COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

SEPTEMBER 10, 1981

A G E N D A

CALL TO ORDER

OPEN DISCUSSION (15 Minutes)

MINUTES OF PREVIOUS MEETINGS

UPDATE INFORMATION

TREASURER'S REPORT

CORRESPONDENCE

1. 1982 Gypsy Moth Spray Program

PLANS FOR APPROVAL:

1. Phase 4 of Penn Hills PRD
2. Discussion of Proposed Alignment Change on Gerald Street (Songer)
3. Hubbard Rezoning

BUSINESS:

1. Resolution appointing Special School Police for 1981-82 School Year.
2. Request for a Convex Mirror on Pike Street (George Hornbein)
3. Open Bids for Resurfacing Project.
4. Manager- 6 Month Financial Report.
5. Cemetery Road Proposal.
6. Post Office Loan.
7. Tax Collecting Agreement with State College Area School District
8. Insurance Services Office Report on Evaluation of the Fire Insurance Classification for College Township.

ANNOUNCEMENTS

Riff-Raff Collection Date - Week of October 12, 1981

ADJOURNMENT

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING
HELD SEPTEMBER 10, 1981

Vice Chairman Bailey called the meeting to order at 7:36 p.m. in the College Township Municipal Building.

Members present: Donald E. Bailey, Gale L. Dargitz, J. Carroll Dean, and Herbert W. Stewart.

Members absent: Dolores A. Taricani

Others present: Manager Elwood G. Williams, Sr.
Treasurer Robert L. Hayden

OPEN DISCUSSION

There were no questions or comments brought before Council during this time set aside to entertain questions/comments on non-agenda items.

MINUTES

Minutes of August 13, 1981, Regular Meeting.
Corrections as follows: Page 5, paragraph "6", change to read: "Council reviewed the memorandum from the College Township Parks & Recreation Committee relative to the Committee's recommendation for application for DCA Grant. Mr. Dargitz moved that Council support the College Township Parks & Recreation Committee application for improvements described in the July 31 memorandum from Jim Winck and request the Regional Parks & Recreation Director prepare the grant application. Mr. Dean seconded the motion which was carried unanimously."

Mr. Dargitz moved the minutes of August 13, 1981, be approved as corrected. Mr. Stewart seconded the motion which was carried unanimously.

Minutes of August 31, 1981, Special Meeting.
Mr. Dean moved the minutes of August 31, 1981, be approved as distributed. Mr. Dargitz seconded the motion which was carried unanimously.

UPDATE

1. Mr. Williams reported he had written Centre Concrete on August 24, 1981, requesting them to connect to the sewer system immediately. Mr. Nicholson instructed C & W Construction to construct the lateral quickly. C & W informed Mr. Nicholson it would be completed by 10/1/81.

2. Mr. Williams reported Mrs. Taricani, Mr. Weis, Mr. Sweetland, and he met and discussed the procedural problems relative to timely receipt of information pertaining to a plan under consideration and came up with the following procedures:

a. Developer must submit five (5) complete sets of drawings to Township Secretary. There will be no acceptances unless all five sets are presented, and only the Township Office will accept plans. Time for submission prior to Planning Commission Meetings will be 12 days rather than 10.

b. Distribution of the sets will be one each for Township files, Centre Region Planning Commission, Centre County Planning Commission, College Township Planning Commission, and Township Engineer.

c. The Township Engineer will be responsible for making recommendations on engineering matters to the Council. He may consult others, if he wishes, including the Soil Conservation Service.

The Township Engineer will not review those matters which routinely are reviewed by the Planning Commission and the Centre Region Planning Commission, unless something is noted that the engineer feels might be overlooked by either group.

d. Color-keyed sheets will be used for special instructions that are requested by the Planning Commission and others.

3. Mr. Williams indicated the timetable for the Houserville Subdivision Plan started on 7/15/81. The 90-day date is 10/15/81. Mr. Williams noted the Preliminary Plan for this Subdivision had been approved at Council's Special Meeting on August 31, 1981.

4. Mr. Williams reported Mr. Dargitz, Steve Hurvitz, (Oak Ridge Avenue Resident), and he had met August 20 with Carl Fairbanks, Mary Ann Haas, and Donald Dorneman of the State College Borough to discuss the prospects for Cemetery Road. Points discussed at the meeting included the Borough's liability for the road, what the residents in the area wanted and the money they were willing to contribute, Mr. Williams' suggestion for the road, cost sharing, maintenance and snow removal for the road. Mr. Fairbanks indicated he would talk to the Borough Council about these matters and Mr. Dargitz indicated he would talk to Council about a formal proposal.

Mr. Dargitz indicated the Township had agreed to do two things at this meeting: to prepare a proposal for the Borough which incorporates cost sharing, money to be contributed by residents, etc., and have the Township Solicitor review the Township Code relative to the legality of the Township contributing money to a road construction project outside the Township boundaries.

Mr. Dargitz indicated he had just received a letter from the Solicitor which on the surface indicates the only way the Township can spend money to improve a border road is to in turn assess the adjoining property owners. Mr. Dargitz suggested that the Solicitor again be contacted and have him look at this question further.

Council was in agreement that Mr. Dargitz should continue work on the proposal and that the Solicitor should again be contacted to further investigate this question of legality.

Mr. Dargitz indicated he and Mr. Williams would talk with the Solicitor.

5. As requested by Council, Mr. Williams asked the Planning Commission for their recommendation relative to the use and maintenance of open space particularly in view of retention ponds in park areas. This item is on the Planning Commission Agenda for their September 16, 1981, meeting.

6. Mr. Williams talked with Jim Winck on August 20, 1981 about the DCA Grant Application. Mr. Winck said he and Bob Ayer would make application for the grant.

TREASURER'S REPORT

Treasurer Robert L. Hayden reviewed for Council the information in the Treasurer's Report for August 1981 and pointed out the Third Quarter Police Contract had been paid in the amount of $37,212.50.

Mr. Dargitz moved the Treasurer's Report for August 1981 be accepted. Mr. Stewart seconded the motion which was carried unanimously.

CORRESPONDENCE

1. Letter dated August 31, 1981 from Jeffrey M. Bower, Chairman, Centre County Board of Commissioners, relative to the Gypsy Moth Spraying Program.

Council reviewed the August 31 letter and its attachments -- August 24, 1981, letter from the Department of Environmental Resources and 1981 Gypsy Moth Defoliation Report.

Mr. Bailey pointed out the correspondence suggested municipalities plan for the cost of next year's spraying when preparing their budgets for the coming year.

Mr. Dean referred to the criteria established for areas to be sprayed and indicated he felt the addition of areas with a "blow-in potential" was a significant change.

PLANS FOR APPROVAL

1. Phase 4, Penn Hills PRD. Tom Songer, Uni-Tec, Inc., presented the plans for Council's consideration. Mr. Songer provided an update on the progress being made on the PRD including the grading and seeding of the park area. Mr. Songer briefly reviewed the design of Phase 4.

Mr. Dean checked to be sure the approved phasing schedule was being adhered to and that there were no other changes being proposed to the PRD.

Mr. Songer indicated the security for this phase is being worked on.

Mr. Dean moved Council approve the final plan for Phase 4 of Penn Hills PRD dated August 13, 1981, last revision September 2, 1981, as submitted, contingent on the furnishing of the necessary bond for improvement. Mr. Dargitz seconded the motion. The motion was carried unanimously.

2. Discussion of proposed alignment change on Gerald Street. Mr. Songer reviewed the plans showing the proposed alignment change for Gerald Street. He indicated there was no change in the density of housing planned for the area, only a change in the alignment of the road. Mr. Songer felt the change would provide for better land use and a better intersection. He asked Council to make a determination as to whether this was a minor or major change in the PRD.

Mr. Songer briefly reviewed the situation with the concerns the Hartmans have had with the PRD and updated Council on these issues.

Mr. Dean moved that Council determine this proposed alignment change on Gerald Street to be a minor change and no public hearing is necessary. Mr. Stewart seconded the motion. The motion was carried unanimously.

Mr. Songer indicated he would provide Mr. Williams with an updated map.

3. Hubbard Rezoning. Council referred to the minutes of the August 19, 1981, Planning Commission meeting wherein this rezoning request was considered. The Planning Commission motion on the request ended in a tie vote, therefore Council had no recommendation to consider from the Planning Commission. Council discussed the next steps and determined they could choose to hold a public hearing on the request for rezoning; could proceed to act on the request without a Planning Commission recommendation and public hearing; or return the request to the Planning Commission asking them to again consider it and provide Council with a recommendation.

Archie McDonnell, a property owner in Vallamont, reviewed the Planning Commission's deliberations on this request for the past several months and provided his interpretation that the Planning Commission had provided a recommendation to Council to deny the request.

David Keiser, representative of Albarano Real Estate Company, offered his interpretation of the Planning Commission Meeting proceedings. He explained the problems he and his client had incurred because no direction was available on what authority they should go to with the rezoning request. Mr. Dean pointed out the ~~Township Zoning Ordinance~~ Code for Second Class Townships provides this direction.

Mr. Froke, of the College Township Planning Commission, pointed out that in the minutes of the June 17 Meeting of the Planning Commission it was indicated "Chairman Weis said that the procedure would involve a request to College Township Council for a zoning change and that a public hearing would have to be held before the Council would make a decision."

Mrs. Hubbard commented on the history of the property since they purchased it, their requests for zoning change, reasons for wanting to sell the property, the request for rezoning, the situations that have developed around their property which "land locks" it, her feeling that the proposed commercial development of the property would be an asset to the area, and request that the zoning change be considered at a public hearing.

Fred Nicholas, resident of Vallamont and developer of Vallamont II, indicated before purchasing the property he had checked and been told the adjoining property (the Hubbard property) was zoned Residential. He voiced his objection and the objection of the Vallamont residents to the zoning change.

Raniero Corbelletti, resident of Vallamont and architect, outlined the necessity of considering the impact that a commercial development will have on the surrounding area and the adverse impact the proposed commercial development would have.

Mr. Dargitz expressed his concern that Council had no recommendation from the Planning Commission on this issue. He felt the issue needed further study by the Planning Commission and would like to see the Planning Commission make a recommendation that Council could use in considering this rezoning request.

Mr. Dargitz moved that Council return this issue on the rezoning of the Hubbard Property to the Planning Commission and ask them to come up with a recommendation substantiated by their Minutes and other information provided. Mr. Dean seconded the motion.

Tom Songer, representing Albarano Real Estate, expressed his feeling that it was important that those considering this rezoning request view the property in question and urged Council and members of the Planning Commission who had not viewed the property to do so.

He also requested that a public hearing be set for this rezoning request.

The motion that Council return this request on the rezoning of the Hubbard property to the Planning Commission and ask them to come up with recommendation substantiated by their minutes and other information provided was defeated with Messrs. Dargitz and Dean voting in favor and Messrs. Bailey and Stewart opposing.

Mr. Keiser referred to information indicating the Regional Planning Staff recommended approval of this request. Mr. Dargitz explained these Staff Members served in the role of consultants and their recommendation should not be confused with a recommendation from the College Township Planning Commission.

Mr. Dargitz moved that Council schedule a Public Hearing on the Hubbard Rezoning for October 22 at 7:30 p.m. and return the issue to the Planning Commission and request they make every reasonable effort to provide a recommendation. Mr. Dean seconded the motion. The motion was carried unanimously.

Mr. Froke asked that the Township staff prepare a chronology on the status of the land prior to 1965. Vice Chairman Bailey asked Mr. Williams to have the Zoning Officer prepare this chronology for the Planning Commission.

Mr. Dean advised Mrs. Hubbard to bring to the Public Hearing all the records she had available to substantiate ~~their request for rezoning.~~ her statement that upon previous requests for rezoning she had been told "to return when you have a buyer!"

BUSINESS

1. **Resolution Appointing Special School Police for 1981-82 School Year.**

Mr. Bailey read the proposed resolution.

Mr. Dargitz moved Council adopt Resolution No. 73, Appointment of Special School Police of College Township. Mr. Stewart seconded the motion. The motion was carried unanimously.

2. **Request for a Convex Mirror on Pike Street.**

George Hornbein and Wayne Zweig, Residents of Pike Street in Lemont, were present and explained the location of their homes, the hazardous situation that exists when exiting their driveways because of lack of a safe distance of visibility, their concern for their safety and that of their families, studies they have done on traffic speed, stopping time, etc., their proposal of a convex mirror to help alleviate some of the hazard, their contact with PennDOT and PennDOT's response indicating their preference to issue permits for the convex mirrors to local authorities, and their request for assistance from the Township.

Mr. Williams had contacted George Khoury, of PennDOT, relative to the Township's liability in the event it did erect a mirror. Mr. Williams was informed that a permit could be issued to an individual if the individual was willing to accept all liability associated with the mirror.

Council discussed where the mirror would be located, on private property or in the road right-of-way; liability associated with a mirror; composition of mirror; possible other alternatives, i.e., use of right-of-way at back of lots to turn around and head out, cutting back the bank; the hazard of having a mirror installed; whether or not a mirror would help the situation.

Messrs. Hornbein and Zweig indicated they would be willing to try a shaving mirror in the location they were suggesting to see if it was a viable alternative.

Mr. Dargitz asked if Messrs. Hornbein and Zweig would be willing to get the permit and accept the liability if PennDOT would issue it. Mr. Hornbein indicated he would have to contact his insurance agent for an opinion on this.

Mr. Dean indicated he was of the impression that Council wanted to help but was not clear on how they could help.

Mr. Dargitz pointed out there were several questions that needed to be answered: where the right-of-way actually is; benefits of grading on the bank, which Mr. Williams could check with PennDOT; alternatives, the property owners could experiment with their ideas; question of hazard in right-of-way, which Mr. Williams could check in the Vehicle Code.

Mr. Zweig briefly explained several traffic control devices that could be used in this situation but explained they were all expensive. He indicated he would try to get some accurate prices for these devices.

3. Open Bids for Resurfacing Project. Council opened and read the following bids for resurfacing of sections of T-724, T-725, and T-751:

Glenn O. Hawbaker, State College, PA	$25,933.71
James Webb & Son, Lock Haven, PA	36,203.00
H. E. Eby Paving & Asphalt, Pleasant Gap,PA	24,988.90
Spring Creek Paving & Construction Co., State College, PA	24,565.06

All bids had the appropriate bonding included.

Mr. Dean moved Council award the contract for resurfacing sections of T-724, T-725, and T-751 to Spring Creek Paving and Construction, Inc. for the low bid of $24,565.06 contingent on examination of the bid for meeting all specifications. Mr. Dargitz seconded the motion. The motion was carried unanimously.

4. Manager's Six-Month Financial Report. Council reviewed the report. Mr. Williams pointed out that the Real Estate Transfer Taxes and Zoning Permit Fees were running a little behind but the Earned Income Tax was running ahead. All other funds were pretty much on schedule.

Mr. Bailey asked how many Real Estate Taxes were outstanding at this point. Mr. Hayden indicated for the 1981 Real Estate Taxes, they had collected 95.8% so far.

Mr. Williams indicated that all Third Quarter Payments had been made and CATA was paid for the year.

5. Post Office Loan. Council referred to the September 8, 1981, letter from Reed McCormick regarding Compliance with Unit Debt Act and Regulations of Department of Community Affairs. Mr. Williams reminded Council they needed to schedule a public hearing to adopt the ordinance relative to the loan for the Post Office.

Council set Tuesday, September 22 at 4:30 p.m. for this Public Hearing.

Mr. Dargitz pointed out that a new law was just passed affecting the Unit Debt Act and having to do with negotiated loans. He asked Mr. Williams to check this with DCA or have Mr. McCormick check it with DCA.

6. Tax Collection Agreement with State College Area School District.

Mr. Williams indicated he and Mr. Hayden were satisfied with the agreement. He said the agreement was the same as the other Townships in the area had and pointed out the changes from the preceding agreement.

Mr. Dean moved Council sign the Agreement with the State College Area School District for the Collection of Taxes for the Year 1981-82. Mr. Dargitz seconded the motion. The motion was carried unanimously.

7. Insurance Services Office Report on Evaluation of the Fire Insurance Classification for College Township.

Vice Chairman Bailey read the September 3, 1981, letter from Robert R. Glunt, Senior Field Rating Representative, Public Protection Department, Insurance Services Office of Pennsylvania,

indicating the evaluation of the fire insurance classification for the Township had been completed and that the protection classification had improved to Class 6 from Class 8.

Council discussed the letter, the benefits of the reduction in classification and reasons for the evaluation.

Mr. Williams indicated he had given David Beitz, of Code Enforcement, a copy of the letter.

ANNOUNCEMENTS

1. Riff-Raff Collection will begin the week of October 12, 1981.

2. County Association Meeting will be held November 14, at approximately 5:00 p.m.

OTHER BUSINESS

1. The setting of a date for Public Hearing for Amendments to the Subdivision Ordinance and Zoning Ordinance was deferred until the return of the Chairman.

2. Mr. Dargitz reported on the Transportation Committee Meeting held September 9 indicating the main topic for discussion was the possible re-organization of CATA. The Committee took the position favoring a regional authority outside of COG. Mr. Dargitz pointed out this item would be on the Agenda for the next meeting of the General Forum. He also indicated that he would put in the "READ" box a pack of material relative to this possible re-organization of CATA.

3. Council discussed the washing problems along Orchard Road and Hickory Road. Mr. Williams indicated he would take care of them.

4. John Ziegler asked about the status of Cemetery Road. Council indicated that particular Agenda Item had been discussed earlier in the meeting. Mr. Dargitz reviewed for Mr. Ziegler the recent meeting held with Borough Officials and the progress of the proposal the Township is preparing, the question of legality of the Township building a road outside the confines of the Municipality.

5. Mr. Williams reported the rafters are up on the Post Office Building.

ADJOURNMENT

Vice Chairman Bailey declared the meeting adjourned at 10:05 P.M.

Respectfully submitted,

Elwood G. Williams, Sr.
Secretary

EGW:lf:bh

COLLEGE TOWNSHIP

TREASURER'S REPORT

AUGUST, 1981

DESCRIPTION	REFERENCE
General Funds - Receipts & Expenditures	Schedule I
Township Funds - Cash & Investments	Schedule II

Schedule 1

COLLEGE TOWNSHIP

TREASURER'S REPORT

GENERAL FUND - RECEIPTS & EXPENDITURES

AUGUST, 1981

	AUGUST '81	JULY '81
Check Book Balance - Beginning of the Month	$ 267	$ 241
Receipts During the Month	33,694	43,388
Net Transfers from Savings	14,192	-0-
	$48,153	$43,629
Expenditures for the Month	$47,008	$37,454
Net Transfers to Savings	-0-	5,908
Check Book Balance - End of the Month	$ 1,145	$ 267

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COLLEGE TOWNSHIP

TREASURER'S REPORT

CASH & INVESTMENTS

AUGUST, 1981

	GENERAL	STREET LIGHT	EQUIPMENT	PARKS & REC.	STATE	REVENUE SHARE	SPEC. RD. CONST. FUND
I. CASH:							
Checking Account	$ 1,047[a]	$ 476	$ 166	$ 286	$ 370	$ 306	$ 363
II. INVESTED							
A. Daily Interest 5.25%	5,578	5,301	7,496	7,399	11,235	3,267	5,679
B. 90 Day Certificate 5.5% Annual							
C. 6 Month Money Market Cert.	10,000[b]		10,000[b]		10,000[b]		
TOTAL FUNDS AUGUST 1981	$ 16,625	$ 5,777	$ 17,662	$ 7,685	$ 21,605	$ 3,573	$ 6,042
PREVIOUS MONTH	$ 29,938	$ 6,376	$ 17,504	$ 7,652	$ 23,346	$ 10,595	$ 6,982

CASH	$ 3,014
INVESTED	$ 75,955
TOTAL	$ 78,969
PREVIOUS MONTH	$102,393

NOTES:

1. General Fund Checking:
   a) Includes $100.00 in Payroll Account

2. Maturity dates of certificates of deposits:
   b) December 1, 1981 - Interest Rate 14.741%