussed the 1752 N. Atherton Project.

b. **Land Development Plan: Gray's Woods Park Phase 1**

*From the June 5<sup>th</sup> Planning Commission Agenda:*

This land development plan proposes construction of Phase 1 of the 43-acre Gray's Woods Park, which is located across from the Brynwood section of the Gray's Woods Planned Community, at the Patton Township/Halfmoon Township line. A master plan for the park was completed in 2014 and included 2 phases of development. Phase 1 encompasses approximately 1.3 acres of land. The entire developed portion of the park, per the master plan, will consist of approximately 2.8 acres. The attached master plan narrative states that three general categories of park improvements are proposed at Gray's Woods Park: improvements that promote and enhance environmental education; improvements that provide opportunities for passive, low-impact recreation; and improvements that enhance the sites natural resources and promotes green sustainable development.

Phase 1 construction activities will include an age-segregated playground with aquatic theme, a "live-roof" picnic pavilion, porous concrete walks and pavements, stone retaining wall and steps, walking trails, and interpretive signage. Parking will include 6 gravel spaces and 2 asphalt ADA spaces. The entrance to the park will be provided by a 30' access easement over the existing gravel portion (future 80' ROW) of Gray's Woods Boulevard. This necessitates the relocation of the gate at the end of the paved portion of the boulevard to a point just beyond the park entrance, and the addition of another gate inside the park to restrict vehicular access through

the park. The State College Borough Water Authority will continue to be able to have unrestricted access to

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

b. **Land Development Plan: Gray's Woods Park Phase 1 (Continued)**

their nearby wells in Halfmoon Township. The proposed stormwater facilities for the park are designed as Best Management Practices (BMPs) and will include native plantings. The Township provided a comment letter to the landscape architects on February 24, 2017.

The following items were included with the agenda:

1. A location map of the property
2. An 11"x17" copy of the plan
3. Gray's Woods Park Master Plan Narrative
4. A marked up copy of staff's comment letter

*End of the June 5<sup>th</sup> Agenda materials*

The Planning Commission recommends conditional approval of the Plan with completion of all items noted on staff's marked up comment letter.

Mr. Strodoski gave a brief overview of the Gray's Woods Park Phase 1.

Mr. Downsborough moved to conditionally approve the Land Development Plan: Gray's Woods Park Phase 1. Seconded by Mr. Treviño, the motion passed 4-0.

c. **Wal-Mart Store #1640 - 1665 North Atherton Place - Temporary Use Permit Proposal for Storage Containers from July 1<sup>st</sup> to September 30, 2017**

Mr. Erickson stated that this request requires Board action because it includes an expansion, both in the number of containers and the locations of the containers, from the prior approved temporary use permit.

*From the June 5<sup>th</sup> Planning Commission Agenda:*

Wal-Mart has applied for a temporary use permit for storage containers during their "Back to College" event beginning in July. The store has held temporary use permits for storage containers a number of times in the past, with the most recent permitting temporary use of 20 containers from March 11, 2016 to September 30, 2016 (Permit # 7119). This request is being presented to the Planning Commission because Wal-Mart has requested that the permit include an additional 5 containers, resulting in 25 total containers from July 1, 2017 to September 30, 2017. As has been permitted in the past, outside work could occur at the containers from 7AM to dark only in order to minimize disturbances to neighboring residential properties. The location of the containers would be on the left side of the building, behind the lawn and garden area, and on the right side of the building near the grocery docks.

The following items were included with the agenda:

1. Wal-Mart request for temporary use permit and photos and map of proposed storage container locations

*End of the June 5<sup>th</sup> Agenda materials*

The Planning Commission recommends approval of the Temporary Use Permit.

Mr. Downsbrough suggested checking for activity after dusk.

Mr. Downsbrough moved to approve the Temporary Use Permit Proposal for Storage Containers for Wal-Mart Store #1640. Seconded by Mr. Treviño, the motion passed 4-0.

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

d. **Toftrees Planned Community Master Plan Updates (March 2017)**

*From the June 5<sup>th</sup> Planning Commission Agenda:*

This revision of the Toftrees Planned Community Master Plan was submitted on March 28, 2017 and involves an area of Toftrees East currently referred to as *The View at State College* (formerly *The Grove at State College*). The 28 acre site that is the subject of these revisions is located between Toftrees Avenue and I-99, to the east of Highwoods and Wildridge Apartments, and to the west of a vacant parcel known as Pinnacle Tract 14 in the Planned Community and I-99 Interchange Overlay zoning districts. The developed portion of the property, *The View at State College - Phase I*, contains nine existing multi-family residential buildings and a clubhouse on a 14.39 acre property. The currently approved master plan (dated January 27, 2017) shows construction of Phase II of the project on the remaining 13.84 acres of the site. Phase II was to include seven additional multi-family residential apartment buildings, but the area is being revised with this plan amendment.

The revised Toftrees Master Plan proposes the following changes:

- Elimination of Phase II of *The View at State College*

Construction of two multi-family apartment buildings, collectively called *Helix*, on the area previously proposed for Phase II

- Shift of 32 residential dwelling units from Toftrees West to Toftrees East

Patton Township provided a comment letter to the project engineer on April 13, 2017.

Township regulations require master plans to be reviewed by the Centre Regional Planning Commission (CRPC) and the Centre County Planning Commission (CCPC), and that the Township Planning Commission shall make no recommendation to the Board of Supervisors until reports from those agencies are received or until expiration of 30 days from the date the plan was forwarded to these agencies, whichever comes first.

The plan was reviewed by the CRPC at their May 4, 2017 meeting, and a comment letter is included with the agenda. The CCPC also provided a comment letter, which is included.

*From the June 5<sup>th</sup> Planning Commission Agenda:*

At the May 24, 2017 Board of Supervisors meeting, the Manager recommended that, due to the summer meeting calendar, the Board take action to schedule the required Public Hearing for July 19, 2017 and open the 30-day public comment period starting on June 19, 2017. The Board concurred with the recommendation and set the hearing accordingly. The Board also offered some comments related to the shifting of residential dwelling units within Toftrees. The comments are included in a memorandum from the Planner. Additionally, a table listing the remaining number of approved residential dwelling units in parts of Toftrees has been provided in a separate memo to help frame the discussion.

The Township also received comments from a resident of Honor's Crossing who is concerned about crossing Toftrees Avenue with the addition of traffic from the proposed *Helix* development. These comments are attached as an email correspondence with the Township Manager.

Additionally, the Manager received a phone call on May 2, 2017 from a Toftrees resident who lives on Woodledge Drive. The resident expressed concerns about continued growth in the area and the capacity to provide water and sewer service.

The following items were included with the agenda:

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

d. **Toftrees Planned Community Master Plan Updates (March 2017) (Continued)**

1. A location map of the property
2. An 11"x17" copy of the plan
3. A marked up copy of staff's comment letter
4. CRPC comment letter
5. CCPC comment letter
6. Memo - May 24, 2017 Board of Supervisors comments
7. Memo - Remaining dwelling units in Toftrees
8. Resident comments related to crossing Toftrees Avenue

*End of the June 5<sup>th</sup> Agenda materials*

The Planning Commission recommends conditional approval of the Plan with completion of all items noted on staff's marked up comment letter.

No action is required at this time. A Public Hearing has been scheduled for July 19, 2017.

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) **Street Overlay Bid Award**

Mr. Erickson stated that the Public Works Director has solicited bids for the Township's 2017 Street Overlay Program. Bids were opened on June 16th and were reviewed by the Public Works Director.

A memo from the Public Works Director was included with the Update materials. He recommends awarding the bid to the lowest responsible bidder, HRI, Inc.

**Mr. Treviño moved to award the 2017 Street Overlay Bid to HRI, Inc. Seconded by Mr. Downsborough, the motion passed 4-0.**

Mr. Downsborough would like staff to look into getting bids for this earlier in the year.

b. **Administration**

2) **May Voucher Report**

A copy of the May 2017 Voucher Report was enclosed. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

**Mr. Downsborough moved to approve the May 2017 Voucher Report. Seconded by Mr. Treviño, the motion passed 4-0.**



8. **MANAGER'S REPORT**

a. **Development Update**

Mr. Erickson stated that the Development Update was included with the agenda materials.

b. **2017 Economic Development Summit – Tuesday, June 20th, 4pm**

Mr. Erickson stated that the 2017 Economic Development Summit was held last night and heard brief presentations from local businesses from the area.

Mr. Treviño stated that he learned of the shortage of skilled labors and the importance of high quality of life is to the recruitment of employees.

c. **ARLE Grant Award**

Mr. Erickson stated that the press release for the ARLE Grant Award was enclosed with the agenda materials.

d. **May 1, 2017 Storm**

Mr. Erickson stated that the Township received a thank you from Harris Township for assistance after May 1<sup>st</sup> storm that was included with the agenda materials.

e. **Centre LifeLink Ambulance**

Mr. Erickson stated that the Township received notice from Alpha Fire that a Centre LifeLink ambulance will be stationed at the Patton Fire Station through August.

f. **Donald Hamer Foundation Grant**

Mr. Erickson stated that he received a notice from the Donald Hamer Foundation of grant for to assist with Open Space purchase in Gray's Woods.

g. **Induction Loop Hearing Assistance System**

Mr. Treviño asked Mr. Erickson about getting a quote for installation of induction loop hearing assistance system for the Meeting Room and the quote for \$3300 was included with the agenda materials.

h. **Lighting Replacement for Meeting Room**

Mr. Erickson stated that he contacted a couple lighting distributors to look into swapping all the lights in the meeting room to led lighting and going to look at getting some bids.

i. **Police Chief Recruitment Update**

Mr. Erickson stated that the recruiters will be receiving resumes until June 30<sup>th</sup> and that he is currently looking at the week of August 7<sup>th</sup> will be doing final reviews of the candidates.

9. **COMMITTEE REPORTS**

a. **Transportation and Land Use**

Mr. Luck stated that in most hold ups are not due to municipalities when it comes to permit processing.

b. **Human Resources**

Mr. Treviño stated that the Human Resource Manual is out of date and needs to be completely reviewed and updated. He stated that they encouraged COG to get a consultant to look at updating the manual.



9. **COMMITTEE REPORTS**

c. **Finance**

Mr. Downsborough stated that the 2018 Target Budget Guidelines should be presented to the General Forum at 2.75%. He stated that the CATA Budget Process was worded poorly and was sent back to rework it with COG staff. He stated that the Pension/Risk Management will be renewed annually instead of every 3 years.

d. **Public Safety**

Mr. Wise stated that Public Safety discussed the Act 172 – incentives for volunteer fire fighters and EMS Personnel.

Mr. Downsborough stated that it would be nice if all the managers come up with some plan.

Mr. Luck supports looking into something for the volunteers.

10. **OTHER BUSINESS**

There was no other business.

11. **ADJOURNMENT**

Mr. Treviño moved to adjourn the June 21, 2017 Board of Supervisors meeting. Seconded by Mr. Downsborough, the Chair adjourned the meeting at 8:27PM.

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Douglas J. Erickson, Township Secretary