

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING

AND

PUBLIC HEARING ON USE OF REVENUE SHARING FUNDS
HELD NOVEMBER 12, 1981

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

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

Chairman Taricani called to order at 7:03 p.m. the Public Hearing to receive oral and written testimony or comments from interested parties on use of Revenue Sharing Funds. All proper legal advertisements and notices had been made. It was indicated that all testimony would be sworn testimony except for questions of clarification. There was no objection to the proceedings being recorded.

Mr. Williams reviewed for Council the Manager's proposed Revenue Sharing Budget (see Attachment A).

Council discussed the amount indicated for the Home Health Service. Mr. Williams explained this amount did not cover totally the deficit the agency had indicated they incurred for the services performed in the Township but that the amount was an increase over the amount College Township had contributed to the Service last year.

Chairman Taricani outlined the services provided by the Home Health Service. Mr. Dean explained that the Executive Committee of C.O.G. had contacted the County Commissioners relative to an organized approach for funding this agency and others in the County but as yet nothing had been developed.

Mr. Williams indicated the proposed Revenue Sharing Budget is pretty much the same as the one for last year and pointed out those items that had increased over last year's budget.

Mr. Bailey asked about the amount designated for "Library - (Centre County)". Mr. Williams explained this was for the Bookmobile. He indicated he was using the same amount as was paid for this item last year inasmuch as he had not received notice for any amount this year. Mr. Dean pointed out that the County planned to run the Bookmobile as long as the vehicle passed inspection. When it no longer would pass inspection, the program would be discontinued. Consequently, no specific date had been given for the discontinuation of the program. Council felt it would be better if the line in the proposed Revenue Sharing Budget indicated "Library" or "Library (Centre County) and/or Schlow Library". Chairman Taricani indicated she would like a firm answer on the continuation of the Bookmobile. Mr. Williams indicated he would have this answer before preparing the final Revenue Sharing Budget.

REVENUE SHARING BUDGET

BALANCE AS OF DECEMBER 31, 1981 -----	\$ 6,781.00
RECEIPTS FOR 1982 -----	57,624.00
TOTAL BUDGET AMOUNT FOR 1982 -----	\$ 64,405.00

PROPOSED EXPENDITURES

MUNICIPAL BUILDING -----	\$ 2,000.00 ✓
POLICE -----	30,000.00 ✓
STREETS, BRIDGES, TRANSPORTATION & BUS AUTHORITY -----	16,164.00 ✓
C.A.T.A -----	\$11,000.00
ROAD CONSTRUCTION & BIKEWAY -----	5,164.00
PARKS & RECREATION -----	7,097.00 ✓
WELCH POOL -----	\$3,772.00
PARK FOREST POOL -----	3,325.00
YOUTH SERVICE & SENIOR CITIZENS' NUTRITION, & CENTRE	
COUNTY HOME HEALTH SERVICES -----	5,000.00 ✓
C.O.G. -----	\$2,763.00
CENTRE COUNTY HOME HEALTH -----	2,237.00
LIBRARY (CENTRE COUNTY) -----	1,200.00 ✓
FIRE PROTECTION (CAPITAL) -----	3,744.00 ✓
ADVERTISING AND GUIDE BOOKS -----	200.00 ✓
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UNAPPROPRIATED BALANCE:	- 0 -
TOTAL BUDGET AMOUNT FOR 1982:	64,405.00

There being no further testimony or comments, the Public Hearing was closed at 7:19 p.m.

REPORTS

Chairman Taricani indicated that since the Regular Meeting of Council was not scheduled to begin until 7:30 p.m., the time until then would be used for reports from Council Members.

Mr. Dean reported on the County Association Meeting held on November 7 and outlined the topics addressed by the speakers -- block grants and road turnback. Mr. Dean reported the next Annual Convention for the State Association has been scheduled for April 18-21, 1982, at Hershey.

Mr. Bailey indicated that a member of the State Association present at the County Association Meeting reported the State Association was working on Workman's Compensation Insurance which would be available through the State Association. However, Mr. Bailey indicated they were cautioned not to drop the current Workman's Compensation Insurance at this time.

REGULAR MEETING OF COUNCIL

Chairman Taricani convened the Regular Meeting of the College Township Council at 7:30 p.m.

OPEN DISCUSSION

1. Louise Mayes indicated the landscaping for the post office building has been completed. Relative to the plaque listing those donating to the landscaping project, she indicated she had checked with the Postal Service and had been informed they could find no reason the plaque could not be placed in the post office building.

The opening of the new post office was discussed and Mr. Williams indicated so far as he knew, it was to open December 1.

Council discussed an open house for the post office building. November 27 was set for this open house and Chairman Taricani asked the Township Office Staff to proceed to coordinate the event.

Chairman Taricani expressed her and Council's thanks to Mrs. Mayes for the work she has done on this project.

2. A member of the audience asked about the status of the rezoning request for the J. Kenneth Walker PRD. Chairman Taricani indicated the representative of the developer of this land had withdrawn their request for the rezoning. Mr. Dean pointed out that even though the request for rezoning had been withdrawn, "high-rises" are permitted in a PRD. Also, the developer has requested a public hearing on a revised master plan for this PRD. Chairman Taricani indicated interested persons could review the master plan for this PRD at the Township Office if they desired. She further indicated the public hearing on the revised master plan would be advertised.

Sue Smith indicated the College Township Parks & Recreation Committee would like to have the opportunity for input on this revised master plan insofar as the revisions impact on Spring Creek Park. Chairman Taricani indicated the Planning Commission would contact them for comments.

3. To a question relative to the public hearing for the Township Budget, Chairman Taricani indicated the Proposed Township Budget would be considered on November 23, 1981 at 7:30 p.m. and the adoption of the budget is scheduled for December 23, 1981 at 7:30 p.m.

MINUTES

Minutes of October 15, 1981 Regular Meeting.

Mr. Dean moved the Minutes of October 15, 1981 be approved as distributed. Mr. Dargitz seconded the motion which was carried unanimously.

Minutes of October 21, 1981 Special Meeting.

Mr. Bailey moved the Minutes of October 21, 1981 be approved as distributed. Mr. Dargitz seconded the motion which was carried unanimously.

UPDATE

1. Mr. Williams reported he had forwarded the rezoning requests from W. E. Esber, Charles Rallis, Nancy J. Dreibelbis, and that pertaining to the J. Kenneth Walker PRD to the Planning Commission for their recommendation.

2. Mr. Williams reported the Temporary Occupancy Permit of Leisure Life has been renewed for another six months, November 1, 1981, through April 30, 1982, with the following conditions:

- a. That the plant portion of the building not be used for manufacturing, storage or any purpose other than the design and setting up of the assembly lines,
- b. That the number of persons working in the plant be limited to those persons required to complete the assembly line design and installation,
- c. That the required fire suppression system be installed prior to the initiation of any manufacturing or any other substantial use of the building.
- d. That periodic checks (approximately monthly) will be made by the Code Enforcement Office to assure compliance with these conditions,
- e. That sale of the property will be grounds for revocation of the Temporary Occupancy Permit.

Mr. Williams indicated that Mr. Kurtz, Interim Director of Code Enforcement, determined that the setting up of the assembly lines is part of the construction and therefore had renewed the Temporary Occupancy Permit.

3. The letter to the property owners in the Persia Subdivision and surrounding areas affected by this sewer project with information included about the future plans of the Lemont Water Company for providing service to the area will be ready for Council's December meeting.

4. Mr. Williams reported he had written Mr. Maxwell informing him of the action taken by Council relative to fire protection along Struble Road, First Avenue, and Jalice Circle.

5. Mr. Bailey asked if the Township had gone to bid yet for gasoline and fuel oil. Mr. Williams indicated this would be done starting the first of the year.

TREASURER'S REPORT

Robert L. Hayden, Treasurer, reviewed for Council the information in the October 1981 Treasurer's Report.

A member of the audience expressed his concern that the Township had a large amount of money invested at only 5.25% and suggested it should be invested in Money Market Funds at a much higher interest rate.

Council explained the Township could not tie up all of the available money in long term investments. Also, the Township has legal limitations on how it may invest the funds available. Chairman Taricani indicated that although recently there have been Money Market Funds set up that the Township could participate in not all the information had been received on these funds. Additionally, she expressed her feeling that the Township had an obligation to support the local banks where the Township must go when it needs to borrow money.

Mr. Dean moved that the Treasurer's Report for October 1981 be received. Mr. Dargitz seconded the motion. The motion was carried unanimously.

CORRESPONDENCE

None.

PLANS FOR APPROVAL

None.

OLD BUSINESS

1. Hubbard Rezoning Request. Chairman Taricani pointed out that testimony on this rezoning request had been taken at the public hearing on October 21. She indicated the Township Solicitor had provided Council with advice on the procedure to be followed indicating the decision should be made in a public meeting.

Mr. Bailey moved that Council approve the request for rezoning of the Hubbard Property. Mr. Stewart seconded the motion. The motion was defeated with two (2) voting in favor (Bailey and Stewart) and three (3) opposing votes (Dargitz, Dean, and Taricani).

Mr. Songer, representative of the property owners, asked Council to outline their reasons which determined their vote.

Mr. Bailey indicated that on the basis the land is one property and is divided into two different zones by the current zoning, he felt it was proper that the property should be one plot with like zoning. Additionally, he felt the impact of the proposed motel use on the near Residential area would be minimized inasmuch as only 1/10 of the boundary of the Hubbard tract bordered Residential land.

Mr. Stewart agreed with Mr. Bailey's comments and added he felt the request for rezoning was in the best interest of the Township and that the motel use proposed for the property was more desirable than other uses that may have been proposed.

Mr. Dargitz indicated his main concern was that if the property was to be changed to Commercial, regardless of the proposed use, it could be developed for any commercial use allowed under the Zoning Ordinance with no guarantee that a satisfactory buffer zone would be maintained between the Commercial use and the Residential area. Mr. Dargitz further stated he did not feel the request for rezoning was consistent with the land use plan and the existing patterns of growth.

Mr. Dean stated he voted against the motion because he did not feel a sufficiently strong case had been made for rezoning in regard to ~~profitable land use~~. He pointed out that no alternate layout had been evaluated for using the land as it is now zoned. He felt this was particularly obvious in light of the fact there is a provision in the Zoning Ordinance which provides that the owner can use an additional fifty feet into the other zone where a zoning line runs across the property of a single owner. Mr. Dean further stated he couldn't find anything in the rezoning request which made it "paramount to go against what we presently have in the Comprehensive Plan".

** in regard to efficient land use.*

~~Chairman Taricani indicated she did not feel that a case was made for any good reasons for the rezoning.~~ * She indicated she felt the property could be used fully as it is now zoned. She disagreed with the statement made by the property owner's Legal Counsel at the Public Hearing about restrictions being placed on the property. She pointed out that Council had not been considering a request for rezoning for a motel but a request for zoning Residential land Commercial and there was no guarantee that the land would be used in a desirable way after the rezoning. She indicated she did not feel approving the request for rezoning would follow good planning and did not feel a good enough case had been made to indicate a change from the present zoning of the land.

* Chairman Taricani

Mr. Songer suggested that placing restrictive covenants on the property deed in a way to guarantee the use of the land would satisfy Council's concerns about the land use. Council discussed this briefly and pointed out they had received legal counsel indicating restrictive covenants were not advisable.

To Mr. Songer's inference that Council felt the current zoning is the best land use, Chairman Taricani indicated this was not the case. The majority of Council felt there had not been a sufficiently strong case presented for the rezoning but there were other ways of imaginatively using this land and the property owner could submit other requests with other plans.

NEW BUSINESS

1. 1982 Gypsy Moth Spray Program. Council reviewed the October 29, 1981 letter from the Centre County Board of Commissioners regarding the 1982 Gypsy Moth Spray Program. Council questioned the figures used in the letter and the method indicated for arriving at the Township's assessed share of the cost of the program and asked why the cost had not been per acre. It was suggested that further discussion on this be postponed until clarification had been received on these questions. Mr. Williams indicated he would get more information on the spray program and clarification of the questions Council had raised.

2. Request for Rezoning -- Jesse M. and Bonnie L. Darlington (former Dreibelbis Farm) regarding approximately 25 acres from A (Agriculture) District to C-1 (General Commercial) District.

Mr. Dean moved that the request for Rezoning the property of Jesse M. and Bonnie L. Darlington (former Dreibelbis Farm) regarding approximately 25 acres from A (Agriculture) District to C-1 (General Commercial) District be forwarded to the Planning Commission for their consideration and recommendation. Mr. Bailey seconded the motion which was carried unanimously.

3. Petition from Residents of Grant Street and Liberty Street in Oak Hall. Chairman Taricani read the petition wherein the

residents of Grant Street and Liberty Street in Oak Hall petitioned College Township to pave these streets as discussed at the College Township Council meeting on October 15, 1981.

Mr. Williams indicated the agreement had been that the Township would take over these streets and upgrade them until such time as it was feasible to pave them. It had not been agreed to pave them now. Mr. Williams indicated the estimated cost for paving the streets was \$19,000.

Council discussed the need for having the streets surveyed and deeds of dedication prepared.

Mr. Dean proposed that the Township Engineer do the necessary survey and furnish each owner with the information needed for the preparation of the deeds of dedication and then it would be up to each individual owners to provide his deed of dedication.

The residents present indicated they were willing to help in any way they could and clarified for Council that they did not expect the streets to be paved immediately or even next year but would like to have them graded and improved to help the water situation and make them more travelable.

Mr. Dean suggested that perhaps the Township should have signed pledges from the property owners of their intent to dedicate the land necessary to complete these roads before moving ahead with the survey.

Mr. Dargitz didn't feel this was necessary and the spokesman for the residents indicated that all the property owners were aware that the streets will involve a 33 foot right-of-way.

Chairman Taricani asked Mr. Williams to look over the streets and see what was needed to upgrade them for the present time and to have the Township Engineer proceed with the survey. She indicated to the residents that upon receipt of the information from the survey they should have the deeds of dedication prepared.

Mr. Williams indicated Stan Hoy, of Triangle Engineering, had prepared the original survey. Council had no objection to him doing the survey this time also.

Mr. Dean moved that Council accept the petition of the residents of Grant and Liberty Streets in Oak Hall and take all necessary and deliberate action to obtain the necessary deeds of dedication and proceed to improve the road conditions. Mr. Dargitz seconded the motion. The motion was carried unanimously.

4. Site Distance Problem at Driveways on Pike Street.

George Hornbein provided Council with copies of a plan for a traffic control device.

Mr. Williams indicated he had contacted George Khoury, of PennDOT, relative to their installing a traffic control device to alleviate the site distance problem. Mr. Khoury requested PennDOT be provided with a plan showing the location of the device and the estimated cost of the device. Mr. Williams indicated to Mr. Khoury that the residents in the area of these driveways were willing to help with the work. Mr. Khoury indicated PennDOT would also be looking at cutting down the bank on Mrs. Dreese's property. If this was done, PennDOT would assure that Mrs. Dreese still has use of her driveway and walkway.

Council discussed the location of the control device, how it would be powered and whose responsibility it would be to maintain the device. Mr. Dean felt the cost of maintaining and providing power for the device would be minimal and the Township could possibly cover these costs.

Mr. Hornbein indicated he had an estimated cost of \$2,000 for the device and installation and outlined the work the residents planned to do.

The appropriate next steps were discussed. Council felt the residents should submit the plan for the device and estimated costs to PennDOT. A letter from the Township indicating the traffic control device had been discussed with Council at a public meeting and Council endorsed the concept and were willing to help pursue it if feasible. A letter would be prepared by the Township staff and should be included as part of the package sent to PennDOT.

Mr. Hornbein was concerned about the length of time it was taking to move ahead on this project. Council suggested he pick up the letter of endorsement at the Township Office and hand-carry it and the plan and estimated cost to Mr. Khoury.

5. Approving Maintenance Agreement for Traffic Signals at East College Avenue, Gerald Street, and Struble Road.

Mr. Williams indicated Council needed to pass a resolution approving this maintenance agreement. He indicated if Council approved this agreement he would have the Solicitor prepare the resolution and then see that it got to Council Members for signature.

Mr. Dean asked about a possible split in the cost of maintaining these signals inasmuch as there is a State highway involved. Mr. Williams indicated the Township is responsible for all maintenance of traffic signals whether or not a State highway is involved.

Mr. Dargitz moved that Council adopt a resolution approving the Maintenance Agreement for Traffic Signals at East College Avenue, Gerald Street, and Struble Road. Mr. Bailey seconded the motion. The motion was carried unanimously.

6. Deed of Dedication for the following streets:
- a. Gerald Street, 1667.58 feet;
 - b. Lexington Circle, 573.8 feet;
 - c. Buchenhorst Road from the Intersection of Gerald Street to the Intersection of Penbrook Lane, 578.1 feet;
 - d. Penbrook Lane from the Intersection of Buchenhorst Road South 576.91 feet;
 - e. Buchenhorst Road from the Intersection of Gerald Street West 402.84 feet.

Mr. Williams pointed out on a drawing the location of these streets being dedicated. He indicated he had the one-year maintenance bonds for these streets and he and the Township Engineer had inspected these streets and found them to be in good condition. Mr. Dargitz stated he had been on Buchenhorst Road recently and felt there was some settling from Gerald Street to Penbrook. Mr. Williams indicated he would check this portion again.

- Mr. Dean moved that Council accept the Deeds of Dedication for:
- a. Gerald Street, 1667.58 feet;
 - b. Lexington Circle, 573.8 feet;
 - c. Buchenhorst Road from the Intersection of Gerald Street to the Intersection of Penbrook Lane, 578.1 feet;
 - d. Penbrook Lane from the Intersection of Buchenhorst Road South 576.91 feet;
 - e. Buchenhorst Road from the Intersection of Gerald Street West 402.84 feet.

Mr. Dargitz seconded the motion which was carried unanimously.

7. C.O.G. Budget. Mr. Bailey, College Township's Representative on the COG Finance Committee, briefly reviewed the proposed COG Budget for 1982, which had been accepted by COG Forum at its last meeting. He indicated that there would be some minor changes forthcoming. The overall budget of \$1,570,348 is a 3.6% increase over last year's budget, within the 5% increase guideline College Township had indicated would be acceptable.

Mr. Bailey moved that Council adopt the proposed COG budget for 1982 as presented on October 22 with figures quoted. Mr. Dean seconded the motion.

Mr. Dean read the amount of payment by College Township in the various categories:

COG Administration	\$ 6,270
COG General Fund	125
Solid Waste	-
Code Enforcement	-
Library	21,672
Centre Region Planning Commission..	10,928
Fire Protection (Operations).....	12,314
Fire Protection (Capital Sinking Fund)	3,744
Fire Protection (Fire Training Site)	-
Parks & Recreation	31,421
Welch Pool	3,772
Park Forest Pool	3,325
Bus Terminal	-
Senior Citizens	2,763
Total	\$ 96,913
1% Contingency Fund	483
TOTAL	\$ 97,396

To questions from the audience Mr. Dean explained the Township must give one year's notice to withdraw from any of the COG Programs. He also explained what was covered under the Parks and Recreation category and the scholarship program for individuals not able to pay the fees associated with some of the Parks & Recreation activities.

The motion to adopt the Proposed COG Budget was carried unanimously.

Mr. Dargitz asked Mr. Bailey to take to the Finance Committee the request that a study be done to determine which is more feasible/economical, to have Centre Regional Parks & Recreation maintain the parks or have each municipality maintain the parks within their municipality. Mr. Williams was asked to make note of this request for the study and follow-up on it.

8. Post Office. Chairman Taricani reported a letter had been received from the Architect for the post office building forwarding to Council the application from Paul R. Spearly & sons for the second payment in the amount of \$44,821.45. The Architect had approved the payment.

Mr. Bailey moved that Council authorize the second payment of \$44,821.45 to the Contractor for four different parts of the contract. Mr. Stewart seconded the motion. The motion was carried unanimously.

9. Summerfest '82. Mr. Dean explained that last year the State College Borough had received a matching grant which was used for Summerfest '81, a program of visual arts. The Borough has again applied for the grant and is soliciting interest from other municipalities insofar as some of the activities would be held in the municipal

parks with the municipalities sharing in the cost. Mr. Dean indicated he would be in favor of this concept if it took the place of something else in the Parks & Recreation Program with no additional cost to the Parks & Recreation Budget.

Council briefly discussed this matter and agreed with Mr. Dean that they would be in favor of it if it took the place of something in the Parks & Recreation Program with no additional cost to the Parks & Recreation Budget.

10. Mr. Dargitz reported that CATA has been working on modifying the Articles of Agreement and Bylaws which would apply to a regional authority to coincide with the decision of the COG General Forum that CATA be a regional authority instead of a Borough authority. He pointed out some problems that were being addressed concerning membership on the authority and indicated Council would be asked to take a position on these Bylaws and Joint Articles of Agreement at the next meeting of the General Forum.

ANNOUNCEMENTS

1. Project Field Review at Proposed Traffic Signal Intersection, East College Avenue, Gerald Street, and Struble Road, November 13, 1981 at 9:30 a.m.

ADJOURNMENT

Mr. Bailey moved the meeting be adjourned. Mr. Dean seconded the motion which was carried unanimously.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Elwood G. Williams, Sr.
Secretary

EGW:if:bh

Attachment A

COLLEGE TOWNSHIP

TREASURER'S REPORT

OCTOBER, 1981

DESCRIPTION

General Funds - Receipts & Expenditures

Township Funds - Cash & Investments

REFERENCE

Schedule I

Schedule II

COLLEGE TOWNSHIP
TREASURER'S REPORT
GENERAL FUND - RECEIPTS & EXPENDITURES
OCTOBER, 1981

	<u>OCTOBER '81</u>	<u>SEPTEMBER '81</u>
Check Book Balance - Beginning of the Month.....	\$ <u>330</u>	\$ <u>1,145</u>
Receipts During the Month.....	<u>51,722</u>	<u>14,428</u>
Net Transfers from Savings.....	<u>-0-</u>	<u>653</u>
Transfers from Other Funds - Revenue Sharing.....	<u>10,000</u>	<u>-0-</u>
	<u>\$62,052</u>	<u>\$16,226</u>
Expenditures for the Month.....	<u>\$55,231</u>	<u>\$15,896</u>
Net Transfers to Savings.....	<u>6,449</u>	<u>-0-</u>
Check Book Balance - End of the Month.....	\$ <u>372</u>	\$ <u>330</u>

COLLEGE TOWNSHIP

TREASURER'S REPORT

CASH & INVESTMENTS

OCTOBER, 1981

	GENERAL	STREET LIGHT	EQUIPMENT	PARKS & REC.	STATE	REV NUE SHARE	SPEC. RD. CONST. FUND
I. CASH:							
Checking Account	\$ 275 ^a	\$ 242	\$ 258	\$ 92	\$ 370	\$ 336	\$ 363
II. INVESTED:							
A. Daily Interest 5.25%	11,374	4,340	7,810	4,862	11,148	4,446	5,792
B. 90 Day Certificate 5.5% Annual					10,000 ^b		
C. 6 Month Money Market Cert.	10,000 ^b		10,000 ^b				
TOTAL FUNDS OCTOBER 1981	\$21,649	\$ 4,582	\$18,068	\$ 4,954	\$21,518	\$ 4,782	\$ 6,155
PREVIOUS MONTH	\$15,257	\$ 5,186	\$17,912	\$ 7,900	\$21,905	\$ 3,688	\$ 6,129
CASH	\$ 1,936						
INVESTED	\$79,772						
TOTAL	\$81,708						
PREVIOUS MONTH	\$78,969						

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 14.74%