

COLLEGE TOWNSHIP COUNCIL MEETING

SEPTEMBER 14, 1978

AGENDA

CALL TO ORDER

MINUTES OF PREVIOUS MEETING

UPDATE INFORMATION

TREASURER'S REPORT

CORRESPONDENCE

- (1) PennDOT Traffic Signal - University Dr. & Curtin Rd.
- (2) John W. Blasko
- (3) PA Historical & Museum Commission

PLANS FOR APPROVAL

- (1) Walnut Grove Subdivision - Replot of 3 Lots
- (2) Ellis F. Houser Resubdivision of Lot #3 (Conditional)
- (3) M. J. Jameson Resubdivision of 2 Lots into 1 (Conditional)
- (4) Mt. Nittany - Rhodes Homestead

BUSINESS

- (1) Resolution - Appointment of Special School Police
- (2) Preliminary Engineering - Hallock Subdivision
- (3) Environmental Advisory Council Report - DeMartino Tract
- (4) Open Bids on Thompson Street
- (5) PSATS Update
- (6) Cutting dead trees for firewood in Lemont Park
- (7) Request for Sewer Service - Clover Highlands
- (8) Act 60 Amending PA Municipalities Planning Code
- (9) Consolidation of Membership on CRATS Coordinating & COG Transportation Committee
- (10) Report on Meeting with ConRail 9/6/78 - Trotter & Williams
- (11) Proposed Revised Voting Districts in the Township
- (12) Water Study Status Report - Dean
- (13) Zamrik Case

ANNOUNCEMENTS

- (1) Riff-Raff Collection
- (2) Annual CRPC Bus Tour
- (3) Visitation Day '78, Derry Township, 9/22/78
- (4) Annual Fall Convention, Centre Co. Assoc. of Twp. Off. 9/25/78 at 6:30 p.m.
- (5) Alternatives Updating Transit Development Plan

**OPEN DISCUSSION
ADJOURNMENT**

**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING
SEPTEMBER 14, 1978**

The regular meeting of the College Township Council was called to order by Chairman John H. Ziegler at 7:30 p.m.

Members present: John H. Ziegler, Clarence E. Trotter, Dolores A. Taricani, Donald E. Bailey, and J. Carroll Dean

Others present: Manager Elwood G. Williams
Zoning Officer John R. Grinder
Tom Songer and Frank Welch, Engineers of Uni-Tec Inc.
Al Jones of Dunaway, Weyandt, McCormick & Jones, representing Mt. Nittany Terrace-Rhodes Homestead Final Plan
Chris Exarchos, Mrs. Frank Mayes, Mrs. George Beatty, and Charles Herman were present re Post Office Building
Dave Allison re Hallock & DeMartino Subdivisions Sewer Service
Edward Guenot, Developer of Walnut Grove Subdivision
Claire Brown, Planning Commission Secretary
Al Drobka representing Mrs. M. J. Jameson

Absent: Treasurer Robert L. Hayden - he is confined to Geisinger Medical Center

MINUTES OF PREVIOUS MEETING

Corrections to the minutes of August 10, 1978 Regular Meeting were as follows:

Page 8, last paragraph, should read: three roads: (1) Elmwood Street and Branch Road to U. S. 322 (14019), (2) Intersection of Elmwood Street-Branch Road-Boalsburg Road to the end of State Road in Houserville (14050) and (3) Puddintown Road if resurfaced (14039).

Page 10, last sentence of first paragraph to read: The requested rezoning will not create spot zoning since it will be a C-1 zone.

Dean moved the minutes of the Regular Meeting held August 10, 1978 be approved with the corrections indicated. Trotter seconded the motion which was unanimously carried.

UPDATE INFORMATION

- * Nothing has been received from the results of the Traffic Signal Surveys which PennDOT is conducting as of this date.
- * PUC Hearing on Whitehall Street Railroad Crossing, all indications at the hearing were that the crossing right-of-way would be granted. The Manager understood that the decision would be made within 30 days from the date of the hearing which was held on August 23, 1978 at 10:00 a.m. in the Township Building.
- * The Township has received a Recorded Plot Plan of the Mary Whiteman Subdivision on Brush Valley Road.
- * The Treasurer has taken action to pursue the matter of those employers not filing their Quarterly Tax Report
- * Winter Traffic Service Agreement with PennDOT has been received.
- * Received the Centre Video Map as of today 9/14/78 indicating the service lines in College Township.

TREASURER'S REPORT

After a brief discussion, Bailey moved to accept the Treasurer's Report. Dean seconded the motion which was unanimously carried.

CORRESPONDENCE

- (1) Letter to Williams from J. R. Doughty, P.E., Director of the Bureau of Traffic Engineering (PennDOT) dated 8/29/78 concerning traffic signals on University Drive and Curtin Road.
- (2) Letter of appreciation from John Blasko to Williams dated 8/25/78 concerning the public railroad crossing right-of-way by the Lemont House into the Nittany Orchards Development.

(3) Letter to Ziegler from Vance Packard, Office of Historic Preservation dated 8/8/78 concerning the inclusion of the Lemont Historic District into the Pennsylvania Inventory of Historic Places. Dean recommended that a copy of this letter be sent to the Planning Commission for their consideration and review.

PLANS FOR APPROVAL

(1) Frank Welch, Ed Guenot, and Tom Songer were present to discuss the replot of 3 lots of the Walnut Grove Subdivision. Since Council could not approve the entire plan because of variance problems on certain lots, Dean suggested that the name of the plan be changed to: Resubdivision and Replot of Lots 1, 2, 10 & 11 of the Walnut Grove Development. (Also noted by Council was the need for cul-de-sac cartway of 40' radius.)

Dean then moved to approve the Resubdivision and the Replot of Lots 1, 2, 10 & 11 and the intervening parcels between Lots 10 and 11 as shown on Walnut Grove Subdivision Drawing E-7009-1, last revised 9/8/78, contingent on the correction of the Title Block which specifically calls out the approved lot numbers. Trotter seconded the motion which was unanimously approved by Council.

Dean asked that the Planning Commission make recommendations to clarify the phrase "innovative design" which is written into the Subdivision Regulations.

(2) Tom Songer came before Council to explain the Ellis F. Houser Resubdivision of Lot #3 which contains the Green Stamp Store. The proposed Pizza Hut would be owned by Houser and leased to the Company thus a subdivision would be required. Songer asked for conditional approval because a request for a variance is presently before the Zoning Hearing Board, and scheduled for September 22, 1978, to be heard. If subdivision is made, it would create a lot which does not meet the requirements set forth in the Ordinance.

Discussion was held on a letter to Mr. Jul Troiana, Regional Construction Engineer of Ross Pizza Inc., Monroeville, PA, dated 5/8/78, from Donald Miano, Zoning Officer at that time, regarding the resubdivision request. The Site Plan was reviewed by Miano. Five shortcomings were listed including Section 3.1.9 - Resubdivision - this does not apply if Houser is erecting the building and leasing it to Pizza Hut. However, if Pizza Hut is leasing a lot from Houser, this land must be subdivided from the 2.08 acre lot on which the Green Stamp Store is located. Miano further stated in his letter that this did not imply official approval or disapproval of the plan; that the plan must be submitted to the Planning Commission before a decision can be made. Mr. Songer stated that they understood the letter to imply that no

subdivision was needed to proceed with this plan.

Bailey moved that the Plan be tabled until the next Council Meeting so that a decision can be reached by the Zoning Hearing Board concerning the property. Trotter seconded the motion which was unanimously carried.

(3) Albert Drobka, Architect, represented Mrs. M. J. Jameson for a resubdivision of 2 lots into one. This plan, too, could only be given conditional approval until the Planning Commission has reviewed it. Since the property is in the flood plain, discussion centered on what would be added to the already existing home.

Taricani then moved that Council approve the M. J. Jameson Resubdivision, A Replot combining Lots 21 and 22 into one lot, conditional on the approval of the Plan by the Planning Commission. Bailey seconded the motion which was unanimously carried.

(4) Al Jones, Attorney representing Beamer, came before Council with the Final Plan of the Mt. Nittany Terrace - Rhodes Homestead Plot.

After review and discussion, Trotter moved to approve the Final Plan of Mt. Nittany Terrace - Rhodes Homestead Plot, dated 4/20/77, contingent on the inclusion of the last noted copy date and the Right-of-Way Agreement which will be recorded. Taricani seconded the motion which was unanimously approved by Council.

BUSINESS

(1) Bailey moved that Resolution #50, which appoints Special School Police for the school term 1978-79, be approved. Seconded by Trotter, the motion was unanimously carried.

(2) Dave Allison, College-Harris Joint Authority, was present to explain his letter to Council dated 8/24/78, as well as to clarify the Uni-Tec study done on the Hallock and DeMartino Subdivisions. The study suggested ways of sewerage the various elevations within the subdivisions. Allison reported that the costs could be cut by bidding on materials and installations for both subdivisions at the same time. Estimated cost: slightly under "\$25,000.00".

"That's the magic number", Allison said. Under \$25,000.00 the Authority does not have to pay the prevailing wage on jobs. He urged Council to act quickly on setting up a meeting of involved property owners. Material costs have been rising at 1-1/2% a month. Council agreed: a special meeting will be scheduled by the Manager and Allison soon for all property owners involved so that sewage alternatives can be discussed.

(3) The Environmental Advisory Council Report of the DeMartino Subdivision Tract and its surface drainage was discussed by Council. Concensus: It would be an excellent idea to send the EAC's recommendations to developers so that the Advisory Council's suggestions could be included on final plans. Mr. Beitz will be consulted.

(4) Bids were opened for paving of Thompson Street from the following bidders:

Glenn O. Hawbaker, Inc.	\$26,460.00
325 W. Aaron Drive State College, PA	
Spring Creek Paving and Construction Company	\$20,467.00
P. O. Box 381 State College, PA	
D. E. Smith, Inc.	\$19,771.80
R. D. #2, Box 105 Mifflintown, PA 17059	

After review and discussion, Council decided to award the contract to the second lower bidder, Spring Creek Paving & Construction Company. D. E. Smith was considered unqualified because of unsatisfactory work in the past. The Manager will check to see that all bid specifications are met so that the cost of the project can be calculated on the front-footage basis and presented to the property owners along Thompson Street.

Trotter moved to present the cost information to the property owners on Thompson Street (on the basis of the Spring Creek Paving and Construction Co. Bid) and to receive a YES or NO decision from them. Dean seconded the motion which was unanimously approved by Council.

(5) A copy of UPDATE from PSATS dated August 10, 1978 was noted by Council.

(6) A request from a Township Resident for permission to cut down dead trees in the Mountainside Park in Lemont was received by the Manager. After some discussion it was decided that permission was granted but that the work would be supervised by a Parks & Recreation Committee member(s) so that not just anyone could cut down any tree that he wished.

(7) The request for sewer service by Mrs. Kenneth Babe for Clover Highlands has been withdrawn.

(8) A memo from Ron Short, Planning Director, to Municipal Managers, dated August 14, 1978, was noted by Council. Subject: Act 60 that amends Pennsylvania Municipalities Planning Code.

(9) The COG General Forum has requested a consolidation of membership on the CRATS Coordinating and the COG Transportation Committee. Since Trotter serves on both Committees, this request poses no problem for College Township.

(10) A report of the meeting with ConRail on September 6, 1978 in regard to a location for the Lemont Post Office was given by Trotter. Williams also read a letter from ConRail, dated September 14, 1978, which was received after the meeting held at the Train Station at Lemont. In the letter they indicate that they can draw up a lease for a 10 year period and three five-year periods thereafter at a cost to the Township of \$1800 per year for the approximately 17,000 square feet of land located between Mary Street and Mt. Nittany Road, adjoining the railroad tracks.

(11) Taricani presented the proposed, revised voting districts in the Township. There is no present WEST precinct; this would be added.

Trotter moved that the proposed re-districting be presented to the Centre County Commissioners for their approval. Dean seconded the motion which was unanimously carried.

(12) Dean brought the Council up to date on the Water Study Status Report. Dean felt there was a great deal of information in the handbook which he received from the Department of Community Affairs in Harrisburg and suggested that all Council Members read it.

(13) Zamrik Case. Council was brought up to date on the survey requested in accordance with the Court Order of August 31, 1978. A survey report from Mr. Zamrik's lawyer by way of the Township Solicitor had been received by the Manager the morning of the Council Meeting (9-14-78) but the plan had not been dated by the Engineer; therefore, Council would not accept it at their meeting. Grinder indicated to Council that a previous plan used to make a decision was in error. Zamrik restated information that had been presented at previous meetings. With no further new information, Council dismissed the case since it is now in the hands of the Court. Any further transactions by Zamrik will be through the Township Solicitor and the Court.

ANNOUNCEMENTS

- * Riff-Raff will be October 2, 3, and 4th.
- * Annual CRPC Bus Tour has been set for October 14, 1978.
- * Township Visitation Day for 1978 will be held in Derry Township on September 22, 1978, Ziegler, Trotter and the Manager will attend.
- * The Annual Fall Convention of the Centre County Association of Township Officials will be held on September 25, 1978 at the Penns Valley High School.
- * Alternatives for Updating the Transit Development Plan will be discussed at the Planning Commission Meeting on October 18, 1978. Council is invited to attend.
- * A meeting was held on September 13, 1978 at 1:30 p.m. with Ellis F. Houser, PennDOT, Charles E. Walls, and Manager Williams, to discuss the entrance and exit from Houser's property along Benner Pike at the "Y". Two alternatives were presented to Houser by PennDOT Officials: (1) To construct planted islands in front of Action Motors and Lot 5 to prevent entrance to and exit from these lots in the vicinity of the existing traffic signal. Access would be in front of the Green Stamp Store and the opening permitted for Lot 5. This would be a temporary solution until the frontage road proposed by CRATS is constructed, and (2) Revised signalization at the intersection in accordance with the sketch provided

(13) Zamrik Case. Council was brought up to date on the survey requested in accordance with the Court Order of August 31, 1978. A survey report from Mr. Zamrik's lawyer by way of the Township Solicitor had been received by the Manager the morning of the Council Meeting (9-14-78) but the plan had not been dated by the Engineer; therefore, Council would not accept it at their meeting. Grinder indicated to Council that a previous plan used to make a decision was in error. Zamrik restated information that had been presented at previous meetings. With no further new information, Council dismissed the case since it is now in the hands of the Court. Any further transactions by Zamrik will be through the Township Solicitor and the Court.

ANNOUNCEMENTS

- * Riff-Raff will be October 2, 3, and 4th.
- * Annual CRPC Bus Tour has been set for October 14, 1978.
- * Township Visitation Day for 1978 will be held in Derry Township on September 22, 1978, Ziegler, Trotter and the Manager will attend.
- * The Annual Fall Convention of the Centre County Association of Township Officials will be held on September 25, 1978 at the Penns Valley High School.
- * Alternatives for Updating the Transit Development Plan will be discussed at the Planning Commission Meeting on October 18, 1978. Council is invited to attend.
- * A meeting was held on September 13, 1978 at 1:30 p.m. with Ellis F. Houser, PennDOT, Charles E. Walls, and Manager Williams, to discuss the entrance and exit from Houser's property along Benner Pike at the "Y". Two alternatives were presented to Houser by PennDOT Officials: (1) To construct planted islands in front of Action Motors and Lot 5 to prevent entrance to and exit from these lots in the vicinity of the existing traffic signal. Access would be in front of the Green Stamp Store and the opening permitted for Lot 5. This would be a temporary solution until the frontage road proposed by CRATS is constructed, and (2) Revised signalization at the intersection in accordance with the sketch provided

by PennDOT. PennDOT would provide 70% of the cost of the project with the remaining 30% coming from local sources, Mr. Houser in this case. Application for the project would come from College Township, however, Houser (and possibly other developers) would enter into an agreement with the Township to contribute the entire local share.

Alternative #2 was felt by those present to be the most desirable since it will be possible to incorporate this into the proposed frontage road. Mr. Walls asked for the Township's consideration of Alternative #2.

Mr. Bailey moved to pursue the traffic signal request on the basis of 30-70% payment plan at no expense to the Township. Trotter seconded the motion and it was unanimously carried. Dean suggested that the Council receive a declaration from Houser regarding the matter of payment. Ron Short will start paper work to begin the project.

OPEN DISCUSSION

New information about the postal facility in Lemont was discussed. When the Manager called the Postal Service Office to find out what the status was on the post office, it was learned that the bid had already been let to the Witmer Construction Co., State College. The Manager talked to Mr. Moore of the District Office in Pittsburgh, in the absence of Mr. Creighton, of the Columbia, MD, office who would be out of his office until Monday, September 18. Williams asked if a petition was presented to his office if that would help in keeping the post office location in Lemont. Mr. Moore was not able to answer this question. The new proposed site is in the State College Postal Delivery Route and adjacent to Dr. Yingling's Veterinary Hospital. The problem of parking which is the major concern, would not be improved; also, it would create a problem and hazard for those who walk to pick up their mail. The Gale Witmers, of the Witmer Construction Company, were at the meeting. Also Mr. Chris Exarchos, Mrs. Kenneth Mayes, Mrs. George Beatty, and Mr. Charles Herman were present to voice their objection to moving the post office out of the Village of Lemont. They felt a part of its identity would be lost without the post office. Contacts are being made by the Manager and Council in every way possible to get all the information they can. Discussion was held on the negotiations being done by the Township to acquire the property between

Mary Street and Mt. Nittany Road owned by ConRail as a proposed site for the Post Office Building.

Trotter moved and Dean seconded the motion that the Meeting adjourn. The meeting was adjourned at 11:57 p.m. Unanimously carried.

Respectfully submitted,

Elwood G. Williams, Sr.
Secretary

EGW:bh

COLLEGE TOWNSHIP

TREASURER'S REPORT

INDEX

AUGUST, 1978

DESCRIPTION

REFERENCE

General Fund - Receipts & Expenditures

Schedule I

General Fund - Comparative Summary

Figure I

General Fund - Moving Average

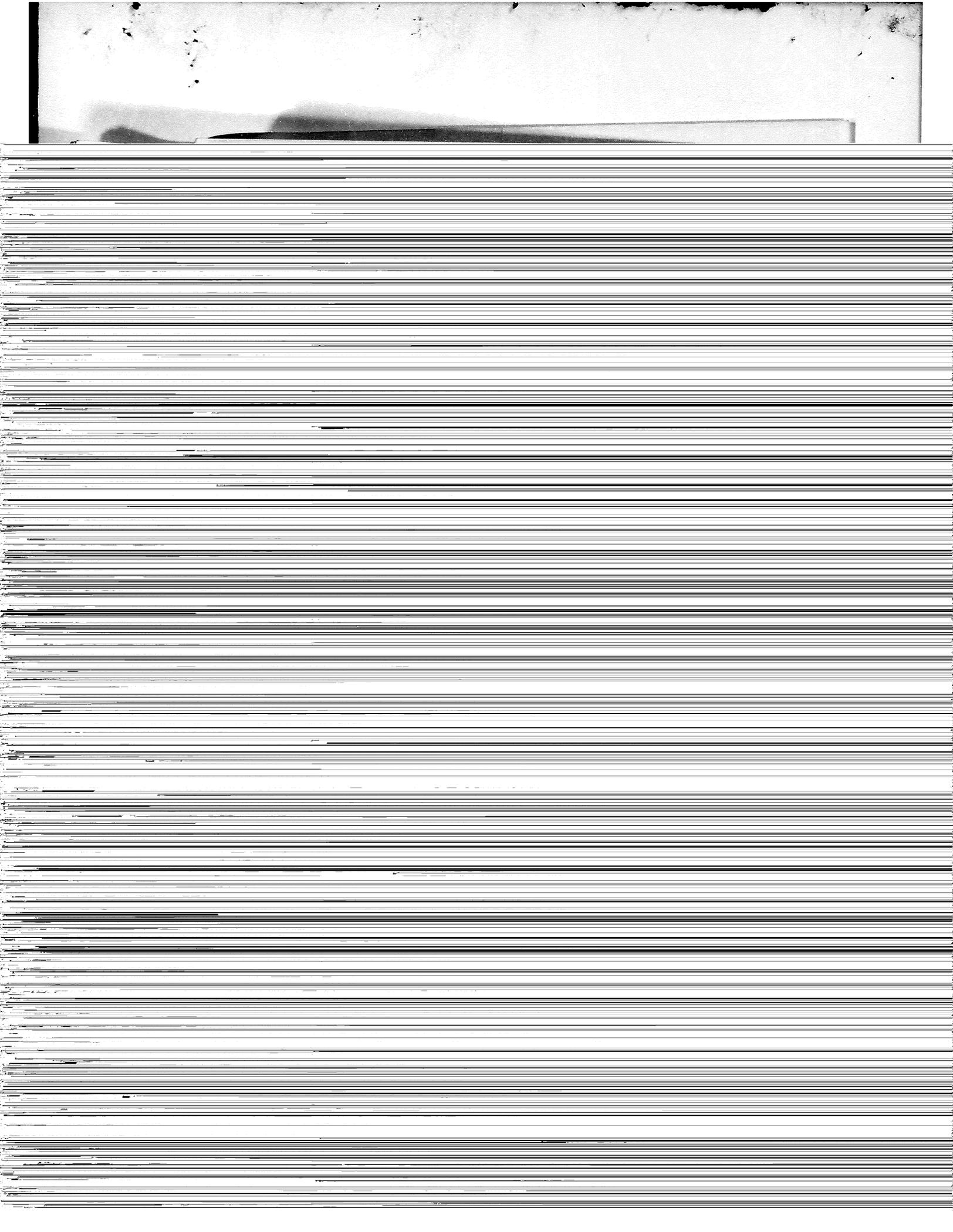
Figure II

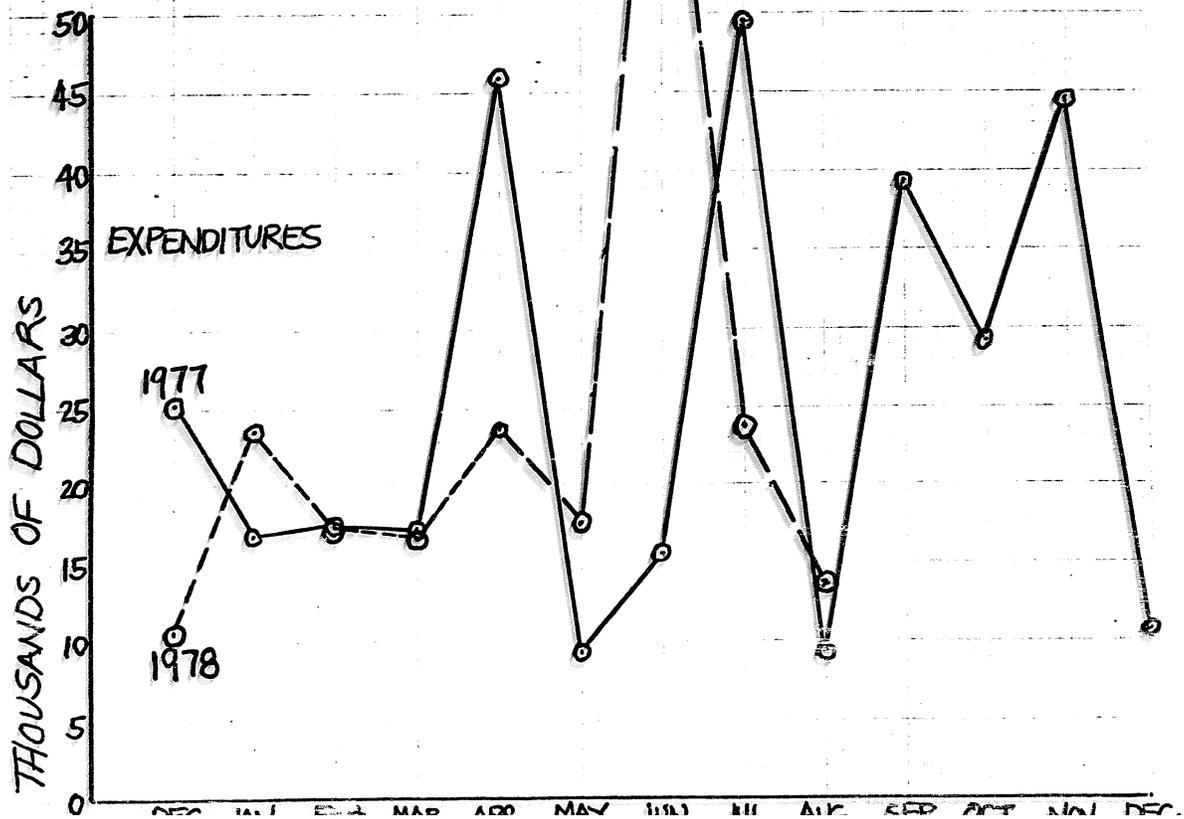
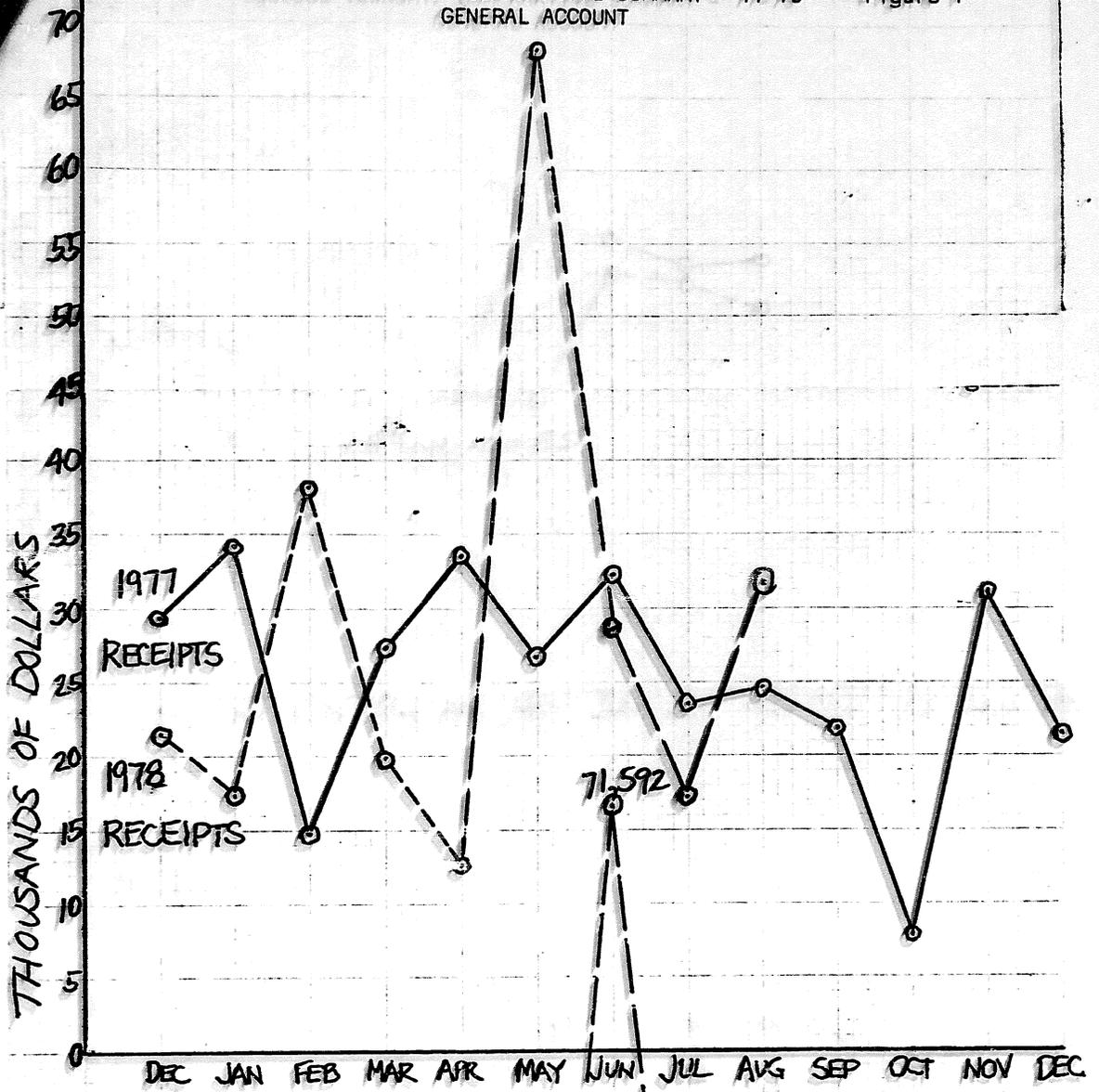
General Fund & Total Township Funds - Cash Flow

Figure III

Township Funds - Cash & Investments

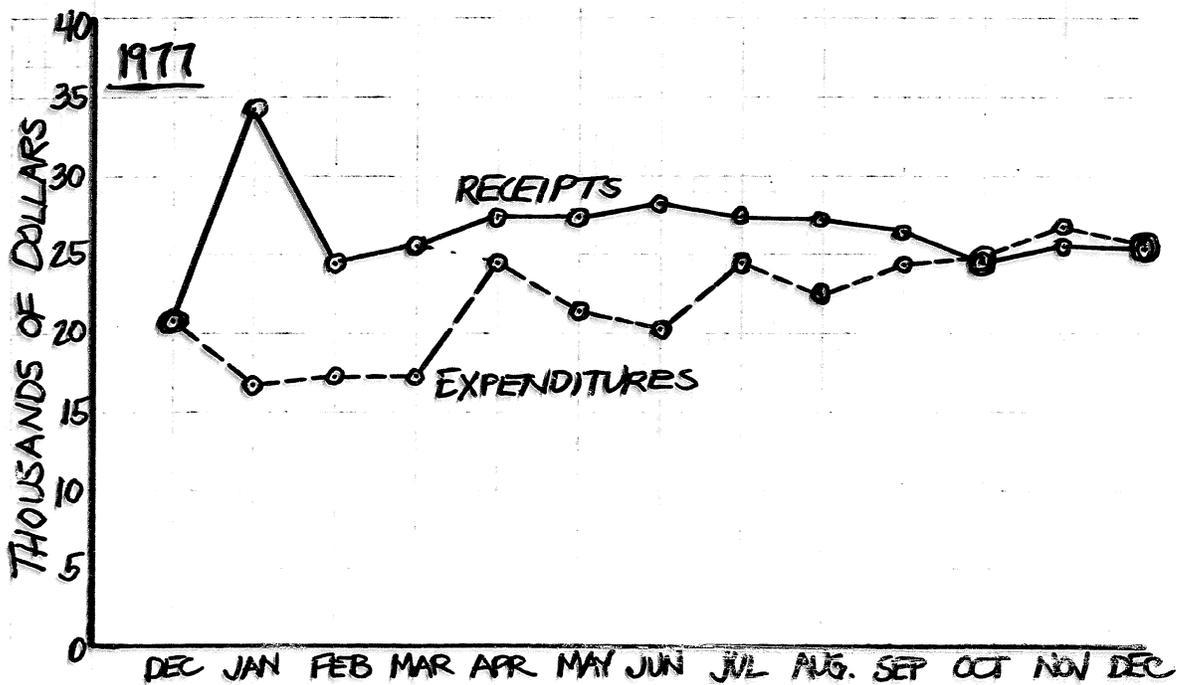
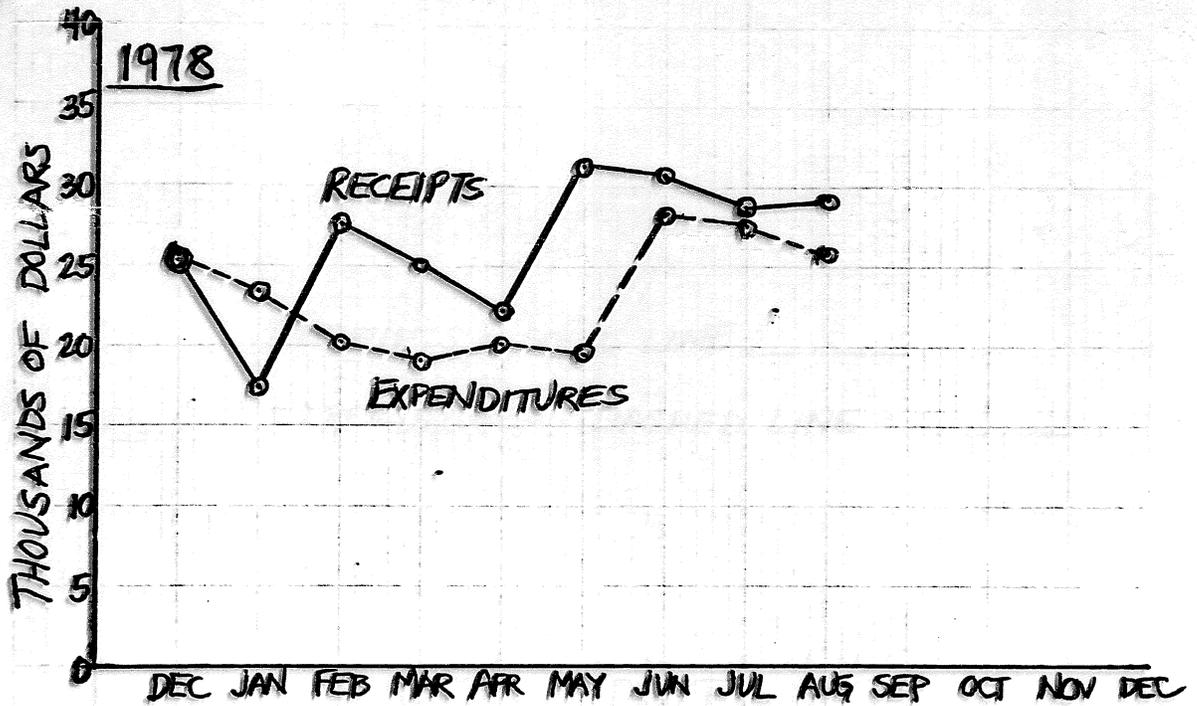
Schedule II





COLLEGE TOWNSHIP MOVING AVERAGE - 77/78
GENERAL ACCOUNT

FIGURE 11



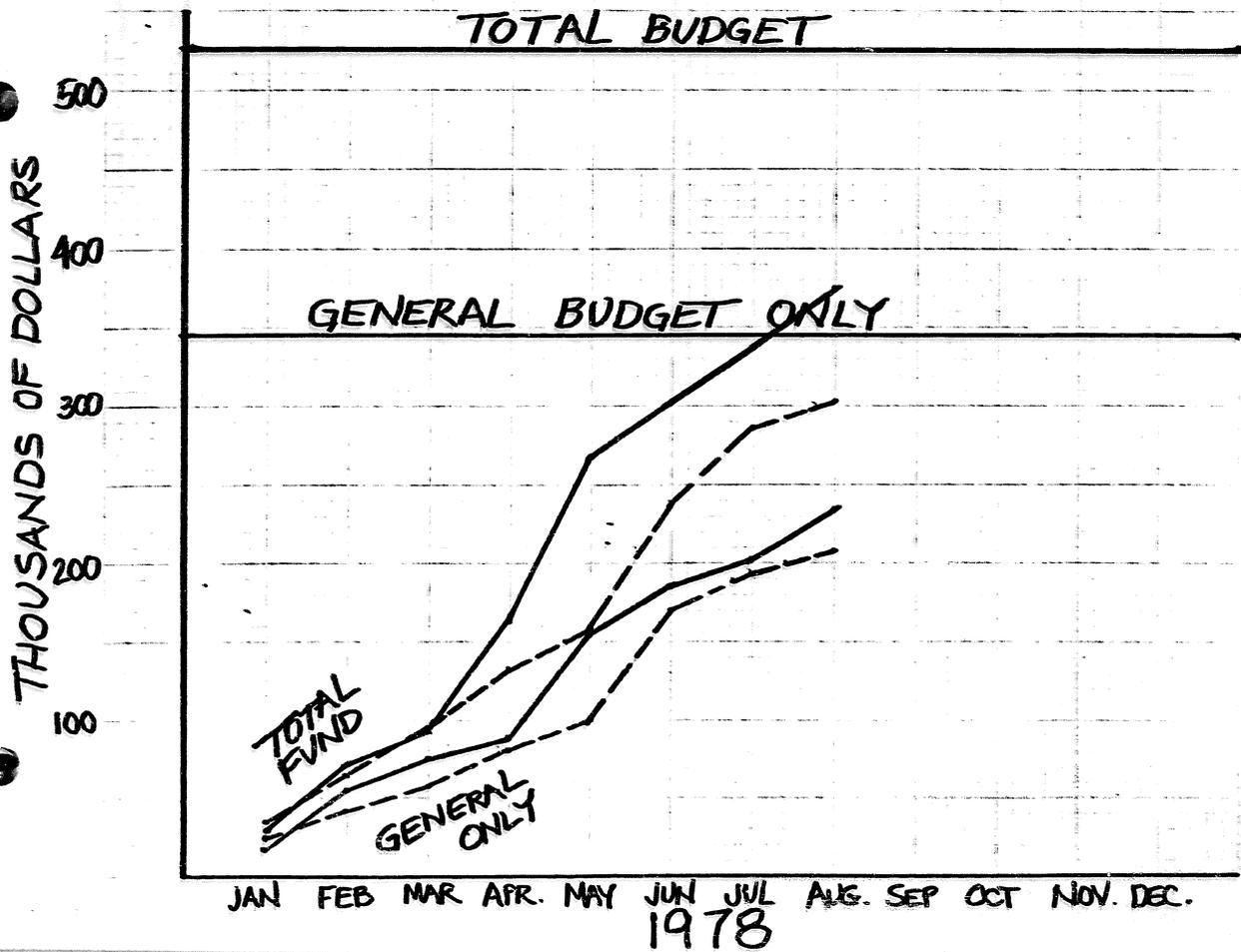
COLLEGE TOWNSHIP CASH FLOW

Figure III

GENERAL ACCOUNT

RECEIPTS : SOLID LINE _____

EXPENDITURES : DASHED LINE _____



COLLEGE TOWNSHIP

TREASURER'S REPORT

CASH & INVESTMENTS

AUGUST, 1978

	GENERAL	EQUIPMENT	PARKS & REC.	STREET LIGHT	STATE	REVENUE SHARE	FEDERAL ANTI RECESS.
CASH:							
CHECKING ACCOUNT	\$ 550	\$ 136	\$ 176	\$ 539	\$ 89	\$ 63	\$ 9
INVESTED:							
Daily Interest - 5% Annual	44,004	12,524	6,893	4,863	2,585	25,466	1,290
90 Day Certificate - 5.5% Annual	-0-	-0-	-0-	-0-	10,000 ^a	10,000 ^a	-0-
					10,000 ^a	10,000 ^a	
TOTAL FUND @ AUGUST, 1978	\$ 44,554	\$ 12,660	\$ 7,069	\$ 5,402	\$ 22,674	\$ 45,529	\$ 1,299
PREVIOUS MONTH	\$ 26,932	\$ 12,591	\$ 6,931	\$ 5,866	\$ 25,039	\$ 45,529	\$ 1,299
CASH	\$ 1,562						
INVESTED	\$137,625						
TOTAL	\$139,187						
PREVIOUS MONTH	\$124,187						

NOTES:

Maturity dates of certificates of deposits:

a) October, 1978