



Centre Region Council of Governments
PARKS CAPITAL COMMITTEE

2643 Gateway Drive #1, State College, PA 16801-3885
 (814) 231-3071 Fax 814.235.7832

Website: www.crpr.org
 E-Mail: crpr@crcog.net

Serving the Borough of State College and the Townships of College, Ferguson, Harris & Patton

Meeting Agenda
Tuesday, July 15, 2010, 12:15 - 2:00 PM
 Centre Region COG Building Forum Room

COG PARKS CAPITAL COMMITTEE

- Dan Klees, Chair, College Township Council
- Cliff Warner, Vice-Chair, Harris Twp. Board of Supervisors
- Jim Rosenberger, State College Borough Council

- Jeff Luck, Patton Township Board of Supervisors
- Richard Killian, Ferguson Township Board of Supervisors
- Dan Sieminski, Penn State University

NOTE: Since this meeting will involve regional park planning actions, the members of the **CRPR Board / Centre Regional Recreation Authority** have also been invited to attend (to complete the **Regional Park Planning Committee**):

- Sue Mascolo, Chair, Township of Ferguson
- Kathy D. Matason, Township of College
- Donna M. Ricketts, D.Ed., SCASD
- Roy F. Harpster, Vice-Chair, Township of Harris
- Donna L. Conway, Borough of State College
- Chris M. Hurley, Township of Patton

Support (non-voting): Mr. Jim Pashek, Pashek Associates; Municipal Managers; COG Agency Staff

I. WELCOME & CALL TO ORDER c/o the Dan Klees, Chair, COG Parks Capital Committee

II. COMMENTS FROM THE PUBLIC for any item not on the agenda (up to 3 min./person)

III. ACTION ON THE PRIOR MEETING SUMMARY

The summary of the Combined Meeting from Tuesday, June 8, 2010
 (COG Parks Capital Committee and the Regional Parks Planning Committee) *Attachment #1*

IV. INFORMATION ITEM

Mr. Jim Steff will review the discussions and actions that occurred at the June 28 General Forum meeting:

- Whitehall Road Regional Parklands
- Hess Softball Field Complex

V. ACTION ITEMS:

A. THE WHITEHALL ROAD REGIONAL PARKLANDS - MASTER SITE PLAN

1. Review the **proposed schedule** to complete the Whitehall Road Parkland Master Site Plan
JULY 26: The draft Master Site Plan & Report will be presented to the COG General Forum for municipal, community & PA DCNR comments.
AUGUST 23: The COG General Forum will be asked to officially approve the Whitehall Road Regional Parklands Master Site Plan (which will also enable action on the acquisition of the Hess Softball Field Complex).
2. Mr. Jim Pashek will present specific sections of the draft Master Site Plan report for committee for discussion and feedback. Specifically, he will present the final “Master Site Plan” based upon the approved Layout Plan, and the updated Phasing Plan.
3. In an effort to move forward cooperatively, the Committee should consider two updates regarding the Regional Park Funding Strategy (for the 3 sites):
 - a. Ms. Ulincy has prepared an analysis of financing \$7.1/\$7.5 million for 20 & 25 years - that would be supplemented by the 2011 Fund Balance. Mr. Steff will review the options. *Attachment #2*
 - b. Ass’t. Borough Manager Roger Dunlap has suggested also considering a “Regional Parks Fee on New Dwelling Unit Construction” as a way to fund future improvements. It was projected that a fee of \$475 may generate \$109,000 per year. *Attachment #3*

B. THE HESS SOFTBALL FIELD COMPLEX PROPOSAL

1. Mr. Pashek will update the committee on program discussions that are underway as part of the Master Site Plan process. It is expected that a work session will be scheduled in the future.
2. The committee should consider referring the following three actions to the General Forum for consideration at its July 26, 2010 meeting:
 - a. **To Refer the Articles of Agreement to the Municipalities for Approval:** It has been suggested that on July 26 the General Forum move forward with the necessary municipal actions - working towards General Forum action on August 23 to purchase the property on September 1. The updated document attached permits the consultant-recommended ble work to begin prior to the completion of the Master Site Plan. It also makes the implementation of the agreement contingent upon the August 23 approval to purchase. *Attachment #4*

To proceed with the acquisition of the Hess Field Complex, a potential enacting motion is:

“That the Parks Capital Committee forward the Articles of Agreement, dated July 9, 2010, for the acquisition of the Hess Field Complex to the General Forum for consideration and referral to the Centre Region municipalities for adoption.”

- b. **Authorize the Sales Agreement:** In order to secure the property, the COG Solicitor has recommended that on July 26 the COG General Forum authorize the signing of the Agreement of Sale and the payment of the \$5,000 into the escrow account. In his opinion, the approval of the Sales Agreement by the COG will not commit the COG to the purchase of the property because of the Contingency Provision which reads, “This sale is contingent upon Buyer obtaining all governmental approvals that the Buyer deems necessary.” The Solicitor will also confirm the proposed purchase schedule with Seller’s Counsel. A potential enacting motion is:

“That the Parks Capital Committee recommend that the General Forum authorize the COG Chair to execute the Sales Agreement for Hess Field.”

- c. **Recommend that the General Forum receive the draft Master Site Plan Report for the Whitehall Road Regional Parkland at their July 26 meeting.** If so authorized, Mr. Pashek will present the draft Master Site Plan Report on July 26. Municipal comments are requested in time for the August 19 meeting of the Parks Capital Committee - so that the report can be presented for approval at the August 23 General Forum meeting. This schedule will then enable action on the Hess Field acquisition (to permit the Sept. 1 closing date). A potential enacting motion is:

“That the Parks Capital Committee recommend that the General Forum receive on July 26 the draft Master Site Plan Report for the Whitehall Road Parklands and that the report be referred for municipal comments. The municipal comments should be provided to the Executive Director prior to the August 19 meeting of the committee.”

VI. DISCUSSION ITEM: FUNDRAISING / SOLICITING DONATIONS

As part of the funding strategy, outside funds and partnerships are expected to play a critical role in the three regional park developments, the capital projects at the nature center and to further improve swimming pool operations. During the park planning processes, a number of sport groups expressed an interest in assisting and providing funds. Additional discussions with the Visitor’s Bureau, School District and other potential funding partners are also recommended.

The 2011 Program Plan includes providing additional in-house resources to this effort. Mr. Steff and Mr. Woodhead will discuss the background of this proposal. Additional suggestions and ideas are welcome from committee members.

VII. REVIEW THE MEETING SCHEDULE & PROPOSED TOPICS

PARKS CAPITAL COMMITTEE MEETING SCHEDULE (subject to confirmation):

- | | |
|-------------------|---|
| Thursday, Aug. 19 | Review municipal comments on the draft Whitehall Road Master Site Plan Report; Update on the Hess Field Master Site Plan process. |
| Thursday, Sep. 16 | (Mr. Woodhead will be attending a PA DCNR Conference on this date.) |
| Thursday, Oct. 21 | |
| Thursday, Nov. 18 | |

REMAINING TOPICS:

- Hold a Work Session regarding the Hess Field Master Site Plan (with the CRPR Board). *A special meeting is recommended for this topic.*
- Initiate a process to begin planning for a central Parks Maintenance Facility at a new location.
- Continue to explore a partnership with the Visitor's Bureau (for the 3 regional park sites).
- Complete the strategy to enable the Phase 1 Construction Projects at the Regional Parks.

VIII. ADJOURNMENT

Attachments:

1. Meeting Summary from June 8, 2010
2. Regional Parks Financing Options
3. Roger Dunlap's Email
4. Hess Field Articles of Agreement - July 9 Version

R:\Home-Office\Regional-Parks\COG-ParksCap-Committee\2010\2010-07-15\Agenda_15July10.wpd