

**Meeting Minutes**  
**State College Borough Council**  
**Work Session**  
**Monday, June 10, 2019**

The State College Borough Council met in a work session on Monday, June 10, 2019, in the Municipal Building, 243 South Allen Street, State College, PA 16801. Mayor Hahn called the meeting to order at 7:00 p.m.

Present: Donald M. Hahn, Mayor  
Evan Myers, Council President  
Jesse L. Barlow  
Catherine G. Dauler  
Janet P. Engeman  
Theresa D. Lafer  
Dan Murphy  
Absent: David J. Brown

Also present: Thomas J. Fountaine, II, Borough Manager; Terry Williams, Borough Solicitor; Stacy Hall, Administrative Clerk; Genevieve Miller, Student Representative; Thomas R. King, Assistant Manager for Public Safety; P. Rick Ward, Parking Manager; Douglas Shontz, Communications Specialist; Amy J. Kerner, Borough Engineer; Jenna Wargo, Planner; Roger A. Dunlap, Assistant Borough Manager/Chief Financial Officer; Edward LeClear, Planning Director; Jasmine Fields, AmeriCorps Volunteer; Deborah A.S. Hoag, Public Works Director; Tom Brown, Facilities Supervisor; Tracey Miller, Information Technology; Craig Bowser, Information Technology Manager; Borough residents and members of the media.

### **State College Town Centre Redevelopment Agreements**

Mr. Fountaine said the State College Town Centre Redevelopment Agreements were distributed to Council at the June 3 meeting and reviewed with the solicitor, and Council was asked to review the documents and provide comments to the Manager at this work session. He said final action on the agreement was scheduled for the June 17 Council meeting.

Mr. Murphy asked about the language used in the antidiscrimination clause. Mr. Williams said the language was taken from the charter and was rewritten. He added the new language indicated there would be no discrimination by the developer. Mr. Murphy also asked a question about the repurchase agreement which Mr. Williams answered to his satisfaction.

### **Special Reports**

#### PennDOT Atherton Street Presentation

Dean Ball, a PennDOT Engineer, updated Council on the Atherton Street Reconstruction Project, particularly Sections 152 and 153. He pointed out the section between Aaron Drive and Big Hollow was complete and added a change was made to extend the limits past Curtin Road in order to make it safer for pedestrians with only one temporary signal. He reported the box culvert installation would run from July 29 to August 22 and work would commence 24/7 with one lane in and one lane out. He said in the Spring of 2020 the plan was to install three steel casings under Atherton Street for the Penn State University (PSU) future chilled water line. He showed an outline where the casings would cross to the left of the Curtin Road intersection. Ms. Lafer asked what the pipes would be made of and what was the life expectancy? Mr. Ball said the pipes were 1-inch thick steel and the life expectancy was quite lengthy. Mr. Ball said the right turn lane on West Park Avenue would assist with the traffic flow during the project and he explained there would be a detour of 3 miles from one end to the other. He said there would be signage placed ahead for motorists along with press releases. Ms. Lafer expressed her concern about several thousand people bringing their kids to school who have not received the press releases. Mr. Ball said PSU would also be sending e-mails regarding the traffic changes to students. Mr. Barlow said there would be a lot of pedestrian traffic and inquired how it would be diverted. Mr. Ball said there would be an orange safety fence and a temporary sidewalk to get everyone around the big trench.

Mr. Ball presented a slide presentation outlining the objectives of Project 153 including the proposed roadway, drainage and traffic signal improvements. He warned traveling could be challenging during the project. He said there would be a presentation this fall to explain how it would all work out. Mr. Myers asked Mr. Fontaine if The Standard would be done prior to the start of the work on Atherton Street. Mr. Fontaine said it would start right about the time The Standard was finished. Mr. Ball reviewed each section of the roadway improvements and added there was never a good time to do this work.

Pat Vernon, a College Township resident, said he drove these roads frequently and residents were becoming more concerned about the environment. He said when cars were tied up in traffic, they burn extra carbon and asked why the Borough did not open North Allen Street to alleviate traffic? He also inquired about how there could be less bumps in the road. Mr. Ball said more time needed to be spent on the temporary paving. He said the pavement was set to be inspected and the contractor would fix it within a certain period.

### 2018 Audit Report

Jeff Kent, an auditor from Maher Duessel, reported on the Borough's 2018 Audit Report and the Annual Centre Tax Agency Audit. Mr. Kent reviewed a presentation outlining 2018 reporting, required audit communications and the reporting structure. Mr. Joe Minich, auditor from Maher Duessel reviewed the 2018 General Fund balance including the expense budget versus the actual budget. He broke the budget down into categories including general government, public safety, highways & streets, debt service, taxes, charges for services and grants. He reviewed a graph showing the financial trends of proprietary funds. Mr. Kent then reviewed the audit of the Centre Tax Agency in detail.

Ms. Lafer asked if the financial status of the Borough was secure and if there were reserves not touched by expenses and if the tax or federal passthroughs had any problems? Mr. Kent said the audits had shown no compliance issues and the results were clean. He reported the General Fund had \$11 million in fund balance with about \$7 million unassigned.

### 2018 Annual Report

Douglas Shontz, Communications Specialist, introduced his assistant, Kayla Irvin, and reported she did most of the work on the 2018 Annual Report. Ms. Irvin said the cover photo for the report was chosen from a contest on Engage State College. He said the report included information regarding Council Chambers technology updates, The National Citizens' Survey and 2018 budget highlights. He added new in 2018 was information about Engage State College, The State College Municipal Newsletter and the passing of the Highlands Residential Parking Pilot Program. He said there were also highlights from the ABC Appreciation Dinner. He said the 2018 Annual Report would continue the same theme of a Safe, Vibrant, Diverse and Sustainable Community as the 2017 Annual Report.

### **Public Hour – Hearing of Citizens**

No one wished to speak during the public hour.

### **National Citizens' Survey Monthly Update**

Mr. Fontaine said in December 2018, staff provided Council with an overview of the 2018 National Citizens' Survey results from the surveying of State College Borough residents in 2018. He said this year, staff would periodically provide Council with an overview of the survey results of specific components or sections of the report and this evening Tom King, Assistant Borough Manager, would review the Recreation and Wellness section of the report. He said no action was required at the present time.

Mr. King said the National Citizens' Survey looked at the eight facets of livable communities including safety, mobility, natural environment, built environment, economy, recreation and wellness, education and enrichment and community engagement. He then reviewed the three pillars of livable communities which were community characteristics, governance and participation. He reviewed the map showing where the surveys were sent and said the Borough was similar to benchmark communities in recreation and wellness and trending the same as the past several years. He pointed out the numbers were slightly down in recreational opportunities and

governance recreational programs. He said the Borough's parks received a 90 percent positive rating. He added it seemed the Borough scored lower in mental health care even though similar to other benchmark communities and affordable quality mental health care was rated 35 to 59 percent. He concluded by stating according to the survey, the reviewed overall quality of life in the Borough was similar to the national benchmark.

## **2020-2024 Capital Improvement Plan (CIP)**

### Building Projects

Tom Brown, Facilities Supervisor, reviewed the Building Projects section of the CIP in detail including sidewalk and brick plaza replacements and insulating and providing minimal heat to the cold truck storage building in 2020. He said for 2021 Maintenance Facility Design Renovations would be considered and for 2022 renovation of offices, locker room, lunchroom and mechanics garage in conjunction with Project BD015 Mechanical Systems Replacement. He said in 2023 a high-capacity records storage system would be considered. Mr. Fontaine commented the record storage areas were maxed out. He concluded by reporting planned uses for the Maintenance Reserve Funds would be replacements for the water softener and heat pump systems along with floor covering replacements for the Municipal Building.

Mr. Myers requested brick pavers not be used in the future. Mr. Fontaine said paving stones would be used instead.

Mr. Vernon said he was pleased pavers would be used and questioned why the Borough currently had a design where concrete was down the middle of the sidewalk combined with pavers that do not mix well together as the concrete chips and becomes uneven. Mr. Fontaine said that was the design standard for the Downtown Master Plan used for the past 20+ years but would be reviewed and updated moving forward. Ms. Engeman said she thought it was a trip hazard having concrete strips between the bricks. Mr. Myers said the Borough needed to be practical and look at the current design to make it safer.

### Information Technology Projects

Roger Dunlap, Assistant Borough Manager/Chief Financial Officer, said four IT projects would be a part of the CIP including GIS (geographic information system) Solutions, the Infrastructure Management System, Data Center improvements and high-speed internet. Tracey Miller of the Information Technology Department reviewed the GIS strategic objectives in detail which would be an upgrade across all Borough departments. She explained the improvements would provide enhancements in public data, maps and applications which would enhance transparency and public participation. She explained in detail the ways the upgrades would affect Planning and Public Works outcomes. Ms. Miller explained the proposed Infrastructure Management System which included asset and maintenance management, workflow improvements and tracking and reporting enhancements. Craig Bowser, IT Department Manager, talked about the Data Center Improvement possibilities of upgrading the UPS (uninterruptable power supply) and network switching, adding 220-volt circuits and implementing dry fire suppression. Regarding the high-speed network, Mr. Dunlap reported on Phase II initiatives including a 10 GB fiber ring between Centre Region municipalities which would leverage this investment to involve other stakeholders.

Ms. Lafer asked for details regarding the funding numbers with the GIS and asked if the Borough had any idea what the investment would be? Ms. Miller gave a brief outline of where the funds would be spent and reiterated it would expand current IT capabilities. Ms. Lafer commented she hoped staff was aware of the initial investment as well as the annual support costs. Mr. Fontaine reminded Council the CIP was a plan and reasonable estimates had been received regarding costs and as more information was gathered the numbers could be refined.

## **Adjournment**

There being no additional business to discuss, the meeting adjourned at 9:09 p.m.

Respectfully submitted,

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Sharon K. Ergler  
Assistant Borough Secretary

Prepared by: Stacy Hall, Administrative Assistant

