

COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING AND REGULAR MEETING
NOVEMBER 22, 1983
7:30 PM

The College Township Council convened at 7:30 pm on Tuesday, November 22, 1983, in the College Township Municipal Building for a public hearing and its regular meeting.

Members present: Donald E Bailey, J Carroll Dean, Gale L Dargitz -
Chairman, Herbert W Stewart, Dolores A Taricani

Others present: C Thomas Lechner - Manager

replied they anticipated more advertising for ordinances plus higher advertising rates.

Taricani was also concerned about the change in the amount of taxes for the Post Office. After some general discussion on how and when taxes were levied, Council agreed that it was unjustified that they should be paying taxes on the Post Office at all because it was a community service available to the public. Although it was thought that the issue had been examined before, Taricani suggested it should be pursued again and asked the Manager to inquire about the issue.

More discussion followed on calculating the number of mills of Real Estate Tax that should be levied to pay for the anticipated \$34,490 deficit, with Taricani figuring it at 2.17 mills. Dargitz, at this point was adamantly opposed to raising revenue with more Real Estate Taxes, because it was repeatedly affecting the same people.

Bailey retorted that either \$34,490 is cut in services or taxes provide the difference. But Taricani said that the people she talked to did not want services cut.

Lechner emphasized that heavy equipment in the \$30,000 plus range would be needed either next year or the next few years to come, and the Township would not be prepared for this expense. Now, he said, one mill per year (representing \$16,000) is earmarked for capital expenditures, but total capital purchases in the 1984 Budget amounts to \$28,400. Ten years ago 1 mill bought a lot more than what it will today.

Lechner added that on the meeting's agenda was a consideration for a further reduction in police services which, if adopted, could reduce \$6000 of deficit in the Budget.

A dialogue developed in regards to the Budget's time table and the necessary action that evening. Lechner stated that the next Budget meeting, Dec. 22, would be held to approve the Budget and would be open to formal presentation. Dargitz noted that if significant changes occurred between now and December 22, a special meeting would have to be called. At this point Lechner asked for some direction and Taricani responded that the Mercantile Tax or the Real Estate Tax was the only sources of revenue available. Taricani said she was opposed to the Mercantile Tax because it was not equitable, so the two-mill tax increase was the only source she could accept.

As Council and Lechner discussed actual revenue that a two-mill increase

would provide, the following was established: At this time College Township levies a nine-mill tax on real estate which, at one-mill providing \$5.75, the average household pays \$51.75. A two-mill increase would bring in \$11.50 more per household for a total of \$63.25.

Taricani felt that an increase of \$11.50 was not a tremendous burden. Bailey commented that by the time the School District and the County added their taxes to it, it became one. Dargitz objected to it because the low-income people in the Township were not able to pay it. Instead, he felt the burden should be shifted to the non-residents of the Township.

Taricani disagreed saying it [the Mercantile Tax] would go to all business owners in the Township. But Dean noted that would depend on the exclusion level. He added that the obvious compromise of one mill of Real Estate Tax (\$16,000) and a Mercantile Tax (netting \$18-20,000) was another solution. Taricani observed that if you had to impose a Mercantile Tax, it would have to be enough to be realistic—at least what was originally proposed. But then again services could always be cut.

Lechner said he was looking at another mill to get them "back on board" and Taricani agreed. Dargitz commented that the reserve funds situation was very serious. Bailey objected saying that more real estate should not be levied because that source picked up a 50 percent increase last year. Bailey favored the Mercantile Tax but felt they could get by with less than what they estimated in Mercantile Taxes last year. Dean noted that if Council did not decide to enact a Mercantile Tax that night, then by default they were either cutting services or raising Real Estate Taxes. It required 20 days public notice, added Lechner, for the adoption of a budget.

The subject of necessary road improvements surfaced with Dargitz finally commenting that instead of a \$34,490 deficit, it was more like a \$65,000 deficit. Consensus developed among Council members after Taricani stated they should increase Real Estate Tax two mills and enact a Mercantile Tax to bring themselves financially to where they should be.

Stewart interjected a suggestion that police services be cut even more but that the Rockview Police be used to make up the difference. The rest of Council objected vigorously. Taricani asked that the Manager check with Rockview representatives to make certain they were right in not using that source.

Dean then moved that they direct the Manager to proceed to advertise as necessary with the intent to enact a Mercantile Tax as proposed and constructed

last spring. Bailey seconded the motion and it carried, 3-1; Bailey, Dargitz and Dean in favor, Stewart opposed, and Taricani abstaining.

Lechner asked for more direction concerning the two-mill increase. Taricani replied that she would not support the one without the other. Although philosophically opposed to the Mercantile Tax, she stated she also had to make decisions she did not personally want.

Dargitz said the consensus was that Council (with Stewart in the minority) would consider a two-mill Real Estate Tax increase at the same time they considered a Mercantile Tax.

All agreed and Dean moved with Bailey seconding that the public hearing be closed at 8:45.

REGULAR MEETING

The regular meeting of the College Township Council was called to order at 8:45 by Chairman Dargitz.

CORRESPONDENCE

CATA Credit Renewal (Also Business 2 - CATA Guaranty of Loan Resolution 71-C)

A memorandum dated November 9, 1983, from CATA's Director, Paul Oversier, was received by Tom Lechner which asked that CATA's line of credit be renewed, that a resolution be adopted to guaranty \$8800, the Township's obligation of the \$250,000 loan, and that the Solicitor's legal opinion be sent stating the guaranty conformed with all applicable laws. Taricani moved with Stewart seconding that Council adopt Resolution 71-C. The motion passed unanimously.

BUSINESS

1. Police Contractual Hours Agreement for 1984

Lechner explained, when asked, that the contract did not have to be signed that evening; it was a matter of notifying the police of the number of hours desired. After Dean's motion and Taricani's second that the State College Borough Police be contracted for 195 hours service per week, the motion passed unanimously. This motion rescinds the motion at the October 27, 1983 meeting, which called for 201.5 hours service per week.

2. CATA Guaranty of Loan Resolution 71-C (see Correspondence)

3. Resolution 96, Hospital Access Road Abandonment

Dargitz summarized the Resolution by saying that it was created to abandon

the former access road from the Intersection of Orchard Road and the Mountain View Hospital Access Road to the Hospital property, which has already been completely torn out. After a brief discussion, Taricani moved that Resolution #96 be adopted, Dean seconded, and the motion carried.

4. Review of Proposed Fees for Zoning, Subdivision, etc.

Dargitz stated that a long time period had passed since Zoning and Subdivision fees had been adjusted. Also to be considered was proposed Ordinance 27-A, which regulated canvassers, solicitors, foot peddlers and temporary retail businesses.

On Zoning permits, Lechner said they proposed raising the minimum level for no fees charged from \$1000 for a project to \$2000. For projects \$2000 and over, the fee was based on 1/20 of one percent of the cost of the project as opposed to basing it now on square footage of floor area. He also stated that the services costing the Township a considerable amount of money were those provided on Zoning Site Plans, especially when a storm water maintenance plan is required because this must be examined by a professional engineer. A Site Plan costs the Township \$70 on the average without the services of a professional engineer. Lechner stressed that the professional engineer's charges should be accorded to the person who is developing the Site Plan as is done in the case of Subdivision Site Plans. Above the \$70 cost could possibly be the \$35 cost of a variance, although, Lechner said, it appeared that the Township's cost on that matter was really \$40.

Taricani commented that she would be reluctant to put zoning requests in a category where all costs were covered by the fees, although in general she felt all other costs should be covered.

Some confusion developed over the amount to be paid above the Zoning Permit's \$70 cost. Lechner said the \$70 would cover the Staff's costs plus the Centre Regional Planning Commission's costs. If it required professional engineering service or a storm water management plan, that person would also have to pay for those services. Dargitz stated that the Zoning Officer and the Manager would determine if the plan required the further expertise of the Township Engineer.

When asked about views on the proposed fee schedule, Dargitz said he felt \$65 for a one-lot subdivision was a little high. He thought \$45-50 would be more reasonable. Taricani agreed. Stewart agreed but said it depended on if

it were for commercial or home use. Taricani replied that the use could not be discriminated.

More discussion ensued on what constituted a one-lot subdivision. Finally, all agreed that a one-lot subdivision fee should be set at \$45.

Taricani then began making a motion to form the proposed fees into a resolution, but Dargitz suggested they wait since they had more time and because more details might have to be worked out.

In regards to Ordinance 27-A, Lechner said the Planning Commission had dealt with another form of it but with no recent action. Bob Watkins thought this proposed ordinance, which Council was considering, was closer to what he was trying to achieve.

Although Lechner had preferred that this proposed ordinance go to the Planning Commission, Dargitz suggested they table it until it was reconciled with the one that the Planning Commission passes, because they were considering it from a zoning ordinance standpoint. The proposed ordinance that Council was considering did not address such things as tents erected in Residential Districts, etc.

Dargitz stated that certain areas (fees, etc.) could be covered by this Ordinance and certain parts (land use, etc.) of the problem could be dealt with by the Zoning Hearing Board. When Council knows what the Planning Commission decides, then Council can enact this ordinance (Ordinance 27-A) before they make an amendment to the Zoning Ordinance, if necessary. They are two independent things but we have to separate the issues into licensing and land use.

Dean suggested that every "College Township" sign displayed should also include a sign saying Peddlers' and Solicitors' Licenses Required. Dargitz said that need not be stated in the Ordinance.

5. January Organizational Meeting

Taricani moved and Stewart seconded that the time of the Organizational Meeting be set at 4 pm, January 2, 1984. The motion carried. Taricani reminded newly elected and re-elected Council members to take Certification to District Magistrate York's office and take the Oath of Office there before the Organizational Meeting.

ADJOURNMENT

Dargitz asked if there were any other business or announcements. Being

none, Taricani moved that the meeting be adjourned; Dean seconded and all concurred. The Chairman adjourned the meeting at 9:25 pm.

Respectfully submitted,

C Thomas Lechner
Secretary

CTL:jh:key

MANAGER'S UPDATE

NOVEMBER 10, 1983 MEETING

1. Forward Voigt's letter to Lloyd Niemann, the Township representative on CATA, asking him to take it into consideration without any recommendation by Council.

Mr. Voigt's letter was forwarded to Lloyd Niemann, November 14, 1983.

2. Forward Eleanor Coburn's letter to the Environmental Resources' regional office in Williamsport for investigation.

Mrs. Coburn's letter was forwarded to DER, November 15, 1983 and a

letter of explanation was sent to Mrs. Coburn with Council's

directive.

3. When time permits, recommend a set of increased fees that can be incorporated into the 1984 Budget - something that can be enacted shortly after the first of the year.

A set of increased fees for 1984 is incorporated into a revision of
the resolution "Schedule of Fees" on tonight's agenda under Resolution
25-B.

4. Contact potential candidates, for Township Boards and Committees, in the next two or three weeks to inquire if they are willing to serve, but not yet extending an offer.

Beulah has contacted all committee members whose terms expire at the
end of this year. Each one has given an indication as to their
willingness to serve.

5. Check the College Township Code, regarding a potentially dangerous situation in which a Township resident had placed two strands of barbed wire around his property to prevent intrusion, to provide grounds for its removal

The only laws regarding barbed wire in Second Class Townships is one
relating to barbed wire fence along roads and right-of-ways. Our
Solicitor wrote a letter to our resident instructing him in legal
language that the barbed wire had to come down immediately, citing
a safety hazard despite not being on our right-of-way.

MANAGER'S UPDATE con't.

NOVEMBER 10, 1983 MEETING

6. Mail schedules of the budget meetings as well as work sessions to the two new Councilmen.

Schedule of budget meetings along with budget data was mailed to

Max Hartswick and Fred Smith, November 17, 1983.

MANAGER'S UPDATE

NOVEMBER 22, 1983 MEETING

1. Inquire about paying taxes on the Post Office.

RESPONSE: Our Solicitor, Reed McCormick, has prepared a letter to
Council addressing this matter.

2. Check with Rockview representatives to make certain that not using Rockview Police to make up the difference of cut police services is right.

RESPONSE: Talked with Sgt. Fisher November 29, 1983. He explained that
Rockview would respond to providing patrol services to cover the time
not covered by the State College Police. However, they would expect that
they handle all calls, requests, etc. during those hours. That means
the call would have to go through the State College Police and then relayed
to the State Police.

3. Proceed to advertise as necessary the intent to enact a Mercantile Tax, as proposed and constructed last spring.

RESPONSE: Advertisement will appear in the Centre Daily Times, December 1,
8, and 15, 1983.

COLLEGE TOWNSHIP FINANCIAL REPORT

Cash Position for the 11 months ended 11/30 19 83

COLLEGE TOWNSHIP FINANCIAL REPORT

BUDGET AND ACTUAL APPROPRIATIONS - ALL FUNDS for the 11 months ended 11/30 1983

ACT.	CLASSIFICATION	1982		1983					
		BUDGET 1982	ACTUAL Y-T-D	BUDGET 1983	ACTUAL MONTH	ACTUAL Y-T-D	BUDGET REMAIN. for '83	PROJECT. REMAIN. for '83	ACTUAL ± to '83 BUDGET
	ASSETS								
100	Beginning Cash	\$ 52,394	\$ 52,394	\$ 31,485	\$ N/A	\$ 31,485	\$ 106,869	\$ 108,274	\$ 1,405
	REVENUES								
300	Taxes:								
	Property Tax	102,108	97,469	152,304	1,259	152,422	(118)	1,500	1,618
	Local Enabling	283,000	270,654	312,000	30,659	302,149	9,851	9,000	(851)
320	Licenses & Permits	150	300	190	110	4,476	(4,286)	-0-	4,286
330	Fines & Forfeits	41,000	38,382	41,000	5,511	41,529	(679)	6,277	6,956
340	Interest & Rents:								
	Interest	13,724	9,575	7,500	1,382	11,906	(4,406)	600	5,006
	Rents	16,500	20,100	18,400	1,375	15,125	3,275	3,175	(100)
350	Intergovern. Revenues	149,397	140,182	137,659	-0-	137,413	246	-0-	(246)
360	Charges for Services	25,850	21,602	28,788	4,124	33,096	(4,308)	1,000	5,308
380	Miscellaneous	12,720	4,918	7,022	-0-	6,691	331	10	(321)
	Total Revenues	\$ 644,449	\$ 603,182	\$ 704,863	\$ 44,820	\$ 704,957	\$ (94)	\$ 21,562	\$ 21,656
	TOTAL AVAILABLE for APPROPRIATION	\$ 696,843	\$ 655,576	\$ 736,348	\$ N/A	\$ 736,442	\$ 106,775	\$ 129,836	\$ 23,061
	EXPENDITURES								
400	General Government:	\$	\$	\$	\$	\$	\$	\$	\$
	Administration	112,442	91,423	109,880	4,882	94,928	14,952	13,500	(1,452)
	Tax Collection	33,094	34,144	41,355	3,270	37,662	3,693	4,500	807
420	Public Safety:								
	Police	177,014	158,821	178,003	15,102	161,209	16,794	15,700	(1,094)
	Fire	27,744	25,928	26,865	62	27,113	(248)	2,530	2,778
	Planning & Zoning	20,000	25,447	27,225	600	26,554	671	1,000	329
420	Health & Welfare:								
	Sanitation	1,500	731	1,000	145	1,160	(160)	-0-	160
430	Highways:								
	General Maintenance	10,000	19,227	45,000	4,740	37,947	7,053	4,500	(2,553)
	Snow Removal	23,000	29,206	24,770	620	8,021	16,749	11,100	(5,649)
	Traffic Signals	3,500	5,199	5,800	388	4,025	1,775	720	(1,055)
	Street Lights	7,800	7,373	8,760	699	7,788	972	699	(273)
	Highway Maintenance	109,672	58,470	50,300	1,562	46,825	3,475	3,000	(475)
	Construction Projects	27,000	26,013	40,790	(11)*	44,513	(3,723)	8,900	12,623
440	Transportation:								
	Transit System	11,000	11,480	18,168	-0-	16,818	1,350	-0-	(1,350)
450	Culture Recreation:								
	Parks & Recreation	44,790	39,340	41,625	-0-	40,704	921	-0-	(921)
	Libraries	22,172	22,172	24,889	-0-	24,888	1	-0-	(1)
	Senior Citizens	5,000	6,391	6,171	635	2,653	3,518	-0-	(3,518)
470	Debt Service:								
	Principal & Interest	17,077	15,589	17,262	1,011	16,071	1,191	1,011	(180)
480	Miscellaneous:								
	Employee Benefits	32,843	18,530	37,000	10,689	30,694	6,306	5,500	(806)
	Total Expenditures	\$ 685,648	\$ 595,484	\$ 704,863	\$ 44,394	\$ 629,573	\$ 75,290	\$ 72,660	\$ (2,630)
	REMAINDER for APPROPRIATION	\$ 11,195	\$ 60,092	\$ 31,485	\$ N/A	\$ 106,869	\$ 31,485	\$ 57,176	\$ 25,691

*Includes only voluntary contributions on Struble Rd. Traffic Signal as a reduction of the expense not a revenue.