

ATTENDANCE:

BOARD	George Downsborough, Jr., Chair Betsy Whitman, Vice-Chair Elliot Abrams Daniel Treviño, Supervisor Jessica Buckland, Supervisor	
STAFF	Doug Erickson, Township Manager Lawrence Pegher, Finance Director Betsy Dupuis, Solicitor Stephen Casson, Township Engineer Greg Garthe, Planner Tyler Jolley, Chief of Police Susan Wheeler, Public Works Project Manager	
AUDIENCE	C-NET (2) Mark Davison, Resident Kathleen Domenig, Resident Tony Fruchtl, Penn Terra Linda Trevino, Library Board Bob Poole, S&A Homes	Scott Miller, Resident Andrea Pandolfi, Resident Brian Henry, Resident Jim Payne, Resident Kate Domico, Planning Comm. Casey McClain, Library Board

1. CALL TO ORDER / APPROVAL OF MINUTES

a. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Downsborough.

Mr. Downsborough announced that former Supervisor Walter Wise had passed away and that memorial services will be held on Saturday.

b. Approval of Minutes

Mr. Trevino moved to approve the March 27, 2019 Board of Supervisors meeting minutes. Seconded by Mr. Abrams, the motion passed 5-0.

2. PUBLIC COMMENTS

Mr. Davis stated he is from Centre Bike and would like the Board to adopt a Resolution designating May as Bike Month and that Bike to Work Week be from May 13-19. Mr. Downsborough asked that the resolution be included in the next agenda.

Mr. Downsborough asked that Mr. Davis to send the Board and staff his additional comments about bike paths.

Mr. Miller stated that there is an issue with garbage blowing into the woods and people dumping in the woods on Clearview Avenue. He stated his neighbor picked up 13 bags of trash. Mr. Downsborough stated that the Board is aware of this and that an email was received recently. Mr. Erickson stated that this is a private property and that the Township can do something if it becomes a Public Health issue, and he will have staff check with the garbage from Walmart.

Ms. Whitman stated that Saturday is the Clean Up day at the Haugh Farm and would like to unofficially dedicate it as a memorial for Mr. Wise who was very active in preserving the Haugh Family tract.

3. **PRESENTATIONS / PUBLIC HEARINGS**

a. **Library Board Update**

Mr. McClain gave a brief update on the activities at the Library. He stated that Patton Township contributes \$271,186 towards Schlow Library. He stated since the housing crunch of 2008 that the state has given the library \$154,000 less per year. He stated that the book drop off locations are seeing good use.

4. **PUBLIC SAFETY**

a. **March 2019 Police Report**

Chief Jolley gave a brief overview of the March 2019 Police Department activities. He stated that the prescription drug take back day, 4/27/19. The Township Office will be open here from 10 AM till 2 PM and there will be an officer at Wegmans during the same time frame. In 2018 Patton Township took in 225 lbs. of unwanted prescription medication.

Mr. Trevino reminded residents to not flush medications down the toilet as it could end up in the public water system.

Ms. Whitman suggested putting yard signs out to raise awareness. Chief Jolley stated that the DEA provides signs.

b. **Approve Purchase of Patrol Vehicle**

Chief Jolley stated that the Police Department is replacing one patrol vehicle this year. The budget includes \$29,897 for the vehicle and accessory equipment. The Department obtained pricing through the COSTARS cooperative purchasing program. A memo from the Chief was included with the agenda materials.

Chief Jolley recommends that the Board authorize the Department to order and purchase a 2019 Dodge AWD Police Sedan from Savage Sales and Service of Reading, PA, for the price of \$25,485.00.

Ms. Whitman moved to approve the Purchase of 2019 Dodge AWD Police Sedan from Savage Sales and Service of Reading, PA, for the price of \$25,485.00. Seconded by Mr. Abrams, the motion passed 5-0.

5. **PUBLIC WORKS**

a. **Street Sweeper Purchase**

The Public Works Department seeks approval to purchase a new street sweeper to replace the old model designated P-8. The purchase includes an upgrade to PM-10 Enhancement which is designed to further wet particulate matter (PM) finer than 10 microns during capture and prevent re-entrainment of the dust/dire particles back into the road surface. The purchase price is \$256,312.97, including the \$3,200 upgrade to PM-10; the 2019 Equipment Reserve Budget has allocated \$255,000 for this item. This would be a COSTARS cooperative bidding program purchase. A memo from the Public Works Director and a quote for the purchase was included with the agenda update materials.

Mr. Casson recommends that the Board authorize the Department to order and purchase a 2019 Elgin Crosswind 1 Street Sweeper, with PM-10 upgrade, for \$256,312.97 from A&H Equipment, of Pittsburgh, Pennsylvania.

5. **PUBLIC WORKS (Continued)**

a. **Street Sweeper Purchase (Continued)**

Mr. Trevino moved to authorize the Department to order and purchase a 2019 Elgin Crosswind 1 Street Sweeper, with PM-10 upgrade, for \$256,312.97 from A&H Equipment, of Pittsburgh, Pennsylvania. Seconded by Ms. Whitman, the motion passed 5-0.

6. **PLANNING & ZONING**

a. **Planning Commission Report**

Ms. Domico stated that the Planning Commission reviewed the Village at Penn State Phases 9 and 10 Preliminary/Final Subdivisions. She stated that at work session they discussed the rezoning of property of 1108 Fox Hill Road.

b. **The Village at Penn State Phase 9 – Preliminary/Final Subdivision Plan**

From the April 1 Planning Commission agenda:

This plan proposes to subdivide Phase 9 of *The Village at Penn State* into 19 single family home lots. The property is located at the end of Victory Boulevard and Beaumanor Road in the Toftrees Planned Community, and is adjacent to the Woodledge Townhomes and the Toftrees Golf Course. The property is zoned Planned Community and is located in a Single-Family Residential area (2.01-5.00 DU/acre) of Toftrees.

Beaumanor Road (T-813) and Victory Boulevard (T-814) will be extended to access the new lots, and sidewalks and street trees will be provided along both sides of the street. Buffer yards will be provided along the rear of the lots abutting the single-family homes along High Meadow Lane and adjacent to the Toftrees Golf Course.

From the April 1 Planning Commission agenda (Continued):

In addition, the applicant has proposed an easement over the rear portions of Lots 203-208 to conserve the existing trees behind the Woodledge Townhomes. The combined area the easement covers is 1.254 acres. The terms of the agreement will be incorporated by reference into the deed of each lot, and the individual lot owners will be responsible for maintenance of the conservation area.

The sanitary sewer lines for the new lots will connect into the existing sewer line on the Toftrees Golf Course property, and the wastewater will be conveyed to the University Area Joint Authority (UAJA) for treatment. Stormwater will be conveyed to an infiltration basin (Infiltration Basin #1) on *The Station* property. Easements are required for access for the connections to the sanitary sewer line and the stormwater basin on the adjacent properties. Public water service will be provided by the State College Borough Water Authority (SCBWA). Off-street parking will be constructed as each lot is developed. Phase 9 is also located near a Centre Area Transportation Authority (CATA) bus route.

Developers of property in Toftrees are required to pay a per-lot contribution fee to Patton Township toward the replacement of the Waddle Road Bridge that occurred in recent years. The fee schedule is included on the Toftrees Master Plan, and the applicable fee for the 19 lots in Phase 9 has been included as a note on the land development plan.

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

b. **The Village at Penn State Phase 9 – Preliminary/Final Subdivision Plan (Continued)**

Staff review comments were originally provided to the applicant on June 22, 2018, but a time extension was granted to accommodate the applicant's request to present plans for Phases 9 and 10 to the Planning Commission simultaneously.

The following items are included with the agenda:

1. A location map of the property
2. An 11"x17" copy of the subdivision plan for Phase 9
3. A marked-up copy of staff's comment letter

End of Planning Commission agenda material

The Planning Commission reviewed the plan at their April 1st meeting and recommended approval with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 19 residential lots.
3. Provision of the following recorded easements:
 - a. Conservation easement agreement for the wooded area at the rear of Lots 203-208.
 - b. 20' wide sanitary sewer easement on Lots 219 and 220 of Phase 10 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - c. 20' wide storm sewer easement through Lot 219 of Phase 10 and for the connection into Infiltration Basin #1 on *The Station* property.
 - d. Storm sewer easement through Lot 220 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.
 - e. \$3000 contribution for mitigations at Toftrees/Beaumanor

Upon request, the developer's engineer provided the following additional information on April 8th relevant to both Phases 9 and 10:

"The residents of Phases 9&10 will have be part of the Honors Crossing II HOA which will be part of the Master association. These residents will have access to the clubhouse and pool. Their mail will be delivered at a mail kiosk on the north side of Toftrees (proposed adjacent to the open space on Victory Blvd.

In addition, all of the mail delivery for houses on the north side of Toftrees currently receiving their mail in the clubhouse will be moved to the same kiosk on the north side of Toftrees. Conversations to this end have been evolving for some time."

Mr. Garthe gave a brief introduction and Mr. Fruchtl gave a brief overview of the Village at Penn State Phase 9 Preliminary/Final Subdivision.

Ms. Pandolfi stated that she is pleased to see the plans are similar to the Master Plan.

Mr. Downsborough requested that the developer contribute \$3,000 towards mitigations at the Toftrees/Beuamanor/Presidents intersection. Mr. Poole agreed.

Mr. Abrams moved to conditionally approve the Village at Penn State Phase 9 Preliminary/Final Subdivision. Seconded by Ms. Whitman, the motion passed 5-0.

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

c. **The Village at Penn State Phase 10 – Preliminary/Final Subdivision Plan**

From the April 1 Planning Commission agenda:

This plan proposes to subdivide Phase 10 of *The Village at Penn State* into 17 single family home lots and create a residual tract for open space and a stormwater basin. The site is located at the end of Victory Boulevard and Beaumanor Road in the Toftrees Planned Community and is adjacent to *The Station* and the Toftrees Golf Course. The property is zoned Planned Community and is located in a Single-Family Residential area (2.01-5.00 DU/acre) of Toftrees.

Beaumanor Road (T-813) will be extended to access the new lots and will terminate in a cul-de-sac adjacent to *The Station*. Sidewalks and street trees will be provided along both sides of the street. A buffer yard will be installed along the rear of the lots abutting the Toftrees Golf Course.

The sanitary sewer lines for the new lots will connect into the existing sewer line on the Toftrees Golf Course property, and the wastewater will be conveyed to the UAJA for treatment. Like Phase 9, the stormwater for Phase 10 will be conveyed to an infiltration basin (Infiltration Basin #1) on *The Station* property. *Staff notes that the stormwater basin shown on Lot 237R of this plan (Infiltration Basin #2) is for The Station.* Easements are required for access for the connections to the sanitary sewer line and the stormwater basin on the adjacent properties. Public water service will be provided by the SCBWA. Off-street parking will be constructed as each lot is developed. Phase 10 is also located near a Centre Area Transportation Authority (CATA) bus route.

Developers of property in Toftrees are required to pay a per-lot contribution fee to Patton Township toward the replacement of the Waddle Road Bridge that occurred in recent years. The fee schedule is included on the Toftrees Master Plan, and the applicable fee for the 17 lots in Phase 10 has been included as a note on the land development plan.

Staff review comments were provided to the applicant on February 22, 2019.

The following items were included with the agenda:

1. A location map of the property
2. An 11"x17" copy of the subdivision plan for Phase 10
3. A marked-up copy of staff's comment letter
4. *End of Planning Commission agenda material*

The Planning Commission reviewed the plan at their April 1st meeting and recommended approval with the following conditions:

1. Completion of all items noted on staff's marked up comment letter.
2. Provision of Waddle Road Contribution Fees for 17 residential lots.
3. Provision of the following recorded easements:
 - a. 20' wide sanitary sewer easement on Lots 219 and 220 and for the connection into the existing sewer line on the Toftrees Golf Course property.
 - b. 20' wide storm sewer easement through Lot 219 and for the connection into Infiltration Basin #1 on The Station property.

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

c. **The Village at Penn State Phase 10 – Preliminary/Final Subdivision Plan**

- c. Storm sewer easement through Lot 220 for the pipe connecting Infiltration Basin #2 to Infiltration Basin #1.
- d. Variable width stormwater basin easement on Lot 237R for use by *The Station*.
- e. 10' wide sidewalk and utility easement over the frontage of Lots 219-222 and over Lot 237 in the location of the mail kiosk.

Upon request, the developer's engineer provided the following additional information on April 8th relevant to both Phases 9 and 10:

"The residents of Phases 9&10 will have be part of the Honors Crossing II HOA which will be part of the Master association. These residents will have access to the clubhouse and pool. Their mail will be delivered at a mail kiosk on the north side of Toftrees (proposed adjacent to the open space on Victory Blvd.

In addition, all of the mail delivery for houses on the north side of Toftrees currently receiving their mail in the clubhouse will be moved to the same kiosk on the north side of Toftrees. Conversations to this end have been evolving for some time."

Mr. Abrams moved to conditionally approve the Village at Penn State Phase 10 Preliminary/Final Subdivision. Seconded by Ms. Whitman, the motion passed 5-0.

d. **Disposition of the Sign Review Board**

From the April 1 Planning Commission agenda:

At the July 18, 2018 Board of Supervisors meeting, the Manager proposed amending the Township Code to dissolve the Sign Review Board for the following reasons:

- There is no formally designated advisory committee tasked with reviewing proposed changes to the Township's Sign Regulations. The Board of Supervisors typically refers any proposed changes to the Planning Commission for review.
- Although the Township has a committee entitled "Sign Review Board (SRB)" its authorized scope or jurisdiction is so limited that the group has not met in more than 10 years, and the Board has not heard an appeal for a special exception since 2000 or 2001.

The composition and function of the SRB is detailed in **§140-24** of the Code of Patton Township. When the change was proposed last July, there were only two remaining members of the SRB. They were invited to participate in the Planning Commission discussions on proposed modifications to the sign regulations for corporate flags in an advisory capacity. Since that time, one of the members moved out of Patton Township.

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

d. **Disposition of the Sign Review Board**

The Manager recommend preparing an ordinance to achieve the following purposes:

- Amend Chapter 140 (Signs) to designate the Planning Commission as the advisory board for reviewing proposed amendments the sign regulations, and;
- Designate the Planning Commission to fulfill the role of the Sign Review Board, as currently outlined under §140-24.

Accordingly, a draft ordinance making the necessary amendments to Chapter 140 is **attached**. The Planning Commission reviewed the draft ordinance at its March 11, 2019 work session. This evening, the ordinance is being presented for a formal recommendation to the Board of Supervisors.

The following items are included with the agenda:

1. Draft Ordinance: *Sign Review Board Disposition*

The Planning Commission recommends approval of the Disposition of the Sign Review Board Ordinance.

Ms. Whitman moved to schedule a Public Hearing for the amended Disposition of the Sign Review Board on May 22, 2019. Seconded by Ms. Buckland, the motion passed 5-0.

7. **ADMINISTRATION**

a. **Centre County Economic Development Partnership Investment for Business Retention – Sensor Networks, Inc.**

Patton Township has participated in the [Centre County Economic Development Partnership](#) since 2013. The Partnership includes the Chamber of Business and Industry of Centre County (CBICC), Penn State (PSU), Centre County, 8 county municipalities and a variety of local businesses. The Partnership's mission is threefold: foster entrepreneurship through business incubators, retain and grow existing companies/employers in the county, and attract new, family-sustaining jobs to the County/Region.

The Partnership's latest investment is to assist [Sensor Networks, Inc.](#), with the purchase of a 5-axis CNC machine (\$130,000) that will require new employees to come aboard to meet increased demand for their products. The company was established in Boalsburg in 2014 and specializes in the design and fabrication of industrial ultrasonic transducers and tooling for in-situ test and inspection applications. They have seen 100% growth in sales in each of the last 3 years and anticipate hiring as many as 125 employees over the next 3 years. They are currently relocating to a new location in College Township on Walker Drive.

7. ADMINISTRATION (Continued)

a. Centre County Economic Development Partnership Investment for Business Retention – Sensor Networks, Inc. (Continued)

The governmental members of the Partnership have pledged to provide an incentive of \$121,000 to assist with acquiring the CNC machine. The incentive includes \$40,000 from Centre County and \$20,000 from State College Borough, College Township, Ferguson Township and Patton Township, and \$1,000 from Spring Township. The Partnership/Chamber will enter into a performance agreement with Sensor Networks requiring that hiring goals must be met and a corporate presence must be maintained in the region.

The Manager requests that the Board approve the above expenditure/investment and direct the Manager to disburse the funds to the Centre County Economic Development Partnership.

Mr. Trevino moved to approve the above expenditure/investment and direct the Manager to disburse the funds to the Centre County Economic Development Partnership. Seconded by Mr. Abrams, the motion passed 5-0.

b. Voucher Report

A copy of the March 2019 Voucher Report is enclosed. Board members having questions should contact the Township office prior to the meeting so the necessary information can be obtained.

Mr. Trevino moved to approve the March 2019 Voucher Report. Seconded by Mr. Abrams, the motion passed 5-0.

c. Appointment for Committee to Explore a Potential Intergovernmental Solar Power Purchase Agreement

The Centre Region Council of Governments (COG) is facilitating an exploration of a joint, long-term purchase agreement for solar generated electric power.

The Board should review the request included with the agenda materials and consider action to appoint a member to the committee/ working group.

Mr. Downsborough moved to appoint Ms. Whitman to the Committee to Explore a Potential Intergovernmental Solar Power Purchase Agreement. Seconded by Ms. Buckland, the motion passed 5-0.

8. CONSENT AGENDA – no items

9. MANAGER'S REPORT

Mr. Erickson reported on the following:

- a. Spring 2019 Township Newsletter
- b. Development Update
- c. Housing Starts Graph
- d. Local Government Week - <https://connect.psats.org/resources-services/resources/new-item>
- e. Upcoming Events
 - [1] Township Office Schedule
 - a. Closed, April 19th, Carpet Cleaning
 - [2] Habitat Clean-up; Haugh Family Preserve, April 13 (enclosed)
 - [3] PSATS, Hershey, April 14 – 18
 - a. CCATO Breakfast, April 16
 - [4] Watershed Cleanup Day, April 20
 - [5] Household Hazardous Waste Collection, April 26-27
 - [6] PSU Movin' On Concert is April 26th 2018
 - [7] National Prescription Drug Take Back Day, April 27th
 - [8] PML Northcentral District Mtg, April 30th, Mountain View, Boalsburg
 - [9] Children's Safety Fair, May 11th, Colonnade Shopping Center
 - [10] Bulk Waste Collection, May 13 -17
 - [11] Town and Gown Conference, May 19-22
 - [12] Primary Elections, May 21st
 - [13] Bike to Work Day, May _____
 - [14] PML Spring Sustainability Conference, Toftrees, June 11th
 - [15] Community Diversity Conference, Penn Stater, June 11th (registration opens in April)

10. COMMITTEE REPORTS

Transportation and Land Use, April 1 – Abrams

- Comprehensive Plan Implementation Program (CHIP)
- 2018 CRPC Annual Report

Steering Committee for CRPR Comprehensive Plan, April 2 – Wheeler

- Update on Mailed And On-Line Surveys
- Draft Mission and Vision Statements And Core Values
- Culture Characteristics
- Agency Comparisons
- Parks Standards and Classifications

Ad Hoc Facilities, April 2 – Pegher Alt

- Request for Proposals – COG Building Space Evaluation
- Building Assessments
- Planning Guide for Maintaining School Facilities – Chapter 2

Human Resources, April 3 – Buckland

- Draft Personnel Policy Handbook
- Job Description for the Sustainability Planner Position
- Guidelines for Public Comment

10. **COMMITTEE REPORTS (Continued)**

Public Services and Environmental, April 4 -- Whitman

- Refuse & Recycling Request for Bid
- Comprehensive Update to the Centre Region Act 537 Plan
Ms. Whitman stated that there was only one bid for the Refuse and Recycling Request and that there was a 300% increase in tipping fees in the last three years. She stated that the Committee decided to not rebid and Ms. Adams will do a presentation to the Board in two weeks.

Public Safety, April 9 – Trevino

- Annual Emergency Medical Services Report
- Senate SR6 Committee Update
- Staff Updates
Mr. Trevino stated that one of the biggest concerns is a decrease in volunteers and we will need to rely more on paid staff in the future.

Parks Capital, April 11 – Buckland

- Parks And Recreation Regional Comprehensive Study Update
- Whitehall Road Regional Park Update
- Millbrook Marsh Nature Center Lease Final Draft

Finance, (Addendum) April 11 – Downsborough

- Interfund Borrowing Interest Rate Policy Discussion
 - Budgetary Guideline Discussion
 - 2020 Program Plan
 - Millbrook Marsh Nature Center Lease Final Draft
- a. State College Borough Water Authority. March 21 – Montieth (enclosed)
 - b. Centre Area Cable Consortium, April- cancelled – Downsborough
 - c. Spring Creek Watershed Commission, , Hurley Alt
 - d. Centre County Metropolitan Planning Organization, _____ – Abrams, Whitman Alt.
 - e. Centre County Airport Authority – March 28 – Trevino
Mr. Trevino stated at the last meeting they received a report on progress towards negotiating a lease with Penn State for land to expand parking in that terminal area.
 - f. Website Upgrade, Demos to be scheduled - Whitman, Buckland, Pegher, Erickson
 - g. Kinbercon
Mr. Trevino stated that he attended and one of the big issues is expansion to rural areas. He noted that the Centre Daily Times is promoting the need also.

11. **OTHER BUSINESS**

There was no other business.

12. **ADJOURNMENT**

Mr. Abrams moved to adjourn the March 13, 2019 Board of Supervisors meeting at 8:34PM. Seconded by Mr. Trevino, the motion passed 5-0.

Douglas J. Erickson, Township Secretary