I. Call to Order

II. Moment of Silence and Pledge of Allegiance

III. Roll Call

IV. Virtual Meeting Procedure Overview

V. Public Hearings
   A. Public Hearing for the Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds
   B. Public Hearing for Proposed Zoning Text Amendment Allowing Exceptions for Private Garages at Single-Family Dwellings on Large Lots in the Residence 1 (R1) Zoning District

VI. Proclamations

VII. C-NET’s Annual Report

VIII. Public Hour - Hearing of Citizens

IX. Consent Items

X. Review and Recommendation of Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds

XI. Consider Enactment of Zoning Amendment Allowing Exceptions for Private Garages at Single-Family Dwellings on Large Lots in the Residence 1 (R1) Zoning District

XII. Resolution on Fireworks

XIII. Discussion on a Possible COG Climate Action and Sustainability Committee

XIV. Official Reports and Correspondence
   A. Mayor’s Report
   B. President’s Report
   C. Manager/Staff Report
   D. Student Representative Report

XV. Adjournment

Documents:

June 1, 2020 Regular Meeting Agenda Packet - Revised with Addendum.pdf
Meeting Agenda
State College Borough Council
Regular Meeting
June 1, 2020
7:00 p.m.
Call to Order
Moment of Silence and Pledge of Allegiance
Roll Call
Virtual Meeting Procedure Overview
Public Hearings
Public Hearing for the Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds
Public Hearing for Proposed Zoning Text Amendment Allowing Exceptions for Private Garages at Single-Family Dwellings on Large Lots in the Residence 1 (R1) Zoning District
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Review and Recommendation of Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds
Consider Enactment of Zoning Amendment Allowing Exceptions for Private Garages at Single-Family Dwellings on Large Lots in the Residence 1 (R1) Zoning District
Resolution on Fireworks
Discussion on a Possible COG Climate Action and Sustainability Committee
Official Reports and Correspondence
Mayor’s Report
President’s Report
Manager/Staff Report
Student Representative Report
Adjournment
June 1, 2020 Regular Meeting Agenda Packet - Revised with Addendum.pdf
Meeting Agenda
State College Borough Council
Regular Meeting
Monday, June 1, 2020
7 p.m.

Please note: The Monday, June 1, 2020, Borough Council Regular Meeting will be a remote meeting. Public Participation will be available only for those who have registered to attend and participate in the meeting. To learn more about participating in this meeting, please visit http://www.statecollegepa.us/3162/A-Virtual-Meeting.

I. Call to Order

II. Moment of Silence and Pledge of Allegiance

III. Roll Call

Ronald L. Filippelli, Mayor
Jesse L. Barlow, Council President
Deanna M. Behring
Janet P. Engeman
Theresa D. Lafer
Peter S. Marshall
Dan Murphy
Evan Myers

IV. Virtual Meeting Procedure Overview

V. Public Hearings

A. Public Hearing for the Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds

Federal regulations require communities that receive Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) entitlement funds from the U.S. Dept. of Housing and Urban Development to complete a Consolidated Plan, which is a five-year funding planning document. The Borough was in the process of a Substantial Amendment to its 2015-2019 and 2020-2024 Consolidated Plans and to numerous Annual Action Plans when notified of receiving $305,713 in CDBG-CV funding. Borough Council completed its Substantial Amendment process on April 20, 2020 prior to initiating another Substantial Amendment process for the CDBG-CV funds.

The following public process was conducted to prepare for this public hearing. On April 21, 2020, a COVID-19 Community Needs Public Hearing
was advertised which included revisions to the State College Borough Citizen Participation Plan to allow a temporary, expedited citizen participation process. On May 5, 2020, the Community Needs Public Hearing was conducted during a CDBG Citizens’ Advisory Committee meeting, which was attended by 7 organizations, including 3 that have not received CDBG funding in recent years. The second public hearing, which is to take place on June 1, 2020, was advertised on May 17, 2020. On May 18, 2020 Council approved temporary provisions to the Citizen Participation Plan as authorized by the Coronavirus Aid, Relief and Economic Security (CARES) Act. The proposed Substantial Amendment was drafted and discussed during a publicly advertised CDBG Citizens’ Advisory Committee meeting held on May 21, 2020. The proposed substantial amendment was posted on the Borough’s website and in the State College Borough Municipal Building on May 25, 2020, and published in the newspaper on May 27, 2020. [Page 9]

The CDBG Citizens’ Advisory Committee unanimously recommends Council’s approval of the proposed Substantial Amendments as published below.

The substantial amendments allocate and reprogram a total of $961,610.41 in CDBG and HOME funds as follows:

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness Prevention Program</td>
<td>$400,441.89</td>
<td>CDBG-CV, FY19 CDBG</td>
</tr>
<tr>
<td>Tenant Based Rental Assistance</td>
<td>187,403.45</td>
<td>FY20 HOME</td>
</tr>
<tr>
<td>Food and Shelter Services</td>
<td>114,713.52</td>
<td>FY20 CDBG</td>
</tr>
<tr>
<td>Out of the Cold</td>
<td>45,000.00</td>
<td>FY20 CDBG</td>
</tr>
<tr>
<td>Centre Safe</td>
<td>30,000.00</td>
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</tr>
<tr>
<td>House of Care</td>
<td>12,000.00</td>
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</tr>
<tr>
<td>Centre Volunteers in Medicine</td>
<td>10,000.00</td>
<td>FY20 CDBG</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$799,558.86</td>
</tr>
<tr>
<td>Administration</td>
<td>133,220.25</td>
<td>CDBG-CV, FY20 HOME</td>
</tr>
<tr>
<td>CHDO Operations</td>
<td>28,831.30</td>
<td>FY20 HOME</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$961,610.41</td>
</tr>
</tbody>
</table>

Because First Time Home Buyer Projects were eliminated from the FY 2020 HOME and CDBG budgets, it is proposed that funding be fully restored from $650,000 in Inclusionary Housing funds with $325,000 to the State College Community Land Trust and $325,000 to the Temporary Housing Foundation to each develop one First Time Homebuyer Property.

The public is asked to provide comment on this substantial amendment to the Borough of State College 2015-2019 and 2020-2024 Consolidated Plans (CP) and the FY2015 through FY2020 Annual Action Plans (AP), which is proposed to address community needs that prepare for, prevent and respond to the growing impacts of the COVID-19 coronavirus health and economic crisis.
Council is asked to conduct a public hearing to receive public comment on
the proposed substantial amendment. Action by Council on approval of the
proposed substantial amendments is to take place later in the agenda.

A. Public Hearing for Proposed Zoning Text Amendment Allowing
Exceptions for Private Garages at Single-Family Dwellings on Large
Lots in the Residence 1 (R1) Zoning District

Pan Michaleris, owner of a single-family home located along Penfield Road
has requested a zoning text amendment that would allow him to park a
vehicle in an additional bay of his attached garage that is currently enclosed
and used for storage. The existing definition of a private garage in the
Borough Zoning Ordinance limits attached garages to three car bays.

Upon referral from Council, the Planning Commission (PC) reviewed the
item at its January 23, February 5, and February 20, 2020 meetings. The
PC supported the request and reviewed several potential approaches that
would allow larger capacity private garages. Ultimately, the PC expressed
a desire to limit the impact to the amendment to the R1 zoning district to
minimize unforeseen consequences in other districts.

The proposed ordinance would amend the Borough Code as follows:

• Adds a note to the definition of a private garage to reference an
  exception for larger capacity attached garages at one-family dwellings
  on large lots in the R1 zoning district.

• Provides an exception to allow 4-car garages on lots greater than
  25,000 ft², and 5-car garages on lots greater than 30,000 ft² in the R1
district.

• Adds language to reinforce existing capacity limits for detached
  garages on any lot and attached garages on lots smaller than 25,000
  ft² in any zoning district where they are permitted.

The ordinance was provided to the Centre County Planning and Community
Development Office (CCPDCO) and Centre Regional Planning Commission
(CRPC) for advisory comments. The draft ordinance, a map illustrating how
the change would impact the R1 district, and comments from the CCPDCO
are attached beginning on Page 25. The PC recommends approval.

Council is required to conduct a public hearing for any zoning amendment.
Mayor Filippelli will conduct the public hearing.
VI. Proclamations

A. Gun Violence Awareness Day

Mayor Filippelli has issued a proclamation declaring June 5, 2020 as Gun Violence Awareness Day and he encourages all residents to support efforts to prevent the tragic results of gun violence and to honor and value human lives.

B. LGBTQ Pride Month

Mayor Filippelli has issued a proclamation declaring June as LGBTQ Pride Month in the municipality of State College.

VII. C-NET’s Annual Report

Cynthia Hahn, C-NET’s Executive Director, will provide Council with an Annual Report of C-NET’s activities. No Council action is required.

VIII. Public Hour – Hearing of Citizens

Anyone wishing to address Council with an item that is not on the agenda should ask to be recognized at this time. Please utilize the “raise hand” feature to notify the Mayor that you would like to speak. The Mayor will recognize and unmute participants, and each speaker will have up to four minutes to present comments to Council.

IX. Consent Items

Recommendation: Staff recommends that Council approve the following consent item. (Attached to the agenda beginning on Page 33 is the background information.)

A. Approve the closure of East Foster Avenue, between South Garner Street and Sidney Friedman Park on Saturday, July 4, 2020 from 9:00 a.m. to 10:30 a.m., for the Centre Region Parks and Recreation’s annual Kids on Wheels Parade. The organizers will have the participants practicing social distancing where the parade forms and throughout the procession. Compared to previous years, there will not be a gathering of participants and their families in Sidney Friedman Park at the end of the parade route. [Page 35]

X. Approve a Substantial Amendment to the State College Borough 2015-2019 and 2020-2024 Consolidated Plans and the 2015 through 2020 Annual Action Plans including CDBG-CV Funds

The CARES Act made $305,713 available to State College Borough through the Community Development Block Grant Coronavirus (CDBG-CV) funds to
prepare for, prevent and respond to the growing impacts of the COVID-19 coronavirus and authorized that FY 2019 and FY 2020 CDBG and HOME funds may also be re-allocated for this purpose.

During a public hearing on pandemic related community needs, held on May 5, 2020 during a CDBG Citizens’ Advisory Committee (CAC) meeting, eight individuals provided input and seven written project proposals were subsequently received. A summary of these requests is attached. During a second public CAC meeting held on May 21, 2020 the written proposals and the proposed substantial amendments were reviewed. CAC members voted unanimously to recommend the attached substantial amendments to Borough Council for approval pending consideration of public comment.

The substantial amendments allocate and reprogram a total of $961,610.41 in CDBG and HOME funds as follows:

<table>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$961,610.41</strong></td>
<td></td>
</tr>
</tbody>
</table>

Because First Time Home Buyer Projects were eliminated from the FY 2020 HOME and CDBG budgets, it is proposed that funding be fully restored from $650,000 in Inclusionary Housing funds with $325,000 to the State College Community Land Trust and $325,000 to the Temporary Housing Foundation to each develop one First-Time Homebuyer Property.

The matter was properly advertised per the temporary expedited procedures of the Citizen’s Participation Plan. During the public comment period, from May 26 through June 1, the Amendments were available for public review on the Borough’s website and in the State College Police Department.

**Staff Recommendation:** Staff recommends Council approve substantial amendments to the 2015-2019 and the 2020-2024 Consolidated Plans and the Annual Action Plans for Fiscal Years 2015 through 2020.
XI. **Consider Enactment of Zoning Amendment Allowing Exceptions for Private Garages at Single-Family Dwellings on Large Lots in the Residence 1 (R1) Zoning District**

At the request of Council, the Planning Commission (PC) has reviewed and provided a recommendation on an ordinance that would amend the Borough’s zoning regulations to allow larger capacity private garages on large lots in the R1 zoning district. The PC recommended limiting the scope of the change to the R1 district to minimize potential unforeseen consequences in other districts.

If enacted, the proposed ordinance will amend the Borough Code as follows:

- Adds a note to the definition of a private garage to reference an exception for larger capacity attached garages at one-family dwellings on large lots in the R1 zoning district.

- Provides an exception to allow 4-car garages on lots greater than 25,000 ft\(^2\), and 5-car garages on lots greater than 30,000 ft\(^2\) in the R1 district.

- Adds language to reinforce existing capacity limits for detached garages on any lot and attached garages on lots smaller than 25,000 ft\(^2\) in any zoning district where they are permitted.

Council held a public hearing on the proposed amendment earlier this evening. Council may vote to enact the Zoning Ordinance text amendment. [Page 39]

**Staff Recommendation:** Staff recommends Council vote to adopt the Zoning Ordinance Text Amendment. A roll call vote is required. Jesse

XII. **Resolution to Permit A Fireworks Display -- AGENDA ADDENDUM**

Due to the COVID-19 Pandemic, the 4\(^{th}\) Fest Board of Directors (BOD) had to cancel its annual Fireworks display. Since the cancellation, the 4\(^{th}\) Fest BOD has developed an alternative plan, which would include smaller fireworks displays throughout the Centre Region on the 4\(^{th}\) of July. Since one of the sites is location in the State College Borough, at the Centre Hills Country Club, Council is being asked to waive the fireworks prohibition in the State College Borough Codification of Ordinances for this special exception and approve Resolution 1256 authorizing the 4\(^{th}\) Fest BOD to hold a fireworks display in the State College Borough.

**Staff Recommendation:** Staff recommends Council adopt Resolution 1256.

XIII. **Discussion on a Possible COG Climate Action and Sustainability Committee**
At the April 21, 2020 regular meeting of the Executive Committee, members were presented with information regarding the Climate Action and Adaptation Plan, including the possibility of forming a Climate Action and Sustainability Committee to guide implementation of the Plan. Because adding another committee adds workload for elected officials and staff, options were shared regarding COG committees. It was the consensus of the Executive Committee that each member would discuss options related to COG committees at their upcoming municipal meetings. The goal is to gather initial input from each municipal Board or Council to bring back to the regular meeting of the Executive Committee on June 19, 2020, for further discussion.

Attached on Page 41 is a document which can be used to guide comment and discussion on:

- Establishment of a Climate Action and Sustainability Committee
- Preparation of a comprehensive review of COG Committees

XIV. Official Reports and Correspondence

a. Mayor’s Report

b. Council President’s Report

  Council met in Executive Session on May 22, 2020 to discuss Personnel and Real Estate Matters.

c. Manager/Staff Reports

d. Student Representative Report

XV. Adjournment
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State College Borough Council
Policy Briefing Summary


Date Prepared: May 21, 2020
Prepared By: Maureen Safko, Senior Planner
Proposed Meeting Date: June 1, 2020
Deadline for Action: June 1, 2020

I. Request/Issue Needing Committee Action

Borough Council (Council) is asked to review the proposed Substantial Amendments to the State College Borough (Borough) 2015-2019 and 2020-2024 Consolidated Plans (CP) and the 2015, 2016, 2017, 2018, 2019 and 2020 Annual Action Plans (AP).

The amendment further amends the FY 2020 CDBG and HOME Annual Action Plan that was first approved by Council in October of 2019; which was subsequently amended by Council on April 20, 2020 to adjust budgets based on actual allocations; and for which a second amendment is proposed for approval by Council to allocate CDBG-CV supplemental entitlement funds provided through the Coronavirus Aid, Relief and Economic Security (CARES) Act and to make other FY2020 CDBG and HOME funds and other prior year CDBG funds available for response to the growing health and economic impacts of the COVID-19 virus.

II. Current Policy and/or Practice

Per the Citizen Participation Plan, as amended by Council on May 18, 2020 as authorized by the CARES Act, a Substantial Amendment to the Consolidated Plan is necessary when an activity is added or deleted, when the scope of an approved activity changes, when there is a proposed change in commitment of funds beyond 25% of the original allocation of $25,000, whichever is greater and when there are environmental impacts which were previously not considered. The proposed amendments meet several of these criteria.

The public was made aware of a public hearing and Council meeting via a notice published in the newspaper on May 17, 2020 two weeks prior to the public hearing to be held on June 1, 2020 at 7:00 PM. The hearing will be held electronically via ZOOM to allow for social distancing to prevent the spread of the COVID-19 coronavirus.

On May 25, 2020 a second public notice, including a summary of the proposed CDBG amendments, will be published and posted in accordance
with the Citizen Participation Plan as amended on May 18, 2020 as authorized by the CARES Act, which allows for a comment period of not less than 5 days. (See attached notice.) A summary of the proposed budget amendments will also be posted on the Borough’s website and in the State College Borough Police Dept.

III. **Other Background Information**

A Substantial Amendment process is underway to achieve the following:

1) **Allocate $305,713 in CDBG-CV funds to prepare for, prevent and respond to the growing impacts of the COVID-19 coronavirus pandemic, providing $244,571 to a homelessness prevention program to assist income eligible households with a maximum of three months of rent or mortgage, utilities, and other essential CDBG eligible housing expenses including tenant-landlord mediation services and $61,142, a 20% administrative allowance. Per CDBG guidelines expenses will be paid to the landlord, mortgage holder or utility provider rather than to individuals.**

2) **Amend FY 2020 HOME funds to:**
   
a) **eliminate the State College Community Land Trust First Time Homebuyer Acquisition/Rehabilitation Activity, for which the $245,066.05 budget is entirely restored to the project with $350,000 from State College Inclusionary Housing (IH) funds. The increase compensates the project for the lack of other matching funds that are not used with IH funds.**

   b) **create the Tenant Based Rent Assistance (TBRA) Program funded at $187,403.45**

   c) **support the two CHDO organizations during this time of reduced revenues by increasing CHDO Operations from 5% to the CARES Act allowance of 10%, or $28,831.30, which is divided equally, granting $14,415.66 to each CHDO**

   d) **supplement HOME Program Administration during this time of reduced municipal revenue collection as permitted by the CARES Act at $72,078.25 from 10% to the temporary CARES Act allowance of 25%**

3) **Amend FY 2020 CDBG funds to:**
   
a) **postpone the 2020-201-21 Streetlight Project (Beaver Ave. from Garner St. to Sowers St.) to a future grant year to make $158,000 available for COVID-19 response**

   b) **eliminate the Temporary Housing Foundation (THF) First Time Homebuyer (FTHB) project, for which the $53,713.52 budget is entirely restored from State College Inclusionary Housing funds**

   c) **make a total of $211,713.52 in FY 2020 CDBG funds available for the following COVID-19 response activities allocated as follows:**

   - House of Care $10,000
- Centre Safe $30,000
- Out of the Cold $45,000
- Centre Volunteers in Medicine $10,000
- Shelter and Food Services $114,713

4) Amend FY 2019 CDBG funds to:
   a) postpone the 2020-2021 Streetlight Project and move the Temporary Housing Foundation (THF) First Time Homebuyer project to the Inclusionary Housing Fund to provide $155,870.89 in FY 2019 CDBG funds to COVID response activities
   b) make a total of $155,870.89 in FY 2020 CDBG funds available for the homelessness prevention program

Note: CARES Act waivers and guidelines only pertain to FY 2019 and FY 2020 funds. Therefore, funds from the following years (2015-2018) are made available for common CDBG projects rather than COVID response activities.

5) Amend FY 2018 CDBG funds to move the Temporary Housing Foundation (THF) First Time Homebuyer project to the Inclusionary Housing Fund and reallocate $98,960.07 to the Borough Low First Time Homebuyer Program

6) Amend FY 2017 CDBG funds to move the Temporary Housing Foundation (THF) First Time Homebuyer project to the Inclusionary Housing Fund and reallocate $37,421.00 to the Borough Low First Time Homebuyer Program

7) Amend FY 2016 CDBG funds to move the Temporary Housing Foundation (THF) First Time Homebuyer project to the Inclusionary Housing Fund and reallocate $11,125.06 to the Borough Low First Time Homebuyer Program

8) Amend FY 2015 CDBG funds to eliminate funding from the 2020-2021 Streetlight Project and reallocate $19,153.49 to the East Fairmount Park Project, which is underway and can spend the funds promptly as required during the contract period. If this project is postponed, it would result in the loss of $101,000 in additional grant funds from the PA Department of Conservation and Natural Resources and $3,990 from a TreeVitalize grant.

9) Adjust goals of the 2020-2024 CP and 2020 AP to add a new 'Coronavirus' priority need and a coronavirus-related goals to the Strategic Plan section of the 2020-2024 Consolidated Plan.

IV. **Financial Impact on Budget**
The proposed substantial amendments allow the Borough’s partners in affordable housing and human services as much financial resources as
could reasonably be allocated to address pandemic related community needs and to offset some expenses that would otherwise result in greater burdens on Borough tax revenues. The proposal also has a positive impact on the Borough’s performance measurement of timeliness of expenditures. The actions outlined herein will have only positive impacts on future grants.

V. Authority, Boards and Commission Review

The CDBG Citizen’s Advisory Committee reviewed the proposed substantial amendments at its meeting on May 21, 2020 and recommends the amendments outlined above to Borough Council for action on June 1, 2020, pending public comment.

VI. Staff Recommendation

Staff recommends that Council accept the recommendation of the CDBG Citizens’ Advisory Committee to approve the above outlined substantial amendments pending consideration of public comment.

VII. Action Needed

Action is needed on a motion to approve the Substantial Amendments to the 2015-2019 and the 2020-2024 Consolidated Plan and the Annual Action Plans for Fiscal Years 2015 through 2020 as outlined above with consideration for public comments.

Attached:

1. Legal Notice: Notice of Public Comment Period/Public Hearing – 05/17/2020
2. Legal Notice: Notice of Public Comment Period/Public Hearing – 05/25/2020
3. Summary of project proposals received
4. Proposed Budget Amendments
Amendments to the State College Borough (Borough) 2015-2019 and 2020-2024 Consolidated Plans (CP) and the 2019 and 2020 Annual Action Plans (AP)

Through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, the Borough will receive $305,713 in Community Development Block Grant Coronavirus (CDBG-CV) funds to prepare for, prevent and respond to the impacts of the Pandemic. FY2019 and FY2020 CDBG and HOME funds may also be reallocated for this purpose. The CDBG Citizens’ Advisory Committee (CAC) received public input on pandemic related community needs during a virtual public hearing held on May 5, 2020. A second CAC meeting will take place at noon on May 21, 2020 to further discuss federal funding allocation. Parties interested in attending the upcoming CAC meeting may join electronically at https://zoom.us/webinar/register/WN_BDMAJcYiTmOLoC9EMTn2gg

Additional detailed information regarding the proposed use of CDBG, CDBG-CV and HOME allocations will be provided through a separate notice to be published on, or about, May 26th, 2020 after a public meeting of the CAC to be held at noon on May 21, 2020. Additionally, the proposed revised Plans will be available from approximately May 26 through June 1, 2020 online at www.statecollegepa.us and in hard copy from 9 a.m. to 5 p.m. Mon-Fri at the State College Municipal Bldg., 243 S. Allen St.

State College Borough Council (Council) will conduct a public hearing regarding the proposed amendments to the 2015-2019 and 2020-2024 CPs and the FY2019 and FY2020 APs at 7p.m. on June 1, 2020 and will act on the proposed Plans during the Council meeting following the public hearing. Parties interested in attending the public Council meeting and hearing may join electronically at https://zoom.us/webinar/register/WN_h9_TsdmpSZSt5iZNlqvoVw

For updated information and further instruction on hearing attendance and participation please see www.statecollegepa.us, call (814) 234-7109, (814) 234-7101 (TTY), or email planningdept@statecollegepa.us. Persons with a disability or Limited English Proficiency who wish to participate in the meeting/hearing are asked to contact the Planning Dept. at least 48 hours prior to the meeting to discuss your needs.

Written comments relating to the Plan amendments will be accepted until 5 p.m. on June 1, 2020 by email at planningdept@statecollegepa.us or by mail to Planning Dept., 243 S. Allen St., State College, PA 16801.

Thomas J. Fountaine, 
II Borough 
Manager/Secretary
Please publish the ad below on Sunday, May 24 or Monday, May 25, 2020

LEGAL NOTICE
NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING

Amendments to the State College Borough (Borough) 2015-2019 and 2020-2024 Consolidated Plans (CP) and the 2015, 2016, 2017, 2018, 2019 and 2020 Annual Action Plans (AP)

On Sunday, May 17, 2020 State College Borough a legal notice was published and posted online at www.statecollegepa.us to announce a public comment period and an electronic public hearing on amendments to the Borough 2015-2019 and 2020-2024 CPs and the 2015 through 2020 AP to allocate $305,713 in Community Development Block Grant Coronavirus (CDBG-CV) funds and FY2019 and FY2020 CDBG and HOME funds to prepare for, prevent and respond to the impacts of the pandemic, and to reprogram FY2015 through FY2018 CDBG funds.

State College Borough Council (Council) will consider amending the plans listed above as follows:

1) Allocate $305,713 in CDBG-CV funds: homelessness prevention $244,571, administration $61,142

2) Amend FY 2020 AP HOME funds: eliminate State College Community Land Trust (CLT) First Time Homebuyer (FTHB) Activity making $245,066.05 available for pandemic response; create Tenant Based Rental Assistance $187,403.45; increase CHDO operating funds from 5% to 10% with $14,415.66 for each CHDO; and increase Administration to $72,078.25 from 10% to 25%. Funding is restored to CLT’s project from Inclusionary Housing (IH) funds.

3) Amend FY 2020 AP CDBG funds: postpone the 2020-2021 Streetlight Project (Beaver Ave. from Garner St. to Sowers St.) and eliminate the Temporary Housing Foundation (THF) FTHB project making $158,000 and $53,713.52 respectively, available for pandemic response. Funding is restored to THF’s project from IH funds. The $211,713.52 total is reprogrammed for pandemic response as follows: House of Care $10,000, Centre Safe $30,000, Out of the Cold $45,000, Centre Volunteers In Medicine $10,000, Homelessness Prevention Program $114,713

4) Amend FY 2019 AP CDBG funds: postpone the 2020-2021 Streetlight Project and move the THF FTHB project to the IH Fund to make $155,870.89 available for a homelessness prevention program

Note: CARES Act waivers only pertain to FY 2019 and FY 2020 funds. Therefore, 2015-2018 funds are made available for common CDBG projects rather than COVID response activities.

5) Amend FY 2016, 2017 and 2018 AP CDBG funds: move the THF FTHB project to the IH Fund and reallocate funds to the Borough Low FTHB Program: 2016 – $11,125.06, 2017 - $37,421.00, and 2018 - $98,960.07

6) Amend FY 2015 AP CDBG funds: eliminate the 2020-2021 Streetlight Project and reallocate $19,153.49 to the East Fairmount Park Project, which is underway and can spend the funds promptly as required.
7) Adjust goals of the 2020-2024 CP and 2020 AP

To complete projects in a timely manner, the Borough will utilize procedures set forth in CPD Notice 19-01 to incur pre-award costs. This action will not affect future grants.

It is proposed that the goals identified in the previously approved 2020-2024 CP and the 2020 AP be adjusted as follows:

Copies of the proposed amendments will be available for inspection during regular business hours at the State College Borough Police Dept. in the Municipal Bldg., 243 S. Allen St. and online at www.statecollegepa.us, from May 22 through June 1, 2020. Written comments relating to the Plan amendments will be accepted until 5 p.m. on June 1, 2020 by email at planningdept@statecollegepa.us or by mail to Planning Dept., 243 S. Allen St., State College, PA 16801.

Council will conduct a public hearing regarding the above described proposed amendments to the 2015-2019 and 2020-2024 CPs and the FY2015 through FY2020 APs at 7 p.m. on June 1, 2020 and will act on the proposed Amendments, as recommended by the CDBG Citizens’ Advisory Committee, during the Council meeting following the public hearing. Parties interested in attending the public hearing and Council meeting to comment on the proposed amendments may join electronically at https://zoom.us/webinar/register/WN_h9_TsdmpSZStSiZNgvoVw

For updated information and further instruction on hearing attendance and participation please see www.statecollegepa.us, call (814) 234-7109, (814) 234-7101 (TTY), or email planningdept@statecollegepa.us. Persons with a disability or Limited English Proficiency who wish to participate in the meeting/hearing are asked to contact the Planning Dept. at least 48 hours prior to the meeting to discuss your needs.

Thomas J. Fountaine, II
Borough Manager/Secretary
<table>
<thead>
<tr>
<th>Organization/Agency</th>
<th>Project</th>
<th>$ Requested</th>
<th>Staff Rec.</th>
<th>CAC Rec.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centre County COVID19 Community Response (4CR)</td>
<td>Rent Relief (expanded by staff to include utilities and mortgage foreclosure prevention) Recommendation of staff and CAC is to have one program that serves the Limited English Proficiency families (see item #6 below) with the general population</td>
<td>$100,000.00+ (provided in combination with item #6 below general pop program)</td>
<td>$100,000.00+ (provided in combination with item #6 below general pop program)</td>
<td>****</td>
</tr>
<tr>
<td>Centre County COVID19 Community Response (4CR)</td>
<td>Spanish Interpreter Position - while the need for this service was widely supported, more work is needed to identify the details of employment, partnerships and the most appropriate funding sources</td>
<td>****</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Centre Safe</td>
<td>Added expenses to prevent the spread of the virus through non-congregate shelter such as hotel or apt. fees, food, staff, transportation, PPE, etc.</td>
<td>$9,750</td>
<td>$30,000.00</td>
<td>$30,000.00</td>
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<tr>
<td>House of Care</td>
<td>Additional shelter staff hours needed to protect this vulnerable population from the spread of the virus</td>
<td>$6,000</td>
<td>$12,000.00</td>
<td>$12,000.00</td>
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<tr>
<td>Out of the Cold</td>
<td>Added expenses to prevent the spread of the virus through non-congregate shelter such as hotel or apt. fees, food, staff, transportation, PPE, etc.</td>
<td>$15,000</td>
<td>$45,000.00</td>
<td>$45,000.00</td>
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<tr>
<td>English as a Second Language Teachers in Support of Students &amp; Families</td>
<td>Rent and utilities for about 25 families for 3 months per household (provided in combination with item #1 above general pop program)</td>
<td>$75,000</td>
<td>$100,000.00+</td>
<td>$100,000.00+</td>
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<td>CVIM</td>
<td>10% of expenses for telemedicine, and PPE for volunteers, and testing for patients who are Borough residents only (10% because approx. 10% of patients are Borough residents)</td>
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<td>$10,000.00</td>
<td>$10,000.00</td>
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<td></td>
<td></td>
<td>$97,000</td>
<td>$97,000+</td>
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<tr>
<td></td>
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<td>$105,750</td>
<td>100,000+</td>
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</table>
Proposed Substantial Amendment 06-01-2020
(Amending Annual Action Plans for FY 2015 through FY 2020
and 2015-2019 Consolidated Plan and 2020-2024 Consolidated Plan)

Borough of State College FY 2020 CDBG-CV
actual allocation on February 18, 2020 – Supplemental CDBG-CV allocated on April 2, 2020

<table>
<thead>
<tr>
<th>2020 CDBG-CV ACTIVITIES</th>
<th>06/01/2020 Actual Allocation &amp; CDBG-CV Budget</th>
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<tbody>
<tr>
<td>Administration and Planning (20%)</td>
<td>$61,142.00</td>
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<tr>
<td><strong>Housing ($244,571)</strong></td>
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<tr>
<td>Homelessness Prevention Program</td>
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<td><strong>Total</strong></td>
<td><strong>$305,713.00</strong></td>
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Proposed Substantial Amendment 06-01-2020

### 2020 HOME ACTIVITIES

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<tr>
<th>Description</th>
<th>04/20/2020 Actual Allocation Budget</th>
<th>Change</th>
<th>06/01/2020 Actual Allocation Budget</th>
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<tbody>
<tr>
<td>Administration and Planning ($29,831.30)</td>
<td>$28,831.30</td>
<td>Increase from 10% to 25%</td>
<td>$72,078.25</td>
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<tr>
<td>CHDO Operating Support ($245,066.05)</td>
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<tr>
<td>SCCLT FTHB Program</td>
<td>245,066.05</td>
<td>MINUS $245,066.05 restored from IH</td>
<td>0.00</td>
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<tr>
<td>THF FTHB Program</td>
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<tr>
<td>Tenant Based Rental Assistance</td>
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<td>187,403.45</td>
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<td>CHDO Operating Support ($14,415.66)</td>
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<tr>
<td>SCCLT FTHB Program</td>
<td>7,207.83</td>
<td>Increase from 5% to 10%</td>
<td>14,415.66</td>
</tr>
<tr>
<td>THF FTHB Program</td>
<td>7,207.83</td>
<td>Increase from 5% to 10%</td>
<td>14,415.66</td>
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<td>Total</td>
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<td>$288,313.00</td>
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<td>06/01/2020 Actual Allocation &amp; CDBG-CV Budget</td>
<td>2020 CDBG ACTIVITIES</td>
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<tr>
<td>-----------------------------------------------</td>
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<tr>
<td>Actual Allocation</td>
<td>Budget Change</td>
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<tr>
<td>Administration and Planning ($103,936.60)</td>
<td>Centre Safe</td>
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<tr>
<td>Human/Public Services ($77,952.00)</td>
<td>House of Care</td>
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<tr>
<td>Burrowes Street Youth Haven</td>
<td>29,252.00</td>
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<td></td>
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<tr>
<td>CCYSB Independent Living Program</td>
<td>plus $30,000</td>
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<tr>
<td>Centre Volunteers in Medicine</td>
<td>49,282.00</td>
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<tr>
<td>Out of the Cold</td>
<td>plus $45,000</td>
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<tr>
<td>Housing Transitions, Inc.</td>
<td>54,017.00</td>
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<td>THF FTHB Acq/Rehab Program</td>
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<td>Out of the Cold</td>
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<td>THF FTHB Acq/Rehab Program</td>
<td>POSTPONE activity</td>
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<tr>
<td>Homelessness Prevention Program</td>
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<tr>
<td>2020-2021 CIP Project - Streetslights</td>
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Proposed Substantial Amendment 06-01-2020

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<tbody>
<tr>
<td>Public Services (15%)</td>
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<td>House of Care</td>
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<td>16,339.00</td>
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<td>Housing Transitions, Inc.</td>
<td>16,339.00</td>
<td>no change</td>
<td>9,111.00</td>
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<tr>
<td>Burrowes Street Youth Haven</td>
<td>9,111.00</td>
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<td>5,023.00</td>
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<tr>
<td>CCYSB Independent Living Program</td>
<td>5,023.00</td>
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<td>5,023.00</td>
<td>no change</td>
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<tr>
<td>2019 Infrastructure Project:</td>
<td>$60,004.66</td>
<td>minus</td>
<td>$116,859.79</td>
<td>133,140.21</td>
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<td>Streetlight/Ramp Replacements at Sowers/Hetzel/Foster</td>
<td>$250,000.00</td>
<td>plus prior year funding of</td>
<td>$310,004.66</td>
<td>133,140.21</td>
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<td>2020-2021 Infrastructure Project:</td>
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<td></td>
<td>116,859.79</td>
<td>155,870.89</td>
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<tr>
<td>Streetlight/Ramp Replacements at East Beaver (Garner to High)</td>
<td>0.00</td>
<td>plus $116,859.79 paired with $158K from 2020 and $75K from 2021 and $19,153.49 from 2015</td>
<td>116,859.79</td>
<td>155,870.89</td>
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<td>Homelessness Prevention Program</td>
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<td>minus</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Boro. First Time Home Buyer Prog.</td>
<td>39,011.10</td>
<td>minus</td>
<td>$39,011.10</td>
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<tr>
<td>THF FTHB Acq/Rehab Program</td>
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<td>plus</td>
<td>$39,011.10</td>
<td>0.00</td>
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<tr>
<td>Owner-Occupied Housing Rehab</td>
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<td>39,011.10</td>
<td>no change</td>
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<tr>
<td>Administration (20%)</td>
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<td>100,929.80</td>
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$504,649.00
### 2018 CDBG ACTIVITIES

<table>
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<tr>
<th>Description</th>
<th>Feb 2019 Amended Budget</th>
<th>Proposed Change</th>
<th>04/20/2020 Amended Budget</th>
<th>Proposed Change</th>
<th>06/01/2020 Amended Budget</th>
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<tbody>
<tr>
<td>Administration and Planning ($107,234.20)</td>
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<td>$107,324.20</td>
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<tr>
<td><strong>Human/Public Services ($75,697)</strong></td>
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<tr>
<td>Centre County Women's Resource Center</td>
<td>30,206.00</td>
<td>no change</td>
<td>30,206.00</td>
<td>no change</td>
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<tr>
<td>House of Care</td>
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<td>no change</td>
<td>17,884.00</td>
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<td>17,884.00</td>
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<tr>
<td>Housing Transitions, Inc.</td>
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<td>no change</td>
<td>17,374.00</td>
<td>no change</td>
<td>17,374.00</td>
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<tr>
<td>Burrowes Street Youth Haven</td>
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<td>no change</td>
<td>9,688.00</td>
<td>no change</td>
<td>9,688.00</td>
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<tr>
<td>CCYSB Independent Living Program</td>
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<td>5,341.00</td>
<td>no change</td>
<td>5,341.00</td>
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<tr>
<td><strong>Public Facilities and Improvements ($250,000)</strong></td>
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<tr>
<td>2018 Infrastructure Project: Streetlight/ADA Curb Ramp - Beaver Ave.</td>
<td>0.00</td>
<td>no change</td>
<td>0.00</td>
<td>no change</td>
<td>0.00</td>
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<tr>
<td>2018 Infrastructure Project: Streetlight - McAllister/Locust/Hiester</td>
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<td>6,133.23</td>
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<td>6,133.23</td>
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<td>2018 Infrastructure Project: ADA Curb Ramp - Calder Alley</td>
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<td>7,918.06</td>
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<td>7,918.06</td>
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<tr>
<td><strong>Housing ($319,196.32)</strong></td>
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<tr>
<td>THF Rental Acquisition/Rehabilitation Project</td>
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<td>235,792.44</td>
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<td>THF FTHB Acq/Rehab Program</td>
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<td>98,960.07</td>
<td>minus $98,960.07</td>
<td>restored from IH 0.00</td>
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<td>98,960.07</td>
<td>minus $4,835.25</td>
<td>98,960.07</td>
<td>plus $98,960.07</td>
<td>98,960.07</td>
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<td><strong>Total</strong></td>
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Proposed Substantial Amendment 06-01-2020

<table>
<thead>
<tr>
<th>2017 CDBG ACTIVITIES</th>
<th>Amended Budget</th>
<th>Proposed Change</th>
<th>04/20/2020 Amended Budget</th>
<th>Proposed Change</th>
<th>06/01/2020 Amended Budget</th>
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<tr>
<td>Administration and Planning ($106,194.20)</td>
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<td>$106,194.20</td>
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<td>Human/Public Services ($73,113)</td>
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<td>Centre County Women’s Resource Center</td>
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<td>27,437.00</td>
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<td>Public Facilities and Improvements ($257,338.57)</td>
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<td>54,841.00</td>
<td>minus $37,421.00</td>
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<td>plus $37,421.00 (plus $2,000 in 2018)</td>
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Proposed Substantial Amendment 06-01-2020

<table>
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<th>2016 CDBG ACTIVITIES</th>
<th>Amended Budget</th>
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<th>04/06.2020 Amended Budget</th>
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<th>06/01/2020 Amended Budget</th>
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<tr>
<td><strong>Administration and Planning</strong> ($100,614.60)</td>
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<td>$14,384.00</td>
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<td>$14,384.00</td>
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<td><strong>Human/Public Services</strong> ($75,458.00)</td>
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<td>$11,125.06</td>
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<td>$35,060.00</td>
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### 2015 CDBG ACTIVITIES

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March 23, 2020

State College Borough Planning & Community Development

Attn: Gregory J. Garthe, AICP, Senior Planner
243 South Allen Street
State College, PA 16801

Re: Proposed Zoning Ordinance Amendment – Chapter XIX, Parts B & D, Private Garages and Rezone T.P. 36-026-,223-,0000- from Public Activities (PA) to Residence 2 (R2) County Planning & Community Development Office Review

Dear Greg:

The Centre County Planning and Community Development Office appreciates the opportunity to review the proposed zoning ordinance and map amendment that will:

(A.) Rezone part of the Centre LifeLink property on University Drive, and;
(B.) Propose a text amendment to allow higher capacity garages on larger sized lots within the R1 zoning district.

On March 6, 2020, you provided an email requesting review of the ordinance and map amendments, ordinance template with proposed text, a map of properties of 25,000-30,000 ft.², Borough Planning Commission meeting minutes for the two amendment items and ordinance template for the rezoning of T.P. 36-026-,223-,0000-. I also obtained the meeting summary and discussion at the March 5, 2020 Centre Regional Planning Commission meeting.

Moreover, as your municipality considers amending the existing zoning ordinance and map, the PA MPC, § 609 - Enactment of Zoning Ordinance Amendments should be followed as a guide towards properly amending the document. Current case law suggests that any deviation from properly amending a zoning ordinance may cause the ordinance to be referred to as “void ab initio” or, in other words, not effective. You have requested comments on this zoning text amendment not later than April 5, 2020.

Pursuant to § 609(e) of the Pennsylvania Municipalities Planning Code,

"the county planning agency shall receive a copy of the proposed municipal zoning amendment for recommendations, thirty days (30) prior to public hearing on an amendment by the local governing
body, the municipality shall submit the amendment to the county planning agency for recommendations."

The PA Municipalities Planning Code also outlines additional procedures for a Zoning Map change as follows:

“(2) (i) In addition to the requirement that notice be posted under clause (1), where the proposed amendment involves a zoning map change, notice of the public hearing shall be mailed by the municipality at least thirty days prior to the date of the hearing by first class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned, as evidence by tax records within the possession of the municipality. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this subsection.”

(ii) This clause shall not apply when the rezoning constitutes a comprehensive rezoning.”

Our staff reviewed the proposal and offers the following comments:

1. REVIEW REQUESTED BY:

   Greg J. Garthe, AICP, Senior Planner

2. LOCATION:

   Zoning District and Parcel(s) Affected:

   (A.) Public Activities (PA) Zoning District

   (B.) Residence 1 (R1) Zoning District
       Multiple R1 properties as identified on the “R-1 Properties: 25,000 and 30,000 Square Feet” Map

3. BACKGROUND:

   (A.) Rezoning T.P. 36-026-,223-,0000- from Public Activities (PA) to Residence 2 (R2): On January 13, 2020, State College Borough Council voted to refer a rezoning request for a portion of Centre LifeLink’s property (T.P. #36-026-,223-,0000-) to the Borough Planning Commission for review and a recommendation. The property is zoned Public Activities (PA), but Centre LifeLink wishes to zone the northern portion to Residence 2 (R2). This area was originally zoned Residence 2 (R2) but was rezoned to Public Activities (PA) in 2001 prior to construction of an ambulance station, which was not a permitted use in Residence 2 (R2). Since that time, an existing single-family dwelling (732 E. Marylyn Ave.) on the northern part of the property has been utilized by Centre LifeLink staff, however it is no longer needed for that purpose and Centre LifeLink would like to zone that portion of the property back to Residence 2 (R2) and subdivide it so that it can be sold for use as a single-family dwelling. The proposed lot calculates to size approximately over 1 acre.
(B.) Private Garages in the Residence 1 (R1) Zoning Text Amendment - On January 13, 2020, Pan Michaleris, owner of a single-family home located along Penfield Road submitted a request for a zoning text amendment that would allow him to park a vehicle in an additional bay of his attached garage that is currently enclosed and used for storage. The existing definition of a private garage in the State College Borough Zoning Ordinance limits attached garages to three car bays. The State College Borough Planning Commission supported the request and reviewed several potential approaches that would allow larger capacity private garages. Ultimately, the Planning Commission expressed a desire to limit the impact to the amendment to the Residence 1 (R1) zoning district to minimize unforeseen consequences in other districts.

The proposed ordinance amends the Borough Code as follows:

- Adds a note to the definition of a private garage to reference an exception for larger capacity attached garages at one-family dwellings on large lots in the Residence 1 (R1) zoning district.

- Provides an exception to allow 4-car garages on lots greater than 25,000 ft.², and 5-car garages on lots greater than 30,000 ft.² in the Residence 1 (R1) district.

- Adds language to reinforce existing capacity limits for detached garages on any lot and attached garages on lots smaller than 25,000 ft.² in any zoning district where they are permitted.

4. ADJACENT USES:

(A.) Centre LifeLink’s property (T.P. #36-026-,223-,0000-) is situated across University Drive from Foxdale Village (Large Personal Care), zoned Residence District (165) (R3B), and immediately adjacent to Nicholas, Heim & Kissinger Associates (Mobile Home Court), zoned Residence 2 (R2), and Nicholas, Heim & Kissinger Associates (CVS Pharmacy), zoned Planned Commercial District (CP2).

(B.) The proposed changes are limited to numerous lots within the Residence 1 (R1) district.

5. COMMENTS AND RECOMMENDATIONS:

The State College Borough Council may accept the following recommendations related to the proposed zoning ordinance amendment:

(A). No further comment regarding the revisions and proposed ordinance text related to Garages (PRIVATE) and the exception to larger lots of 25,000 ft.² allowing up to (4) vehicle capacity and 30,000 ft.² allowing up to (5) vehicle capacity.

(B.) The enacted, November 25, 2013, Centre Region Comprehensive Plan Update, Future Land Use Map, identifies the Centre LifeLink’s property (T.P. #36-026-,223-,0000-) as Public/Institutional (Blue) designation. Any updates to the Regional Comprehensive Plan should extend the Residential (Yellow) designation through to University Drive from the Nicholas, Heim & Kissinger Associates (Mobile Home Court) property.
As a reminder, the Pennsylvania Municipalities Planning Code, § 609 (g) specifies that within thirty (30) days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the county planning agency, if approved by the Borough Council.

Thank you for allowing our office to review this proposed zoning map and ordinance amendment in a timely manner. If you require any additional information or have any questions regarding these comments, please contact our office at your earliest convenience.

Sincerely,

[Signature]

Raymond J. Stolinas Jr., AICP
Centre County Planning Director

RJS

cc: Elizabeth Lose, Senior Planner, CCPCDO (email)
    file
R-1 Properties: 25,000 and 30,000 Square Feet

Lot Size (Square Feet)
- Less Than 25K (104 lots)
- 25K - 30K (17 lots)
- 30K or Greater (16 lots)

State College Planning & Community Development Office
Map Prepared by
January 2020
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ORDINANCE ______________

AMENDING THE STATE COLLEGE BOROUGH ZONING ORDINANCE
(CHapter XIX Part B and Part D of the Codification of Ordinances) By
Amending the Definition of a Private Garage to Allow an Exception
For Large Lots in the Residence 1 (R-1) Zoning District

Be it ENACTED AND ORDAINED by the Borough Council of the Borough of State
College, and it is hereby Enacted and Ordained by authority of same, as follows:

Section 1. Amend the Codification of Ordinances, Chapter XIX, Part B, Section 201.
Definitions, to revise the following definition:

GARAGE (PRIVATE)
An accessory building or part of a main building used for the storage of motor vehicles as
an accessory use when the storage space does not exceed (a) for any one-family dwelling:
three vehicles (not more than one of which may be a non-passenger vehicle); (b) for any
two-family dwelling: two passenger vehicles per dwelling unit; (c) for any other dwelling:
passenger vehicles, not more than one per dwelling unit in the dwelling. Note: See Section
501.l.(5) for an exception to the above referenced capacity applicable to attached garages
at one-family dwellings in the R-1 Zoning District.

Section 2. Amend the Codification of Ordinances, Chapter XIX, Part D, Section 501.l.(5). Use
to add the following exception for attached private garages on large lots in the R-1 Zoning District:

(5) A private garage (including carport) as an accessory building or attached to the main building
shall not exceed a capacity as provided in definition, "Garage: Private," or have a door opening
over eight feet in height; when detached from the main building, a private garage shall not
include living quarters a dwelling.

(a) Exception for Large Lots in the R-1 Zoning District. The above referenced capacity limit
for one-family dwellings, as provided in the definition “Garage (Private)” is modified to
the following extent when the garage is attached to the dwelling:

(i) Lot area exceeding 25,000 square feet .......... 4 vehicle capacity
(ii) Lot area exceeding 30,000 square feet .......... 5 vehicle capacity

Capacity limits in the definition remain in effect for all detached garages regardless of
lot size, and for all attached garages on lots with areas less than 25,000 square feet.
ENACTED AND ORDAINED this _____ day of ____________, 2020.

ATTEST: BOROUGH of STATE COLLEGE

______________________________  By: _____________________________
Sharon K. Ergler  Jesse L. Barlow
Assistant Borough Secretary  President of Council

EXAMINED AND APPROVED as an Ordinance this _____ day of ____________, 2020.

______________________________
Ronald L. Filippelli
Mayor
VIII. Consent Items

Recommendation: Staff recommends that Council approve the following consent items as published in the agenda and projected on the wall.

A. Approve the closure of East Foster Avenue, between South Garner Street and Sidney Friedman Park on Saturday, July 4, 2020 from 9:00 a.m. to 10:30 a.m., for the Centre Region Parks and Recreation’s annual Kids on Wheels Parade. The organizers will have the participants practicing social distancing where the parade forms and throughout the procession. Compared to previous years, there will not be a gathering of participants and their families in Sidney Friedman Park at the end of the parade route.
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Application for Use of Public Property
(Processions, Assemblages and Special Activities Form)

Name of Responsible Sponsor: Centre Region Parks & Recreation
Address of Sponsor: 2040 Sandy Dr.; Suite A
Phone: 814-231-3071
Cell: 814-880-3463
E-mail address: blee@crcog.net
Other Contacts: (Primary) Beth Lee
(Secondary) Pam Salokangas
Phone: 814-231-3071

Date of Activity: 07/04/2020 From: 9:15 AM To: 10:30 AM
Rain Date: (If applicable) N/A
Type of Activity: Procession
No. Expected to Participate: 300+

ACTIVITY DETAIL

Describe your proposed activity in detail: (Add additional sheets, if needed)
Walking parade with children and adults on decorated non-motorized vehicles, scooters, bikes, etc.
For this year we are extending the line up area for distancing as well as eliminating activity in the Parklet.

Does your activity require a street closure for this activity? □ No □ Yes
If yes, select the type of road to be closed: (For more information see map and list provided)
□ State Road(s) Only* (Additional Permit Required: PennDOT TE-300 Form)
□ Local Road(s) Only
□ State Road(s) and Local Road(s)* (Additional Permit Required: PennDOT TE-300 Form)

Listed in order of route, what street(s) would you like closed for this activity? (Add additional sheets, if needed)
East Foster between Garner St. and Friedman Parklet
Parade will disburse at the Parklet

How long will the street closure be in effect? From: 9:45 AM 9:00 AM To: 10:30 AM

Will you need barricades and/or signs? □ No □ Yes
Will you need assistance closing the street? □ No □ Yes
Are you planning to use sidewalks only? □ No □ Yes
Will you cross any state roads? □ No □ Yes (If yes, submit TE-300 Form)

PLEASE NOTE: Sponsor is held responsible for the replacement value and/or repairs of missing cones, barricades, signs or message boards that are needed/required to close a street.

*Event organizers will be required to produce a copy of the PennDOT permit to State College Police Department representatives prior to the event. Failure to do so will prevent the police department from lawfully closing the affected street(s) and the event will not be permitted to take place.
USE OF OTHER PROPERTY
If this event includes the use of a municipal park, please contact Centre Region Parks and Recreation by phone at (814) 231-3071 or by e-mail at crpr@crccog.net prior to submission of this form. Special park permits and conditions may also apply.

If any part of this activity is to take place on other public property, state road, on campus or on private property an official of the other government agency, university or property owner must sign here:

Name: (Print) ___________________________ Title of Official: ___________________________
Address: ___________________________ Phone: ___________________________
Signature ___________________________ Date: ___________________________

CHARITABLE CAUSE: Is the Sponsor a non-profit organization? ☑ Yes ☐ No
If this activity is to benefit a charitable organization, name the recipient:

HEALTH CONSIDERATIONS: Will you be providing food or drink to the public? ☐ Yes ☑ No
If yes, have you made arrangements for approval/inspections with the Department of Ordinance Enforcement and Public Health? ☐ Yes ☑ No
If no, please complete the form that is attached to this application and obtain approval, prior to submission.

Applicant recognizes and AGREES that the Borough requires the proposed activity to be conducted in such a manner as to promote harmony in the area, ensure domestic tranquility and be within the limits established by existing ordinances. By signature below, applicant AGREES to protect, defend, indemnify and hold the Borough of State College and its officers, employees and agents free and harmless from and against any and all losses penalties, damages, settlements, costs or other expenses or liabilities of every kind and character arising directly or indirectly from this special activity. Applicant further AGREES to investigate, handle, respond to, provide defense for, and defend any such claims, etc., at applicant’s sole expense and AGREES to bear all other costs expenses related thereto, even if such claims are groundless, false or fraudulent.

Signature: ___________________________ Date: 05/21/2020

OFFICE USE ONLY: ROUTING FOR APPROVAL:

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Risk Manager EH 5/26

THIS SERVES AS YOUR PERMIT

The State College Borough Council approved your application on: ___________________________

Conditions (if any) are as follows: ____________________________________________________________

Any change in this application, whether approved at all levels or not, must be resubmitted and routed through the same channels as if it were a new application.
ORDINANCE ______________

AMENDING THE STATE COLLEGE BOROUGH ZONING ORDINANCE
(CHAPTER XIX PART B and PART D OF THE CODIFICATION OF ORDINANCES) BY
AMENDING THE DEFINITION OF A PRIVATE GARAGE TO ALLOW AN EXCEPTION
FOR LARGE LOTS IN THE RESIDENCE 1 (R-1) ZONING DISTRICT

Be it ENACTED AND ORDAINED by the Borough Council of the Borough of State
College, and it is hereby Enacted and Ordained by authority of same, as follows:

Section 1. Amend the Codification of Ordinances, Chapter XIX, Part B, Section 201,
Definitions, to revise the following definition:

GARAGE (PRIVATE)
An accessory building or part of a main building used for the storage of motor vehicles
as an accessory use when the storage space does not exceed (a) for any one-family dwelling:
three vehicles (not more than one of which may be a non-passenger vehicle); (b) for any
two-family dwelling: two passenger vehicles per dwelling unit; (c) for any other dwelling:
passenger vehicles, not more than one per dwelling unit in the dwelling. Note: See Section
501.l(5) for an exception to the above referenced capacity applicable to attached garages
at one-family dwellings in the R-1 Zoning District.

Section 2. Amend the Codification of Ordinances, Chapter XIX, Part D, Section 501.l.(5). Use
to add the following exception for attached private garages on large lots in the R-1 Zoning District:

(5) A private garage (including carport) as an accessory building or attached to the main building
shall not exceed a capacity as provided in definition, "Garage: Private," or have a door opening
over eight feet in height, when detached from the main building. A private garage shall not
include living quarters a dwelling.

(a) Exception for Large Lots in the R-1 Zoning District. The above referenced capacity limit
for one-family dwellings, as provided in the definition “Garage (Private)” is modified to
the following extent when the garage is attached to the dwelling:

(i) Lot area exceeding 25,000 square feet ........ 4 vehicle capacity
(ii) Lot area exceeding 30,000 square feet ........ 5 vehicle capacity

Capacity limits in the definition remain in effect for all detached garages regardless of
lot size, and for all attached garages on lots with areas less than 25,000 square feet.
ENACTED AND ORDAINED this _____ day of ____________, 2020.

ATTEST: BOROUGH of STATE COLLEGE

____________________________                 By: _____________________________
Sharon K. Ergler                      Jesse L. Barlow
Assistant Borough Secretary             President of Council

EXAMINED AND APPROVED as an Ordinance this _____ day of ____________, 2020.

____________________________
Ronald L. Filippelli
Mayor
PLANNING FOR THE IMPLEMENTATION PHASE OF THE CLIMATE ACTION AND SUSTAINABILITY PLAN

This item is an informational update and will be provided to the Executive Committee by Jim May, Centre Regional Planning Agency Director and Pam Adams, CRPA Sustainability Planner.

Enclosed is a Planning for CAAP Implementation document.

This agenda item presents information to help position the CRPA to successfully launch the implementation phase of the Climate Action and Adaptation Plan, in the second quarter of 2021. The Executive Committee is asked to provide initial direction on potential changes to the COG committee structure and receive information on two other proposed items that will facilitate the implementation of the Plan. Staff will provide several options for the Executive Committee to consider regarding the COG committee structure.

As shown in the figure below, there are seven milestones in the climate action and adaptation planning process. Currently, the PSE Committee is deliberating a GHG emissions reduction resolution which will ultimately be forwarded to the General Forum for adoption. The remainder of 2020 will be focused on conducting a vulnerability assessment and developing a Climate Action and Adaption Plan (CAAP), milestones three through five.
CRPA staff believes it is important to plan now for the implementation phase of the CAAP. The strategies and actions proposed in the CAAP will require action by several COG committees in the next six to eight months. These actions include discussion of future staffing, funding, and committee oversight to support the Plan over the course of ten years of implementation.

Elected official oversight of implementation actions in the Plan should be guided by a COG Climate Action and Sustainability Committee. CRPA staff recommends that the COG consider the formation of the Committee in the first year of implementation to provide oversight of strategic and coordinated actions among the COG municipalities for immediate oversight and guidance. A strong foundation of municipal leaders committed to ensuring that mitigation and adaptation are priorities at the municipal level sets the stage for success and relevance of the CAAP going forward.

The Climate Action Committee will also actively participate by managing the interactions of municipal and COG actions and establishing region-wide policy regarding sustainability and resilience. The Committee will also help develop policies and programs that improve equity and help serve disadvantaged communities. This may include climate action, health issues as a result of changing climate, low income, and others.

Along with the formation of a new committee, the CRPA staff recommends the COG consider consolidation of the PSE and TLU Committees to strengthen oversight and coordination of major land use, transportation and infrastructure projects. The major components of public infrastructure such as water, sewer, transportation, and other facilities, along with land use policy shape the physical environment of the Centre Region and should be coordinated by one COG Committee.

The CRPA also recognizes that the last update to the COG committee structure occurred in 2009. There are a number of recent discussions regarding the status of ad hoc and standing COG Committees including: the Ad Hoc Facilities Committee, the Human Resources Committee, and the Parks Capital Committee.

To move forward, the Executive Committee should consider if the current COG committee structure and committee responsibilities fit the priorities and needs moving forward and if the committee structure and responsibilities should be amended. Some options include, but are not limited to:

1. Focused decisions regarding committee changes to address shorter-term needs. Such evaluation and recommendations could be requested to be completed by particular committees or staff.
2. Preparation of a comprehensive COG-wide study to determine if committee structure and responsibilities should be amended. This includes merger, disbanding, or formation of new committees as warranted.
3. Form two new standing committees to address climate action and facilities.
4. Other options may be proposed by the COG Executive Committee.
Staff recognizes that the COG Committees are important to the engagement and collaborative functioning of the organization, accordingly, it is important that deliberate consideration is given to this subject. We appreciate the opportunity to begin the discussion with the Executive Committee on this topic and request feedback and direction.

8. CONTINUED DISCUSSION ON FORMING A CLIMATE ACTION AND SUSTAINABILITY COMMITTEE AND ON REVIEWING THE COG COMMITTEE STRUCTURE

At its April 21, 2020 meeting, the Executive Committee members agreed to gather feedback from their governing bodies regarding potential changes to COG Committees. The Executive Committee reached consensus on a two-phase approach the municipal governing bodies should consider:

1. Establish a Climate Action and Sustainability Committee
2. Prepare a comprehensive review of COG committees.

PHASE 1: ESTABLISH A CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

The Executive Committee reached a consensus that the governing bodies should discuss the merits of creating a Climate Action and Sustainability (CAS) Committee by the first quarter of 2021.

The CAS Committee will provide oversight of strategic and coordinated actions among the COG municipalities to set the stage for a successful implementation of the Climate Action and Adaptation Plan (CAAP). The committee will align and organize climate actions to utilize resources efficiently and to identify gaps and opportunities for alignment across various organizations.

PROPOSED responsibilities of the Climate Action and Sustainability Committee could include:

- To recommend and/or review programs, project initiatives or other actions relating to reductions in greenhouse gas emissions and climate adaptation.
- To recommend bidding specifications for the refuse/recycling program to the General Forum and to recommend actions on major policy issues affecting that program.
- To provide oversight of how to measure, monitor, and assess reductions in greenhouse gas emissions and to meet reduction targets on time.
- To promote climate actions and mitigation efforts to improve resiliency and adapt to climate change in the Centre Region.
- To advance the Centre Region as a leader in diverse sustainable practices that contribute to environmental and human health, economic prosperity, and social equity.
- To coordinate studies, plans, and proposals with other COG Committees as they relate to major land use policy, transportation projects, and other infrastructure projects.
• To study and prepare recommendations on greenhouse gas emissions reductions and efforts to adapt to climate change in the Centre Region.

PHASE 2: PREPARE A COMPREHENSIVE REVIEW OF COG COMMITTEES

The last comprehensive review of COG Committees occurred in 2009. Since that time, there have been several changes in municipal and COG operations and priorities. This review would assess COG committees and recommend changes that could include a merger of responsibilities, disbanding, creation of new committees, or other issues as determined by the governing bodies.

The COG recognizes the time commitment and workload that is placed on area elected officials with their representation on individual COG Committees as well as their municipal responsibilities and additional obligations. This review will allow for municipal feedback on the entire COG committee structure and process.

PROPOSED topics that have been recently raised include:

• Merger of the Transportation and Land Use and Public Services and Environmental Committees to form a single Land Use, Transportation, and Infrastructure Committee, and shift some responsibilities to the Climate Action and Sustainability Committee.
• Formation of a standing Facilities Committee
• Review of the Parks Capital Committee
• Review of the responsibilities of the Human Resources Committee
• Automatic disbanding of ad hoc committees upon conclusion of their work
• Review the frequency and length of meetings
• Ensuring that the expansion of the number of committees, changes in their scope and the incremental growth of committee workload can be adequately supported by COG staff
• A possible amendment to the COG Articles of Agreement and rules of procedure to permit attendance electronically/remotely at COG meetings
• Adoption of a paperless agenda packet management/distribution process
• Other changes as may be identified by the governing bodies

Staff appreciates the consideration being given to this topic and recognizes the value that standing committees and short-term committees bring to the work of the COG. Our committees enable careful deliberation of important issues, contribute to the transparency of the organization, and create opportunities for stakeholders and residents in each of our communities to be engaged in the work of the COG. Accordingly, staff believes the decision regarding the timing and process to review the COG committee structure should be given careful consideration and the process selected should help to assess not only the topics listed above, but what will be best for the COG for at least the next five years.
Planning for CAAP Implementation

The implementation phase of the Climate Action and Adaptation Plan (CAAP) will begin in the second quarter of 2021. COG committee structure, funding and staffing should be deliberated. An outline of each topic to consider is provided below:

**COG Committee Structure:** Consider consolidating the responsibilities of PSE and TLU Committees into a Land Use, Transportation and Infrastructure Committee and establish a COG Climate Action and Sustainability Committee. This may be part of a COG-wide review of COG standing committees.

**Funding:** Consider long-term and creative approaches to secure funding sources to successfully implement reductions in greenhouse gas emissions and climate adaptation actions.

- **Climate Action Fund / Foundation:** would be asking for input and approval to investigate this option
- **Carbon Offset Program:** Need feedback on this potential source of funds, needs a non-profit organization to be accept the funds
- **Solid Waste Management Fee, Carbon Impact fee:** Need feedback on these potential source of funds
- **Grants:** Actual grant requests/applications will be brought through the normal approval process to PSE Committee. Example of one: Partners for Places grant round opens June 20 and then again in December - every 6 months. It requires a 1-to-1 match from one or more local, place-based foundations.
Staffing

Propose two new positions:
1. Building, Energy and Resilience Specialist
2. Sustainability Outreach and Education Specialist

Building, Energy and Resilience Specialist

The purpose of this position is to support efforts in the Region to reduce GHG emissions and adapt to climate change by investing in efforts to improve resiliency, increase energy efficiency and improve the use of renewables in commercial and residential development. This position would work with existing businesses and homeowners as well as new building construction.

It is anticipated that this position would be funded from the Centre Region Code Agency and report to a supervisor in that Agency.

Specific strategies and partnerships will be enumerated in the Plan, but may include:
- Create and promote participation in energy efficiency programs
- Implement an Energy Star benchmarking program
- Review and develop permitting and inspection processes that promote and integrate solar PV
- Identify and interpret energy code changes and create enforcement policies

Sustainability Outreach and Education Specialist

The purpose of this position is to facilitate public education, communications, capacity building, and coordination in the community, COG, and other governmental and non-governmental organizations. This will include ongoing activities that are essential to align and organize climate actions to utilize resources efficiently and to identify gaps and opportunities for alignment across various organizations.

It is anticipated that this position would be funded using the standard COG Formula for the Regional Planning Program. Additional funding may be provided by cost savings from moving forward with governmental energy retrofits, sustainability grants and other funding sources.

Specific strategies and partnerships will be enumerated in the Plan, but may include:
- Potential formation of specific working groups for climate actions relating to transportation, public health, inclusion and equity, waste, etc.
- Neighborhood resiliency groups that address energy interruptions, disasters, and other emergencies
- Working with existing youth climate education and community action programs
- Climate leadership training in businesses, homes, and other partners
April 30, 2020

TO: Executive Committee

FROM: Eric Norenberg, COG Executive Director
      Jim May, CRPA Director

CC: Municipal Managers

SUBJECT: Establishment of a Climate Action and Sustainability Committee and the preparation of a comprehensive review of COG Committees.

At its April 21, 2020 meeting, the Executive Committee agreed to gather feedback from their governing bodies regarding potential changes to COG Committees. The Executive Committee reached consensus on a two-phase approach the municipal governing bodies should consider:

1. Establish a Climate Action and Sustainability Committee
2. Prepare a comprehensive review of COG committees.

PLANNING FOR THE IMPLEMENTATION PHASE OF THE CLIMATE ACTION AND ADAPTATION PLAN

PHASE 1: ESTABLISH A CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

The Executive Committee reached a consensus that the governing bodies should discuss the merits of creating a Climate Action and Sustainability (CAS) Committee by the first quarter of 2021.

The CAS Committee will provide oversight of strategic and coordinated actions among the COG municipalities to set the stage for a successful implementation of the Climate Action and Adaptation Plan (CAAP). The committee will align and organize climate actions to utilize resources efficiently and to identify gaps and opportunities for alignment across various organizations.

PROPOSED responsibilities of the Climate Action and Sustainability Committee could include:

- To recommend and/or review programs, project initiatives or other actions relating to reductions in greenhouse gas emissions and climate adaptation.
• To recommend bidding specifications for the refuse/recycling program to the General Forum and to recommend actions on major policy issues affecting that program.

• To provide oversight of how to measure, monitor, and assess reductions in greenhouse gas emissions and to meet reduction targets on time.

• To promote climate actions and mitigation efforts to improve resiliency and adapt to climate change in the Centre Region.

• To advance the Centre Region as a leader in diverse sustainable practices that contribute to environmental and human health, economic prosperity, and social equity.

• To coordinate studies, plans, and proposals with other COG Committees as they relate to major land use policy, transportation projects, and other infrastructure projects.

• To study and prepare recommendations on greenhouse gas emissions reductions and efforts to adapt to climate change in the Centre Region as requested by the Executive Committee.

PHASE 2: PREPARE A COMPREHENSIVE REVIEW OF COG COMMITTEES

The last comprehensive review of COG Committees occurred in 2009. Since that time, there have been several changes in municipal and COG operations and priorities. This review would assess COG committees and recommend changes that could include a merger of responsibilities, disbanding, creation of new committees, or other issues as determined by the governing bodies.

The COG recognizes the time commitment and workload that is placed on area elected officials with their representation on individual COG Committees as well as their municipal responsibilities and additional obligations. This review will allow for municipal feedback on the entire COG committee structure and process.

PROPOSED topics that have been recently raised include:

• Merger of the Transportation and Land Use and Public Services and Environmental Committees to form a single Land Use, Transportation, and Infrastructure Committee and shift some responsibilities to the Climate Action and Sustainability Committee.

• Formation of a standing Facilities Committee

• Review of the Parks Capital Committee

• Review of the responsibilities of the Human Resources Committee

• Automatic disbanding of ad hoc committees upon conclusion of their work
- Review the frequency and length of meetings
- Ensuring that the expansion of the number of committees, changes in their scope and the incremental growth of committee workload can be adequately supported by COG staff
- A possible amendment to the COG Articles of Agreement and rules of procedure to permit attendance electronically/remotely at COG meetings
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Staff appreciates the consideration being given to this topic and recognizes the value that standing committees and short-term committees bring to the work of the COG. Our committees enable careful deliberation of important issues, contribute to the transparency of the organization, and create opportunities for stakeholders and residents in each of our communities to be engaged in the work of the COG. Accordingly, staff believes the decision regarding the timing and process to review the COG committee structure should be given careful consideration and the process selected should help to assess not only the topics listed above, but what will be best for the COG for at least the next five years.

If possible, we are asking that municipalities provide initial comments and feedback, and any recommendations to Eric Norenberg by May 14, 2020, so that they may be included in the agenda packet for review and available for discussion at the May 19, 2020, regular meeting of the Executive Committee.

Your feedback on these issues is important as you are an integral part of the success that is achieved by the intergovernmental cooperation at COG.

Sincerely,

Eric Norenberg
COG Executive Director
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RESOLUTION 1256

Whereas, The COVID-19 Pandemic has resulted in the declaration of an emergency at both the state and local level; and,

Whereas, the COVID-19 emergency declaration has caused the 2020 4th Fest Celebration to be cancelled; and,

Whereas, the 4th Fest Board has asked for a special exception to all a more limited fireworks display in State College; and,

Whereas, the 4th Fest Board has also made a similar request in other municipalities in the Centre Region; and,

Whereas, the Council of the Municipality of State College finds that the current COVID-19 emergency is a unique circumstance that causes a one-time special approval of an exception to the prohibition of Fireworks in State College as set forth in Chapter VI, Section 601, Part B. of the State College Codification of Ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE MUNICIPALITY OF STATE COLLEGE AS FOLLOWS:

1. The 4th Fest Board of Directors is hereby authorized and permitted to present a firework display in State College on July 4, 2020, with the following conditions:

   a. The following information shall be provided by no later than June 19, 2020 to the State College Municipal Manager:

      • Name, address and phone number of individual, group or organization sponsoring the fireworks display;
      • Name and phone number of contact person directly responsible for organizing the fireworks display;
      • Name, address and phone number of the company doing the fireworks display and;
      • A Certificate of Insurance naming the Municipality as an additional insured.
      • Written permission from the property owner for the use of the property for fireworks display.
      • Written permission from the State College Chief of Police indicating the Department’s approval of the fireworks display.
      • Written permission from Alpha Fire Chief indicating approval of the fireworks display.
      • Written permission from the Fire Marshall indicating approval of the fireworks display.
• Notification of all residents within a one-half mile radius of the fireworks display site Fallout Zone or through the newspaper of general circulation (Centre Daily Times). Notification is recommended but shall not be required for any testing of the fireworks before the date of the actual display.
• A copy of the notice that will be provided to the residents and/or published in the newspaper.
• Graphic representation of the display site.
• Size of the largest shell to be used for the display.
• A list of three references from the fireworks company, including the names, addresses, and phone numbers of individuals/organizations responsible for organizing the referenced events.
• Fireworks displays shall not be permitted to continue past 11:00 p.m. local time.

**RESOLVED** this 1st day of June, 2020.

ATTEST: 

BOROUGH OF STATE COLLEGE

____________________________________  ____________________________
Sharon K. Ergler                     Jesse L. Barlow
Assistant Borough Secretary           President of Council