

COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING AND SECOND REGULAR MEETING
THURSDAY, MAY 26, 1983

A Public Hearing and the Second Regular Meeting for the month of May were called to order at 4:02 p.m. by Chairman Dargitz on Thursday, May 26, 1983 in the College Township Building.

Members present: Gale L. Dargitz - Chairman, J. Carroll Dean, Herbert W. Stewart

Members absent: Donald E. Bailey, Dolores A. Taricani

Others present: C. Thomas Lechner - Manager

PUBLIC HEARING FOR THE CONSIDERATION OF THE STATE COLLEGE INDUSTRIAL AND COMMERCIAL DEVELOPMENT AUTHORITY'S SPONSORSHIP OF LOWE'S LOAN APPLICATION.

Lowe's of Pennsylvania, Inc., a wholesale and retail lumber chain store operation, has requested funding from the State College ICDA to construct a facility on Benner Pike (adjacent to the David Weis Store) in College Township.

Approval of this Application has already been granted by the State College ICDA. Recent changes in the Internal Revenue Code now stipulate that approval of the host municipality likewise be granted, hence the Public Hearing held this afternoon.

Terry J. Williams, the Solicitor for the State College ICDA, introduced Lowe's Representatives, Harry B. Underwood and W. Gary Mears, who outlined their intended project. Devoted to the sale of building materials for residential housing, this facility, if approved, would be the ninth such Lowe's operation in Pennsylvania. The proposed building, they explained, is to be located on a five acre tract, and would be of approximately 60,000 sq. ft. Half of the building would be used as a retail/wholesale showroom; the other half would be comprised of a warehouse and storage sheds. Fifteen employees, including 11 local residents, would be hired initially; it is anticipated that personnel requirements would eventually rise to 35.

Williams then emphasized that at this stage only the financial aspects of the project are under consideration. The State College Borough Council has yet to act on the proposal; plans have not been submitted to the Planning Commission. Council's approval is requested only as the project relates to the ICDA; the agreement will have no bearing on whether the project is ultimately in compliance with any of the Township's planning or zoning requirements.

In response to Dargitz' call for public comment, one resident questioned the Lowe's Representatives on the Region's ability to support another building materials outlet. Underwood replied that extensive marketing surveys have revealed that Lowe's could anticipate approximately 7% of the market out of the service area's 88,000 population.

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Following Council's review of the project's conceptual drawings and photographs of Lowe's existing stores, Dean moved that Council adopt a Resolution approving the ICDA financing of the proposed Lowe's of Pennsylvania project to build a lumber and building supply store and facility on Benner Pike on the property presently owned by Darlington. Stewart seconded, there was no further discussion, and the motion was carried.

The Public Hearing portion of the meeting was adjourned at 4:20 p.m. and the regular meeting convened.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

The Minutes of the College Township Council's Regular Meetings of April 14, 1983 and April 28, 1983, and the Minutes of the Council's Special Meeting for Road Inspection held on April 25, 1983 were approved as distributed. Dean moved; Stewart seconded.

TO RENAME OR NOT TO RENAME: THE BUCHENHORST DILEMA.

Manager Lechner explained that it has been brought to his attention by the Police Department, the Fire Department, the Alpha Ambulance Club, and the Post Office that two separate unrelated intersections in the Penn Hills PRD share the same name: Buchenhorst and Gerald and Penbrook and Buchenhorst Road. This situation can cause confusion from a mail delivery standpoint and, more importantly, he stressed, from a safety standpoint, as it carries the potential of imperilling the residents' well-being should an emergency vehicle be delayed at the wrong intersection.

In order to rectify this situation, Lechner has proposed that a portion of Buchenhorst Road be renamed to Penn Hills Drive. Approximately 30 households would be affected by the name change, Lechner said, and urged that the change be effected before the development becomes further developed. He added that the Post Office has assured him that mail delivery to the renamed area would continue without interruption.

Several of the streets' residents were present to offer comment. One person, whose address would be affected, opposed the change. A member of the Alpha Ambulance Club denied that any significant confusion of the two intersections has taken place.

Several other residents (whose addresses would not be affected) favored the name change and noted that they had witnessed instances of confusion and inconvenience caused by the identically-named intersections.

Following Lechner's response to Stewart's question that all contact with the Police Department et al with regard to this issue has been verbal, Dean moved and Stewart seconded that Council table the renaming of these streets pending the receipt of official written documentation from the authorities involved. The motion was carried unanimously.

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APPOINTMENTS TO THE AD HOC COMMITTEE FOR THE EXAMINATION OF THE TOWNSHIP'S FISCAL CONCERNS.

Following the rejection of the Business Privilege Tax Ordinance at the Council's last regular meeting on May 12, 1983, approval was granted to Taricani's motion that a ~~five-member~~ Ad hoc Committee be appointed to examine the Township's current and future fiscal concerns. This Committee, which has been instructed to report its findings to Council by next October, is to be composed of the Township Manager, one Council Member, two business people and one non-business resident.

In response to Dargitz' call for nominations, Stewart moved that Council Member Taricani be appointed to serve as the Council's delegate. Dean seconded, and then nominated Bill Peacock (of the Motorcycle Place) as one of the two business delegates. He added that Steve Krentzman, who had previously volunteered to serve as one of the business representatives, has informed him that he is no longer available to serve. Krentzman had suggested a replacement but Dean was unable to recall the name.

Because of Dean's memory lapse, and because the residency of Bill Peacock could not be readily established (it was agreed that the business delegates should also be Township residents) and because of the absence of two Council Members, it was decided by Council to table the discussion until the next regular meeting.

CORRUGATED METAL PIPE BID OPENINGS

The Township has received three responses in answer to its solicitation for bids for corrugated metal pipe.

The lowest bid, \$6,516.72, was received from Lane Metal Products of Bedford, Pennsylvania and Dean moved and Stewart seconded that they be awarded the bid provided that the bid is in order, meets all requirements, and the bond is posted properly. The motion was approved.

TEMPORARY SPEED REDUCTION ON BIG HOLLOW ROAD.

Dean said that he has been advised by Dave Stormer, the Director of the University's Department of Safety Services, that the scheduled construction work on Fox Hollow Road would probably drive many motorists to detour onto Big Hollow Road instead.

Because of the limited sight distances, the narrowness, and the absence of any berms on that road, Stormer is concerned about the safety of the many pedestrians and joggers who frequent Big Hollow Road and has requested the Township's permission to erect temporary speed limit (20 MPH) and warning signs.

Manager Lechner has likewise heard from Dave Stormer, via a letter received only this day. Stormer's request to Lechner varies from his request to Dean in that he is now asking the Township to contact PennDOT to arrange an engineering study to permit the temporary posting of Big Hollow Road.

Because of this conflict, Manager Lechner was instructed to contact PennDOT to clarify the situation, determine the correct procedure, and to work out the details with Stormer provided that there be no cost to the Township.

RESOLUTION FOR SIGN PERMIT AND PERMIT FEES.

Stewart moved that Council approve Resolution #94 setting forth the Permit Fee Schedule for the Sign Ordinance # 40-A. Dean seconded and the motion was carried.

PENNDOT'S RESPONSE REGARDING SOUTH ATHERTON STREET STUDY FROM BRANCH ROAD TO BOALSBURG.

A letter has been received by Manager Lechner from PennDOT in response to the joint College & Harris Townships' request of January 25, 1983 for an engineering study of the traffic safety on the South Atherton Street corridor from Branch Road to Boalsburg.

PennDOT addressed each of the five items raised by the two Townships. Items 1 and 3, the installation of the center lane left turn only on South Atherton Street and the establishment of an exclusive left turn lane onto Hubler Road respectively, were recommended for referral to the Centre Regional Planning Commission and the CRMPO Technical and Coordinating Committee. Item 2, the reduction of that area's speed limit was granted and will be reduced from 45 MPH to 40 MPH. Item 4, the creation of a no-passing restriction was denied, while Item 5, the installation of pedestrian crossings will be granted upon the Township's written and specific request.

CONSIDERATION OF PENNDOT'S OFFER TO PURCHASE TOWNSHIP PROPERTY FOR USE AS A RIGHT-OF-WAY FOR STATE COLLEGE BYPASS.

PennDOT's offer of \$100 for a small piece of Township property to be used as a right-of-way for the State College Bypass was accepted with the provision that a 200 ft. guardrail be constructed along the channel at the curved portion of the driveway behind the building. Stewart moved; Dean seconded.

HOUSEVILLE RESIDENT REQUESTS EXTENDED BUS SERVICE.

Manager Lechner informed Council that a request for mid-day bus service to the Houserville Area has been received from resident Carol Kersavage. Ms. Kersavage complained that she had made this same request to CATA's General Manager, Paul Oversier, in March and has only now received the following response: that College Township should provide more funds and that she should rally citizen support for her proposal. Ms. Kersavage is upset over CATA's delay in addressing her request and has asked for Council's reaction and support.

Council was in consensus that Ms. Kersavage obtain the support of her fellow residents; should there be a significant demand for mid-day bus service to the Houserville Area, such service could be initiated

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at any time. Manager Lechner was instructed to inform Ms. Kersavage of the Council's comments and to request that she forward to him a copy -- her letter from CATA.

OTHER BUSINESS -- PRESERVING THE PURITY OF HISTORIC DISTRICTS.

Mrs. Louise Mayes suggested that Council examine the possibility of enacting an Ordinance to protect Village Districts against the future construction of non-compatible buildings; she also suggested that a citizens' committee be appointed to act as "watch dogs" to discourage such activity.

Dargitz explained that, to his knowledge, the Township is unable to zone on the basis of aesthetics. He agreed with Dean, however, that the Solicitor be consulted to examine the legalities of enacting a protective ordinance for those areas registered as National and/or State Historic Districts.

ADJOURNMENT

Following Dean's motion and Stewart's second, the meeting was adjourned at 5:20 p.m.

Respectfully submitted,
C. Thomas Lechner
Secretary

CTL:ss:bh

COLLEGE TOWNSHIP FINANCIAL REPORT

Cash Position for the 5 months ended 5/31 19 83

BEGINNING:		<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>
Cash	<u>(16,678)*</u>		
Investments	<u>163,328</u>		
Accounts Receivable	<u>-0-</u>		
<u>LESS</u> Accounts Payable	<u>-0-</u>		
Fund Equity		<u>146,650</u>	
Revenues		<u>55,282</u>	<u>393,390</u>
Total Available for Appropriation		<u>201,932</u>	
<u>LESS</u> Expenditures		<u>62,990</u>	<u>287,329</u>
ENDING:			
Cash	<u>3,910</u>		
Investments	<u>135,032</u>		
Accounts Receivable	<u>-0-</u>		
<u>LESS</u> Accounts Payable	<u>-0-</u>		
UNAPPROPRIATED FUND EQUITY		<u><u>138,942</u></u>	

*Checks written to record expenditures in the month, but held past the last day of the month.

COLLEGE TOWNSHIP FINANCIAL REPORT

BUDGET AND ACTUAL APPROPRIATIONS - ALL FUNDS for the 5 months ended 5/31 19 83

ACCT.	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	\$ 137,546	\$	\$
REVENUES									
300	Taxes:								
	Property Tax	102,108	68,924	152,304	31,086	110,598	41,706		
	Local Enabling	283,000	142,109	312,000	15,625	144,312	167,688		
320	Licenses & Permits	150	230	190	-0-	1,268	(1,078)		
330	Fines & Forfeits	41,000	16,866	41,000	2,950	17,200	23,800		
340	Interest & Rents:								
	Interest	13,724	2,757	7,500	1,284	3,435	4,065		
	Rents	16,500	10,050	18,400	1,375	6,875	11,525		
350	Intergovern. Revenues	149,397	96,603	137,659	-0-	93,662	43,997		
360	Charges for Services	25,850	8,794	28,788	2,767	14,579	14,209		
380	Miscellaneous	12,720	2,319	7,022	135	1,461	5,561		
	Total Revenues	\$44,449	\$348,652	\$704,863	\$ 55,282	\$393,390	\$311,473	\$	\$
TOTAL AVAILABLE for APPROPRIATION		\$96,843	\$401,046	\$736,348	\$ N/A	\$424,875	\$449,019	\$	\$
EXPENDITURES									
400	General Government:	\$	\$	\$	\$	\$	\$	\$	\$
	Administration	112,442	44,514	109,880	8,058	49,665	60,215		
	Tax Collection	33,094	16,714	41,355	2,863	17,421	23,934		
410	Public Safety:								
	Police	177,014	74,733	178,003	15,843	73,941	104,062		
	Fire	27,744	13,174	26,865	2,593	13,448	13,417		
	Planning & Zoning	20,000	12,353	27,225	621	12,814	14,411		
420	Health & Welfare:								
	Sanitation	1,500	5	1,000	164	229	771		
430	Highways:								
	General Maintenance	10,000	7,877	45,000	25,064	45,431	(431)		
	Snow Removal	23,000	27,403	24,770	-0-	7,271	17,499		
	Traffic Signals	3,500	1,956	5,800	247	1,127	4,673		
	Street Lights	7,800	3,239	8,760	714	3,579	5,181		
	Highway Maintenance	109,672	25,447	50,300	1,266	3,215	47,085		
	Construction Projects	27,000	-0-	40,790	(55)*	2,723	38,067		
440	Transportation:								
	Transit System	11,000	5,189	18,168	3,145	10,758	7,410		
450	Culture Recreation:								
	Parks & Recreation	44,790	17,478	41,625	-0-	20,312	21,313		
	Libraries	22,172	10,836	24,889	-0-	12,194	12,695		
	Senior Citizens	5,000	1,270	6,171	597	1,363	4,808		
470	Debt Service:								
	Principal & Interest	17,077	4,578	17,262	1,011	5,275	11,987		
480	Miscellaneous:								
	Employee Benefits	32,843	5,831	37,000	859	6,563	30,437		
	Total Expenditures	\$ 685,648	\$ 272,597	\$ 704,863	\$ 62,990	\$ 287,329	\$ 417,534	\$	\$
REMAINDER for APPROPRIATION		\$ 11,195	\$ 128,449	\$ 31,485	\$ N/A	\$ 137,546	\$ 31,485	\$	\$

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

MANAGER'S UPDATE

MEETING HELD MAY 12, 1983 BY COUNCIL

1. Alert State College Borough Manager and Council to the problem of speeding on Cemetery Road and the installation of stop signs at the crossroads of the Centre Hills Country Club.

RESPONSE: Carl Fairbanks was informed May 19 and said he would take care of it. Also, letter sent to Ray Agostinelli of Centre Hills Country Club on May 24, 1983 informing him of my discussion with Carl.

2. Send a letter of appreciation to County Commissioners for the Special Allocation of \$5,550 from the Liquid Fuels Fund to help defray costs of the installation of the Branch Road and South Atherton Street Traffic Signalization.

RESPONSE: A letter was sent to County Commissioners May 19, c/o Jeff Bower. Monday May 23rd at the South Atherton Bikeway groundbreaking Ceremonies, he personally thanked us for the kind letter.

3. Check with Township Solicitor to determine the correct procedure to implement the name change in Penn Hills PRD, to determine how best to notify the residents involved, and to draw up a Resolution, if necessary to effect the name change.

RESPONSE: Residents should be notified and name change can be done by Resolution which Reed will draw up when Council decides at which points they want the name change to start and stop. He will need to include a legal description in the Resolution. He will also need to know the new name.

MEETING HELD MAY 26, 1983 BY COUNCIL

1. Contact Carol Kersavage relative to her request for CATA to consider adding a noon-time route to Houserville -- will need copy of letter from CATA and will also need requests from residents in the Houserville Area in support of this.

RESPONSE: Carol was notified to proceed with a citizen request for service petition. Also asked her to send us a copy of CATA's letter to her. She said she would.

2. Check Bid Specifications to see that the successful bidder has met all the requirements.

RESPONSE: All bids were checked out and as indicated at the Council Meeting, Lane Metal was awarded the successful bid.

3. Write to PennDOT asking that an Engineering Study be done on Fox Hollow Road, and that signs be posted for temporary detour on Big Hollow Road while construction is being done on Fox Hollow Road.

RESPONSE: A letter was sent to PennDOT May 27 following the request of Dave Stormer of PSU.

4. Request for Fifth Turning Lane (left turn) on South Atherton St. be referred to the Centre Regional Planning Commission and the CRMPO Technical and Coordinating Committee for their evaluation and recommendations. Also request for exclusive Left Turn Lane into Hubler Road be turned over to Centre Regional Planning Commission and CRMPO Technical and Coordinating Committee for their review and recommendations.

RESPONSE: These requests were handed to Bob Watkins May 19, 1983 to be relayed to Dennis Elpern.

5. Notify Code Administration Committee of Council's decision on the nominations for Centre Regional Building and Housing Code Board of Appeals.

RESPONSE: Jim Quigley was notified of Council's decision via telephone 8:30 a.m., May 27, 1983.

6. Notify PennDOT on Council's decision on request to purchase right-of-way property from Township and the condition.

RESPONSE: Letter was mailed to PennDOT's Earl Neamy of Council's decision.

7. Check with Reed McCormick on enacting an Ordinance to cover Architectural features, etc. in a Village District. Also, something about Nationally and State recognizing Historic Properties in a Village District?

RESPONSE: He said there can be an ordinance drawn up but he thought it should be reviewed by a Board of Review or Council.

COLLEGE TOWNSHIP COUNCIL
MINUTES OF MAY 26, 1983

AMENDMENT

Please add the following item to the Minutes of May 26,
1983 Council Meeting which had been omitted.

NOMINATIONS FOR CENTRE REGIONAL BUILDING AND HOUSING CODE BOARD OF
APPEALS.

Dean moved, Stewart seconded, and all agreed that Council
approve the roster of COG-recommended nominees (see attached
memorandum) to the Centre Regional Building and Housing Code
Board of Appeals.

Respectfully submitted,

C. Thomas Lechner
Secretary

CTL:ss:bh

CORE BOARD

Robert H. Hoffman R.A.
1220 Boalsburg Road
Boalsburg, PA 16827
466-7805

3 yr. term

Howard F. Kingsbury, P.E.
1983 Park Forest Ave.
State College, PA 16801
863-2076

3 yr. term

Callum W. Murray P.E.
1663 Oxford Circle
State College, PA 16801
234-0790

2 yr term

S. Gale Witmer (Contractor)
1310 W. College Ave.
State College, PA 16801
237-3954

2 yr. term

Albert A. Drobka R.A.
820 A-1 Whitehall Rd.
State College, PA 16801
238-0710

1 yr. term

Philip F. Hallock R.A.
201 W. Prospect Ave.
State College, PA 16801
237-2584

3 yr. term (alternate)

Robert D. Davis P.E.
457 E. Curtin Street
Bellefonte, PA 16823
355-1280

2 yr. term (alternate)

HANDICAPPED ACCESSIBILITY ADDITION

Joan E. Lee
422 E. Mitchell Ave.
State College, PA 16801
238-7397

3 yr. term

Amelia S. Harding
753 N. Allen St.
State College, PA 16801
238-4114

2 yr. term

Linda K. Rambler
614 S. Pugh Street
State College, PA 16801
237-5455

1 yr. term (alternate)

PLUMBING CODE ADDITION

Thomas B. Brown R.A.
225 E. Prospect Ave.
State College, PA 16801
238-8057

3 yr. term

Luther Maelhorn (contractor)
418 Park Lane
State College, PA 16801
238-6166

2 yr. term

R. Douglas Hazel
235 E. High Street

1 yr. term (alternate)

MECHANICAL CODE ADDITION

Fred Nicholas P.E.
945 Redgate Road
State College, PA 16801
234-2094

3 yr. term

Luther Maelhorn (contractor) 2 yr. term
418 Park Lane
State College, Pa 16801
236-6166

R. Douglas Hazel
235 E. High Street
Bellefonte, PA 16823
355-4841

1 yr. term (alternate)

PROPERTY MAINTENANCE CODE ADDITION

E.D. Frost (owner)
300 Homan Ave.
State College, PA 16801
238-9454

3 yr. term

Mark J. Foley (tenant) 2 yr. term
701 W. College Ave.
State College, PA 16801
237-9877

George Woskob (owner)
340 E. Beaver Ave.
State College, PA 16801
237-0363

1 yr. term (alternate)

Suzanne Lord (tenant)
674-E East Prospect Ave.
State College, PA 16801
234-3282

1 yr. term (alternate)

ELECTRICAL CODE ADDITION

Fred Nicholas P.E.
945 Redgate Road
State College, PA 16801
234-2094

3 yr. term

Peter W. Koelle (contractor) 2 yr. term
2152 Mountainview Ave.
State College, PA 16801
237-5016

No suitable applicant for alternate