

**ATTENDANCE:**

BOARD	Elliot Abrams, Chair Bryce Boyer, Vice-Chair Jeff Luck, Supervisor Josh Troxell, Supervisor Walt Wise, Supervisor
STAFF	Doug Erickson, Township Manager Kim Wyatt, Finance Director Brent Brubaker, Township Engineer John Petrick, Chief of Police Betsy Dupuis, Solicitor Joe Price, Senior Planner
AUDIENCE	CNET 3 Volunteers Daniel Valenza, Hoffman Architecture Sam Kerns, MCP Real Estate Jeff Kokoskce, PC Rep David Pike, Sweetland Engineering Alan Stewart, Sweetland Engineering Bob Hoffman, Hoffman Architecture

**1. CALL TO ORDER**

The November 16, 2011 Patton Township Board of Supervisors meeting held at the Township Municipal Building was called to order at 7:00 PM by Mr. Abrams, Chair.

**2. APPROVAL OF MINUTES**

Mr. Boyer moved to approve the November 2, 2011 meeting minutes. Seconded by Mr. Wise, the motion passed 4-0, with Mr. Luck abstaining.

**3. PUBLIC COMMENTS**

There were no public comments.

**4. BUDGET**

**a. Public Hearing On Proposed 2012 Budget**

Mr. Abrams stated that the Proposed 2012 Patton Township Budget was adopted at the meeting on November 9, 2011 and advertised for a Public Hearing at this meeting. Copies of the Tentative Budget have been placed in the Township Building lobby, on the Township Web Site, and delivered to Schlow Centre Region Library for public review.

At the November 9 meeting the Board of Supervisors reviewed the budget and agreed to increase the Supervisor pay, as authorized by the Second Class Township Code, to \$4,125 per year for supervisors taking office in 2012 and thereafter.

The Tentative Budget includes a 0.2 mill increase for the Real Estate Tax rate.

Ms. Wyatt stated that with revenues of \$8.9 million, expenditures of \$9.2 million, and using \$300,000 from fund balance, the ending 2012 cash balance would be \$1,122,000.

4. **BUDGET (cont'd)**

b. **Work Session**

The Board of Supervisors convened the Proposed 2012 Budget Public Hearing at 7:03 pm.

c. **Follow-Up Steps**

Mr. Abrams stated that the budget will be adopted at December 7, 2011 meeting.

On a motion from Mr. Luck and seconded by Mr. Troxell, the Board of Supervisors closed the Public Hearing at 7:05 PM with a vote of 5-0.

5. **PUBLIC WORKS**

a. **Borrowing for Waddle Road Interchange Improvement Project**

Ms. Wyatt stated that over the last two weeks the Township has received proposals from 20 engineering teams interested in taking on this project. The selection committee has begun work on reviewing the proposals and coming up with a short list of firms to consider further.

Ms. Wyatt continued by noting that to finance the engineering work the Township solicited proposals from local and regional banks on providing a financing package for \$3,000,000. At the November 2, 2011 meeting the Board reviewed the proposals and determined the proposal from Kish Bank with a fixed term of 10 years at 3.13%, and a variable rate thereafter with a cap of 6% with the principle amortized over 25 years, was in the best interests of the Township. The proposal provides for a drawdown period of 30 months and only requires interest payments over the drawdown period. The Township intends to recoup half of the debt service through fees generated from new development in the Toftrees Planned Community.

An ordinance authorizing the issuance of the Note to incur debt as a General Obligation of Patton Township has been advertised.

Mr. Wise moved to approve Ordinance 2011-535. Seconded by Mr. Troxell, the motion passed 5-0.

Ms. Wyatt will submit required documents to the Commonwealth as required under the Unit Debt Act and arrange for the required post-approval advertising.

**5. PUBLIC WORKS**

**b. Fall Road Inspection Report**

Mr. Brubaker stated that the Township Engineer's Fall 2011 Road Report includes recommendations for the 2012 road maintenance program. Major items scheduled for 2012 include:

<b>STREET</b>	<b>FROM</b>	<b>TO</b>	<b>RATING</b>	<b>LENGTH</b>	<b>TYPE OF WORK</b>
Toftrees Avenue	Waddle Road	Resort Drive	83	1,470	Overlay
Waddle Road	Toftrees Avenue	WB 322 Ramps	76	1,780	Overlay
Park Forest Avenue	Sierra	North Oak Lane	47	1,100	Overlay
Hampshire Circle	Wiltshire Drive	End	40	320	Overlay
Wayland Place	Park Lane	End	40	760	Overlay
Brittany Drive	Sierra Lane	Lanceshire Drive	39	640	Overlay
Cornwall Road	Surrey Lane	Sierra Lane	39	790	Overlay

Total Length (ft)                      6,860

Mr. Brubaker stated this item is for information only. The recommended work will be incorporated into the 2012 Budget. Award of a contract for road resurfacing will be presented in May or June of 2012.

Mr. Troxell stated that the section of Waddle Road might benefit from doing a minimum amount of work until Waddle Road Interchange project begins. Mr. Erickson stated that a cost analysis will be done in the spring.

Mr. Troxell asked if there are any concerns for patches that are not done for this year. Mr. Erickson stated that there were delays due to weather but the road crew is on track now.

**6. PLANNING AND ZONING**

**a. Planning Commission Report**

Mr. Kokoskie stated that the Planning Commission has two projects: Good Shepherd Catholic Church Building Addition and Rezoning Request for Parcel 18-003-58K, and the Rights-of-Way for Grays Woods Boulevard and Scotia Road.

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

b. **Good Shepherd Catholic Church Building Addition: Land Development Plan**

Mr. Stewart stated that the Good Shepherd Catholic Church located at 867 Gray's Woods Boulevard has submitted a land development plan proposing an addition to their existing facility. The purpose of the addition is for the redistribution of activities already occurring in the church with no additional staff or congregation expected at this time.

The addition will extend off of the rear of the building, which is the north side, and be approximately 14,000 sq. ft. The addition will be constructed on a portion of the church's parking lot. Based on the size of the sanctuary the church must provide at least 200 parking spaces. There are currently 300 parking spaces in the lot, which will be reduced to 238 following construction.

The impervious coverage of the site will be reduced from 44.18% to 43.8%. Maximum permitted impervious coverage is 60%, therefore, the proposal is well within the acceptable limits.

Access to the site will not be altered. However, during construction, internal access will be temporarily rerouted to allow for uninterrupted construction. Traffic through the existing parking will be routed through either the eastern or western side of the parking lot while construction occurs in the middle portion. There is no proposed increase in parking spaces.

Other site improvements to be installed include concrete walkways, additional landscaping and an enclosed play area. Additional lighting is not proposed.

Mr. Luck moved to approve the Good Shepherd Catholic Church Building Addition: Land Development Plan. Seconded by Mr. Boyer, the motion passed 5-0.

d. **Rezoning Request for Parcel 18-003-58K, and the Rights-of-Way for Grays Woods Boulevard and Scotia Road**

Mr. Hoffman stated that prior to the construction of I-99 it was Scotia Road that intersected US-322 in the vicinity of the current Grays Woods Interchange. During the construction of I-99 the Township urged the Grays Woods Partnership to work with PennDOT to reconfigure the Grays Woods Boulevard/ Scotia Road intersection to its current state and renamed a portion of Scotia Road (along the Geisinger frontage) as Grays Woods Boulevard.

While the construction was completed over Parcel 18-003-58K the dedication/acceptance of the new rights-of-way and abandonment/reversion of the vacated rights-of-way never occurred.

At this time, a local business, MCP Real Estate LLC (MCP), is contemplating developing parcel 18-003-58E (the Tudor residence) as an office in the adjacent OBD district. The OBD district regulations require 300 feet of frontage for a driveway or adjacent parcels must use a shared drive. The Tudor parcel currently has 220 feet of frontage on Grays Woods Boulevard. They report they have not been able to negotiate a shared use driveway agreement.

In exploring other options, they found the right-of-way issues noted above and have proposed a series of land sales/swaps, dedications, roadway vacations and a rezoning that in the end provides 300 foot of frontage for the Tudor parcel, permitting a driveway access to Grays Woods Boulevard. The Gray's Woods Partnership is supportive of the proposed actions.

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

d. **Rezoning Request for Parcel 18-003-58K, and the Rights-of-Way for Grays Woods Boulevard and Scotia Road (Continued)**

The subject properties include a portion of Tax Parcel 18-003-58K and portions of the "former" rights-of-way as noted. Parcel 18-003-58K is bisected by what will become the right-of-way for the existing Gray's Woods Boulevard. It is the .0741 acre portion situated east of the boulevard that is proposed to be rezoned. It is also important to note that the subject properties are not developable in their current state. The proposal to rezone the properties to the same zoning district as that of the adjacent properties will therefore not result in a change of any permitted uses.

The Township's CRPA planner prepared a rezoning analysis to review existing conditions and potential development patterns should a rezoning occur. The analysis finds "The requested rezoning is generally consistent with the Comprehensive Plan, local zoning and local land uses," and CRPA staff recommended approval of the request.

The Planning Commission reviewed the request and analysis at their November 7, 2011 meeting and recommended approval.

Mr. Luck moved to schedule a Public Hearing for January 3, 2012. Seconded by Mr. Boyer, the motion passed 5-0.

7. **ADMINISTRATION**

a. **Earned Income Tax Ordinance**

Mr. Erickson stated that in preparation of county-wide collection of Earned Income taxes, the Centre County Tax Collection Committee (TCC) provided a model ordinance to be adopted by all municipalities and school districts in the County by November 30, 2011. The model ordinance will ensure that the taxing jurisdictions are in compliance with Act 32 (mandating county-wide collection) and there are uniform regulations across the county.

The Patton Township Earned Income Tax Ordinance has been advertised weekly for three weeks as required. A copy of the Ordinance is included in the agenda materials.

For Patton Township the key elements of the Earned Income Tax Ordinance are:

Earned Income Tax rate of 0.5% for residents  
Earned Income Tax rate of 1.0% for non-residents who do not file in their home municipality  
Tax Collector for EIT is State College Borough Tax Office

Mr. Wise moved to adopt the Earned Income Tax Ordinance. Seconded by Mr. Luck, the motion passed 5-0.

8. **MANAGER'S REPORT**

Mr. Erickson stated that he received a letter from Mr. Oberteuffer at 5125 Buffalo Run Road asking to waiver Chapter 72.33 requirements.

Mr. Boyer moved to waiver Chapter 72.33 requirements for 5125 Buffalo Run Road. Seconded by Mr. Luck, the motion passed 5-0.

Mr. Brubaker stated that the construction on the Second Mile site will cease and that contractor will be doing final grading and seeding to prevent erosion.

**9. COMMITTEE REPORTS**

There was no committee reports.

**10. OTHER BUSINESS**

Chief Petrick stated that with recent events with Penn State University, the officers should be commended for all their efforts.

Mr. Wise asked if Penn State University will be paying for the hours. Chief Petrick stated that all the departments come together and provide mutual aid at no cost during emergencies.

**11. ADJOURNMENT**

There being no further business, by Mr. Boyer's motion and Mr. Luck 's second, the meeting was adjourned at 7:44pm.

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Douglas J. Erickson, Township Secretary