

CENTRE REGION COUNCIL OF GOVERNMENTS

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PARKS CAPITAL COMMITTEE REGULAR MEETING AGENDA

Thursday, May 20, 2010, 12:15 PM
COG Building – Forum Room

1. CALL TO ORDER Mr. Klees will convene the meeting

College Township	Dan Klees, Chair
Harris Township	Cliff Warner, Vice-Chair
State College Borough	James Rosenberger
Ferguson Township	Richard Killian
Patton Township	Jeff Luck
Penn State University	Dan Sieminski
Centre Reg. Rec. Authority	Roy Harpster or Sue Mascolo (non-voting)

2. CITIZEN COMMENTS

Members of the public are invited to comment on any items not already on the agenda (3 minutes per person time limit). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. APPROVAL OF MEETING MINUTES

The draft minutes are attached for review / action.

- April 1 Special Meeting: *(Attachment #1A)*
- April 15 Regular Meeting: *(Attachment #1B)*

4. THE RECOMMENDATION FOR THE DEVELOPMENT OF THE REGIONAL PARKS

The committee members will review and discuss the letters provided by their municipality (listed below in meeting order) regarding:

1. Regional Park Development – Capital Funding Amount & Term
2. The Articles of Agreement for the Hess Field Complex Acquisition

Patton Township	(Apr. 28)	Jeff Luck	<i>(Attachment #2A)</i>
Ferguson Township	(May 3)	Richard Killian	<i>(Attachment #2B)</i>
State College Borough	(May 3)	James Rosenberger	<i>(Attachment #2C)</i>
College Township	(May 6)	Dan Klees	<i>(Attachment #2D)</i>
Harris Township	(May 10)	Cliff Warner	<i>(Attachment #2E)</i>

Based upon discussions at the five Board/Council meetings and to move forward on the many related issues, the committee should discuss the process & options to reach consensus on:

1. **Comparing the park facilities provided vs. the municipal contribution options.** During the various meetings, some of the officials wanted to know more about the specific facilities associated with each level of funding. *The draft of a document that compares this information is being prepared by Mr. Pashek and will be distributed at the meeting for discussion.* Should this information be presented to the COG General Forum?
2. **Developing the outside funding partners / campaign.** A meeting with the Centre County Convention & Visitor's Bureau has been scheduled.
3. **The loan schedule (start & duration).** It is expected that repayments likely to begin in 2012. *Several funding options updated by Kathy Ulincy will be presented at the meeting for review.*
4. **The Hess Field decision and acquisition schedule** and starting the Master Site Plan (see the next agenda item).
5. **Consider the format of the General Forum discussion** and action. It has been suggested that Mr. Pashek attend the June 28 General Forum meeting to assist with discussing the various development plans. Alternately, does the committee wish to request a Special Meeting of the General Forum?

The goal is to finalize the group of recommendations from the committee for action by the COG General Forum.

4. WHITEHALL ROAD REGIONAL PARK – Grant Application Report

As authorized by the Committee and the General Forum, on April 21 staff submitted the grant application to purchase the 25-acre parcel adjoining the Whitehall Road parklands. On May 11, a revised appraisal was delivered, which will reduce both the project budget and the grant amount requested. The revised appraisal was developed as a result of the cost of an access road to this parcel; our thanks to Mr. Kunkle and Mr. Sieminski for their efforts. The updated documents have been relayed to PA DCNR.

WHITEHALL ROAD PARKLAND ADDITION	Original Grant Application (Apr. 21)	Amended Grant Application (May 12)
<i>Per Acre Appraisal</i>	<i>25 acres @ \$17,000</i>	<i>25 acres @ \$15,000</i>
Land Purchase Price	\$425,000	\$375,000
Closing & Other Eligible Costs	\$10,000	\$10,000
TOTAL EXPENSES	\$435,000	\$385,000
Grant Request (50%)	\$217,500	\$192,500
Local Match	\$217,500 *	\$192,500 **

TOTAL REVENUE	\$435,000	\$385,000
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* Original Local Match: COG (\$152,250) and Ferg. Twp. (\$65,250)

** Revised Local Match: COG (\$134,750) and Ferg. Twp. (\$57,750)

5. HESS SOFTBALL FIELD COMPLEX - ACQUISITION UPDATE

As noted in April, the following actions that are required to acquire Hess Field by September 1 are:

- The municipalities, acting through the General Forum, must approve the execution of the Sales Agreement for the purchase of the property.
- To authorize that execution, the Hess Field Articles of Agreement must be approved unanimously by Centre Region municipalities. The draft is ready for the revisions suggested by the municipalities and then for review by the COG Solicitor.
- The Solicitor has recommended that a boundary survey be conducted to specifically confirm the location of the property lines. Ideally, a topographic survey should also be included with this work to assist with the upcoming Master Site Planning. Staff will proceed with obtaining quotes for that work.
- The Solicitor has completed the arrangements with Mr. Dreibelbis for the donation of the existing facilities / structures on the site. The Solicitor will confirm that donation in writing with Mr. Dreibelbis.

It is also noted that according to the “Articles of Agreement for the Planning, Development and Operation of the Regional Parks” prior to the investment of COG funds in a regional park, a Master Site Plan must be developed and approved by the five participating municipalities. Mr. Pashek is working with staff on developing a proposal for COG consideration.

6. OTHER BUSINESS

7. JUNE MEETING DATE

The committee should discuss the next meeting date. The Chair will be out of town on the next regular meeting date of Thursday, June 17.

8. ADJOURNMENT

Attachments:

- #1. April 15 Meeting Summary
- #2 A-E. 5 municipal comment letters

Available at Meeting:

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- Cost Estimates vs. Scope of Development by Mr. Pashek
- Financial Options (update) by Ms. Ulincy