

COLLEGE TOWNSHIP COUNCIL

Special Meeting

October 1, 1984

7:30 pm

Taricani called to order a special meeting of the College Township Council on October 1, 1984 at 7:30 pm, in the College Township Municipal Building.

Members present: Gale L Dargitz, Max E Hartswick, Fred E Smith, Dolores A Taricani - Chairman

Member absent: Herbert W Stewart

Others present: C Thomas Lechner - Manager
Beulah L Houser - Administrative Assistant

Taricani opened the meeting by stating that the first agenda item of the evening would be a Public Hearing for three College Township IDA loan applications.

Reed McCormick presented the first application from PFG Associates and Zimmerman Homes, Inc., as a joint venture, to build a commercial office building in College Township. He stated that the loan would be in the amount of \$2.7 million. McCormick informed Council the total cost of the project would be \$3.2 million. When the project is completed the total number of employees involved would be 143, 43 of which are existing employees and 100 new employees.

Smith made a motion that Council endorse the Certificate of Approval of the application for the commercial office building. Hartswick seconded the motion and Council members voted in favor of it.

McCormick presented the second application from Thomas A Ryan, Jr. and Barbara J Ryan, his wife, who intended to build a commercial facility to lease to Minitab, in Gato Park, Ferguson Township.

Taricani swore in Kenneth Faulkenbach who testified for this application.

Faulkenbach stated that he is the General Manager of Minitab which is a data analysis and software design company. He mentioned that Minitab has been located at the University Park Campus and their housing lease is scheduled to expire on August 1, 1985. He informed Council that Minitab had outgrown the facilities granted to them on campus.

Faulkenbach explained to Council that the building would be owned by Thomas and Barbara Ryan and that Minitab would lease from them. Several Council members questioned this. Faulkenbach informed Council that an accounting firm had recommended this as a good business project. McCormick mentioned that funds have been granted for this type of business venture in the past.

Faulkenbach stated that there would be 17 full-time and three part-time employees by June 30, 1985. He expects to employ seven additional employees after moving into the building and 32 more by the 1986-87 fiscal year.

It was moved by Smith and seconded by Hartswick that Council endorse the Certificate of Approval for the application for funding. Council members approved the motion 3 - 1, with Dargitz opposing.

The third application presented to Council was from Hanover Brands, Inc. who intends to add building improvements, equipment and improve the waste water treatment plant, in Potter Township.

Gary Knisely, Executive Assistant to the President of Hanover Brands, Inc., was sworn in to testify by Taricani.

McCormick noted that the application is for \$1.5 million.

Knisely informed Council that the funds would be used to purchase improved equipment, upgrade the disposal system, expand the processing lines and improve the warehouse. He said that the plan would employ 40 - 50 new seasonal employees during the months of May through November. He explained that because of the nature of the operation part-time employment is necessary. For example, during the time vegetables are harvested there is a greater need for employees.

Smith moved that Council endorse the Certificate of Approval for the application. Hartswick seconded the motion and it was voted in favor by Council.

Taricani announced that the next item to be addressed would be level of police service in College Township. She explained that the Township contracts police service from the State College Borough as the Township does not have its own police agency. Under the terms of the contract, there is a prescribed minimum number of hours of police service recommended for the Township. Council then meets to determine how many hours the Township should contract for.

Dargitz explained that last year the Township received the services of approximately 6.2 officers. By the way the contract is set up, the Chief of Police for the State College Borough must inform Council by September 15 of the recommended coverage for the following year. The Chief of Police has recommended to Council that because of the level of activity going on in the Township, the number of officers should be reduced to 5.3, which would provide 185 hours of service per week to the Township. The proposal from the Borough for 5.3 officers is \$191,341.80.

Dargitz informed Council that they have three options: 1) to request more service; 2) to go along with the 185 recommended hours; or 3) ask for a further reduction in service.

Lechner stated that in the letter from the Chief of Police of the State College Borough stated that in his budget to the Finance Director of the Borough he is requesting that five new officers be assigned to the Uniform Patrol Section for the entire Borough. If the Borough Council approved adding five new officers to the force, the budgeted amount for College Township for 185 hours of service per week (\$19.89 per hour) would be \$191,341.80. If the five new officers are not approved, the cost for College Township would be approximately \$197,980 for 185 hours per week (\$20.58 per hour).

A motion was made by Dargitz to accept the proposal from the State College Chief of Police for 185 hours of police service per week for College Township at the rate of \$191,341.80 pending the additional officers are hired. If the five officers are not added to the force, the level of service should be reduced to maintain the

above amount. The motion was seconded by Hartswick and Council voted in favor of the motion.

Taricani informed all those present that in earlier deliberations Council has secured a wealth of information from various agencies and regional discussions and has looked at various alternatives to police service. Council feels that the contractual arrangement is the best situation available and is the most cost effective.

Council decided that the Budget Workshop on November 1, 1984, would be held at 4:00 pm in the Township Building.

The next item on the agenda was the Clover Highlands PRD. Tom Songer presented the Clover Highlands PRD Preliminary-Final Subdivision Plan for Phase I-A. Many residents of Clover Highlands were present at the meeting, most of whom expressed their displeasure with developing the area. A lengthy discussion occurred regarding the proposed project.

Taricani explained when a plan is presented to Council and it meets certain specifications and requirements of the Township, Council must have very good reasons not to approve the plan. She stated that Council has had public meetings to discuss the plan but they were not well attended by those objecting to the proposed development.

Taricani further stated that Council has been somewhat distraught by the plan. The developers and engineers have worked hard to revise it to meet certain requirements that Council and residents have asked for.

Dargitz moved to approve the Preliminary-Final Subdivision Plan for Phase I-A of the Clover Highlands PRD dated October 1, 1984, subject to posting of sufficient surety. Smith seconded the motion and Council members voted in favor of the motion.

The Planned Use Site Plan for Phase I-A, Lot 2 of the Clover Highlands PRD was presented by Songer. Again, a lengthy discussion took place between the residents, engineers, developers and Council.

Hartswick made a motion to approve the Planned Use Site Plan for the Clover Highlands PRD Phase 1, Lot 2, PFG Building-Professional Offices submitted September 10, 1984, resubmitted September 27, 1984. Smith seconded the motion and Council members voted in favor of the motion.

It was moved by Hartswick and seconded by Smith to adjourn the meeting. Council members voted favorably. The meeting adjourned at 9:25 pm.

Respectfully submitted,

C Thomas Lechner
Secretary

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