

COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING
JULY 9, 1981

AGENDA

CALL TO ORDER

OPEN DISCUSSION (15 MINUTES)

MINUTES OF PREVIOUS MEETING

UPDATE INFORMATION

TREASURER'S REPORT

CORRESPONDENCE

PLANS FOR APPROVAL:

None

BUSINESS:

- (1) Discuss Resolution to Administer Act 222
- (2) Request for Rezoning Hubbard Property
- (3) Report on Progress of Lemont Post Office
- (4) Purchase & Lease-Back Arrangement for 5 C.A.T.A. Buses
- (5) Request to Remove Barricade on Gerald Street (Cal Zimmerman)
- (6) Properties not Connected to Sewer
- (7) Renewal of Street Light Agreement
- (8) Winter Traffic Service Agreement with PennDOT, 1981-82
- (9) D.C.A. Grant Request (Parks & Recreation)
- (10) Tax Collection for State College Area School District
- (11) "No Parking after 9:00 P.M." Signs in Spring Creek Park
- (12) Pennsylvania Local Government Investment
- (13) Robert P. Vernon

ANNOUNCEMENTS

ADJOURNMENT

COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

HELD JULY 9, 1981

Chairman Taricani called the meeting to order at 7:30 p.m. in the College Township Municipal Building.

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

OPEN DISCUSSION

Chairman Taricani explained this was the time Council set aside each meeting to entertain questions/comments on non-agenda items. There were no questions or comments brought before Council during this discussion period.

MINUTES

Minutes of June 11, 1981, Regular Meeting. Corrections as follows:

Page 3, Paragraph 5, Line 1: delete "nominate", add "appoint" after "Council".

Page 5, Paragraph 5, Line 4: correct spelling of "Clinger"

Page 9, Paragraph 8, Line 2: change to read "...if the County would not or ..."

Mr. Dean moved the Minutes of June 11, 1981, be approved as corrected. Mr. Stewart seconded the motion and it was carried unanimously.

UPDATE

1. Mr. Williams reported he had contacted CATA relative to additional information on the purchase lease-back arrangement for five CATA buses and a representative of CATA would be at the meeting to answer Council's questions.
2. Mr. Williams wrote the PennDOT District Engineer at Clearfield relative to the design and estimate for self-actuated flashing "WALK/DON'T WALK" lights at the intersection of University Drive and Curtin Road.

A response has been received from PennDOT indicating their approval of the request and providing an estimate of approximately \$2400 plus installation for the requested signals.

Mr. Dean suggested a letter be written to David R. Schuckers, Director of Governmental Relations, Pennsylvania State University, informing him of this information and providing a

copy of the June 30, 1981, letter from Tom Ickes, relative to this signal. The letter should indicate that the Township "is agreeable to assuming responsibility of the light if the University will fund the cost and installation."

Council was in agreement with Mr. Dean's suggestion.

3. Mr. Williams reported he had talked with several individuals at PennDOT relative to the hazardous situation at the Harris Acres Intersection. They indicated they would review the situation and perform another traffic count but indicated creating a "No Passing" zone or "Left Turn Only" lane for this area would not be possible. Chairman Taricani indicated she would pursue this matter.

TREASURER'S REPORT

Treasurer Robert L. Hayden reviewed for Council the information in the Treasurer's Report for June 1981. Mr. Hayden pointed out that in the General, Equipment, and State Funds three Money Market Certificates had been purchased in early June at 14.741%, maturing December 1, 1981.

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

BUSINESS

1. Discussion of Resolution to Administer Act 222. Chairman Taricani explained Act 222 is a Building Energy Conservation Code enacted by the Commonwealth.

Mr. Dargitz summarized the Act pointing out it basically requires a builder to guarantee that a house meets certain standards of energy conservation in terms of insulation, windows, etc. He outlined the administration of the Act. Mr. Dargitz had spoken with David Beitz, of the Centre Region Code Enforcement Office, who indicated he is required by law not to issue a Building/Occupancy Permit until the guarantee called for in Act 222 is sent to the State. Mr. Beitz indicated the builders in the area were not opposed to the requirements of this Act.

Mr. Dargitz felt the law was not a good one but because of the requirement of submitting the guarantee before the Permit can be issued it could not be ignored.

Council discussed the Act, its value, advantages/disadvantages of having it locally administered, effectiveness of the Act, how complaints would be handled, recourse available to homeowners, variance requests, and West Penn Power Company requirements for energy conservation.

Mr. Dargitz suggested that Council may want to postpone any action on this matter until they have had an opportunity to discuss it with Mr. Beitz and until the results of the court case involving this Act

are known. He pointed out there is no deadline for notifying the State of the decision regarding the administration of Act 222.

It was the consensus of Council that no action be taken on the resolution to administer Act 222 at this time.

2. Request for Rezoning Hubbard Property. Mr. Dean moved the June 25, 1981, letter from John J. and Rita A. Albarano requesting a rezoning of 4.8 acres, a portion of the property of Dr. and Mrs. Howard Hubbard, located at 936 East College Avenue, from R-1 to C-1 be forwarded to the Planning Commission requesting their recommendation. Mr. Stewart seconded the motion and it was carried unanimously.

Mr. Dean suggested that the Manager check the Zoning Ordinance to be sure that all the procedures and timetables applicable in this matter were being adhered to.

3. Report on Progress of Lemont Post Office. Mr. Williams reported the rails and ties have been removed from the site and the rough grading has been done. The request for bids has been advertised and the bids will be opened July 15, 1981 at 7:30 p.m. Mr. Williams summarized the bid packages that have been picked up.

4. Properties not connected to Sewer. Council reviewed the May 14, 1981, letter from David A. Allison, Executive Secretary, College-Harris Joint Authority, detailing the inspection of properties owned by P. H. Licastro, Andrew D. Luzi, and Harold B. White, to determine the functioning of the septic systems and estimate of cost for connection to the sewer. Council felt the additional costs for the installation of pumping stations for these properties indicated in the report would be a burden to the property owners.

These costs were discussed along with deferring the requirement for these properties to be connected to the sewer to some future date. Mr. Dargitz felt this future date should not be determined solely by the functioning/malfunctioning of the present septic systems serving these properties.

Mr. Dargitz moved with reference to properties numbers 19-10-063, 19-10-062, and 19-14-081, in order to connect to the sewer system these properties require the installation of pumps which Council feels are quite costly and do not justify the Township requiring connection at this time inasmuch as the existing septic systems apparently are working. Mr. Dean seconded the motion which was carried unanimously.

Council asked Mr. Williams to notify the property owners and Mr. Allison of this decision.

Chairman Taricani outlined the situation surrounding the connection of the Cohn property located on Mary Street in Lemont to the College-Harris Joint Authority sewer system pointing out Mrs. Cohn had recently written Mr. Allison requesting information to clear up the misunderstandings that have resulted in this situation. Chairman Taricani indicated

she would prefer to have this information in hand before acting on this connection. Williams indicated Mr. Allison had informed him on July 9 that he sent a copy of his response to Mrs. Cohn to Chairman Taricani. Mr. Dargitz suggested that Council consider the connection of this property at their July 15 Special Meeting at which time the information from Mr. Allison should be in hand. Council asked Mr. Williams to notify the Cohns of this meeting.

Mr. Williams indicated that Centre Concrete are willing to connect to the sewer system.

Relative to the Reese property not connected to the sewer, Mr. Dean felt the Township should write him notifying him to connect to the sewer system.

Mr. Dean moved the Township inform Mr. Reese that they require him to connect properties, Code # 19-02-009, located at 1244 East College Avenue (Triangle Engineering) and 1230 East College Avenue (4 Trailers), to the College-Harris Joint Authority Sewer System. Mr. Bailey seconded the motion. The motion was carried with Mr. Stewart abstaining from the vote.

5. Renewal of Street Light Agreement. Mr. Williams indicated there were several errors in the agreement and the rate schedule referred to had not been included. Council instructed Mr. Williams to return the agreement for correction and inclusion of the rate schedule.

6. Winter Traffic Service Agreement with PennDOT, 1981-82. Mr. Williams reviewed the roads to be included and the rates indicated which are a 10% increase over last year's rates. Mr. Dargitz questioned the rate for Branch Road pointing out it was not the same as Mr. Williams indicated. Mr. Williams indicated there was an error in the chart and he had been instructed by PennDOT Officials to change the rate to the correct amount.

Council asked Mr. Williams to prepare an analysis of the costs to the Township to service these roads for the years the Township has been participating in the State Winter Traffic Service Program.

Mr. Dargitz moved Council accept the Agreement with PennDOT for Winter Traffic Service 1981-82 with changes that Mr. Williams pen-and-inked on his copy. Mr. Bailey seconded the motion which was carried unanimously.

7. DCA Grant Request (Parks & Recreation). Council reviewed the June 19, 1981 letter from the Department of Community Affairs relative to the Grant Requests and the June 26, 1981 Memorandum from Robert Ayer pertaining to these Grant Requests. Council asked Mr. Williams to forward this information to the College Township Parks & Recreation Committee requesting their recommendation and requesting the recommendation be received so that Council can consider it at their August Meeting.

8. Tax Collection for State College Area School District.
Mr. Williams indicated he and Mr. Hayden had been negotiating with the Business Administration and Treasurer of the School District relative to an agreement for the collection of School Taxes.

Mr. Hayden summarized the conversations, meetings, and correspondence that have resulted in these negotiations and the proposals and counter-proposals that have been made.

Council discussed the interbank transfer of tax receipts and its advantages/disadvantages, frequency, etc. Mr. Hayden outlined his reservations with this process and outlined the payment schedule he had proposed to the School District. Chairman Taricani suggested Messrs. Williams and Hayden explore the interbank transfer process.

Council also discussed an equitable tax collection agreement for all Municipalities involved and their desire that College Township not collect taxes for a lower rate than the other Municipalities.

Mr. Williams indicated that they were negotiating for equitable tax collection rates and for the sharing of cost of envelopes and postage. He indicated he hopes to have an agreement for collection of taxes by Council's next Regular Meeting and was interested to know if Council was satisfied with the lines along which he and Mr. Hayden were negotiating. Council indicated they were satisfied.

9. "No Parking After 9:00 P.M." Signs in Spring Creek Park.
Council reviewed the June 31, 1981, Memorandum from Robert Ayer, Centre Region Parks & Recreation, referring to the problem of cars parked in the parking lot of Spring Creek Park and asking Council to consider an amendment to the Parks Ordinance prohibiting parking after 9:00 p.m. (the time the Parks close).

Mr. Dargitz suggested that inasmuch as he is reviewing the overall Parking Ordinance that he and Mr. Williams review the Ordinance to determine if this No Parking After 9:00 P.M. in Spring Creek Park can be included with a minor change to the Parking Ordinance. If it can, advertise the intent of Council to consider the amendment at their next Regular Meeting and consider the amendment at Council's August Meeting. Council agreed with this procedure.

At a meeting of Regional and Township Parks & Recreation people, a representative from the Police Department and residents living in the area of Spring Creek Park regarding problems of the late use of the Park, the representative of the Police Department indicated with reduction in manpower and additional service to be provided in the Region, College Township could suffer a reduction in their Police Service. Chairman Taricani read correspondence from State College Police Chief Williams indicating there was no basis for this statement and that the level of service contracted for by the Township would be maintained.

10. Pennsylvania Local Government Investment. Chairman Taricani explained there were many investment programs being developed and Council

was looking at this information to explore ways in which the best return could be received from the money the Township has to use.

Mr. Dargitz pointed out that this investment fund was not the one the Township Association of Supervisors endorsed.

Council asked Mr. Williams to request information on the investment fund being proposed by the State Association of Township Supervisors and others that are available.

Chairman Taricani expressed her feeling that it was important for the Township to try to get the best return possible on its money but that it was also important that the Township support the local banks. Council discussed this and the investment options currently available locally.

Mr. Dean suggested that a strategy for proportioning the monies the Township had available for investment would need to be developed.

Council discussed this suggestion, the desirability to support local lending institutions with the need to get the best return on the monies, and questions regarding several aspects of the investment fund, i.e., check writing restrictions, fees charged, etc.

Council asked Mr. Williams when he obtained additional information on investment funds to have Tom Lechner and Mr. Hayden work on developing a strategy for investing Township funds.

11. Robert P. Vernon. Mr. Vernon indicated he was at the meeting to present two items concerning land use:

- a. The first item concerned front yard setbacks along streets where the right-of-way is less than fifty feet. Mr. Vernon indicated that when the rules of the Subdivision Regulations for this situation are applied it results in the house being built not aligning with the other houses on the street. He suggested that there be a waiver from these setback requirements in areas where 80% of the houses are already existing and the road right-of-way is less than fifty feet.

Council discussed possible solutions to the problem situation. Mr. Dargitz felt perhaps the Zoning Ordinance requirements would apply to Mr. Vernon's situation rather than those of the Subdivision Ordinance. Mr. Vernon stated that his plan for the lot in question had been returned by the Centre Region Planning Commission indicating it had the wrong setback at which time he changed it to conform to the requirements of the Subdivision Ordinance.

Council felt there was a misunderstanding of the intent of the Ordinance. Council felt this general problem should be reviewed by the Planning Commission but suggested for Mr. Vernon's specific problem that he submit a revised plan. If he was able to prepare the plan and have

it reviewed by the Planning Commission, Council would act on it at their Special Meeting on July 15. Mr. Vernon was instructed to let Mr. Williams know if he wanted his plan considered at the July 15 Meeting.

Mr. Dean suggested that an alternate to the revised plan would be to go to the Zoning Hearing Board but Mr. Vernon felt the time factor involved with this procedure would be prohibitive.

- b. The second item Mr. Vernon presented was: should a house built on a corner lot have two front setbacks and two side setbacks or two front setbacks, one side setback, and one back setback.

Council briefly discussed this matter. Chairman Taricani suggested that Mr. Vernon also take this question to the Planning Commission and let Mr. Williams know if he wanted Council to consider it at their July 15 meeting.

12. Purchase and Lease-Back Arrangement for Five CATA Buses.
Paul Oversier, General Manager of CATA, was present to answer Council's questions. He distributed copies of Page 40 of the CATA budget which addresses this arrangement.

Mr. Dean asked if the \$40,000 figure used would be for the five buses? Mr. Oversier indicated it would; that was the amount of the original loan taken out to buy the buses.

Mr. Dean indicated in order for the Township to review their cash flow to determine if participation in this arrangement would be possible it would need to know what CATA proposed to pay to lease the buses. Then the Township could investigate the options available to make a loan.

Mr. Oversier explained that his calculations revealed that on the \$40,000 loan over a three-year period on a lease arrangement, CATA would pay approximately \$49,500. He explained 5/6 of the \$49,000 would be reimbursible by Federal and State Government. So Local share of total lease cost would be approximately \$8,200. Mr. Oversier outlined the payment plan for the three-year period.

Mr. Dean asked what was proposed beyond these three years?

Mr. Oversier indicated that, after these three years and the Municipalities had achieved their return on the original \$40,000 they invested, CATA would request the buses then be leased to them for a nominal annual rate. Mr. Oversier also conveyed his thoughts on why he felt this approach would save in the future.

Mr. Oversier summarized for Council the interest in participating in this arrangement indicated by the other Municipalities in the Region.

Mr. Oversier indicated the buses would remain the property of the Municipality and at the time of trade-in the Municipality would be

entitled to the salvage value or receive the salvage value as a decrease in their share of the capital improvements program.

To questions concerning the participation of all municipalities, Mr. Oversier indicated they needed only one but wanted to give all the opportunity to be involved.

Mr. Dean suggested that Mr. Williams check to see what rate of interest the Township could get on a loan and what would be required as collateral.

Mr. Stewart asked what would happen if CATA found they didn't need to lease all five buses? Mr. Oversier indicated it would be possible to negotiate a lease that would guarantee the return on the investment or the bus could be sold (Mr. Oversier indicated the used-bus market is very high at this point in time.).

Mr. Oversier said CATA would be responsible for the insurance, maintenance, etc., and their insurance liability coverage he felt was sufficient to cover any accidents.

Mr. Stewart indicated that in the case of an accident, the owner, which would be the Township, would be responsible.

Chairman Taricani indicated this is one point that would need to be checked.

Mr. Dean suggested that Mr. Hayden and Mr. Williams check with the banks to see what interest rate the Township could get on money from \$8,000 - \$40,000 and talk to the Borough of State College to determine their intentions in this matter.

Council was in agreement on this procedure.

Mr. Oversier indicated CATA would not be doing further work on this arrangement until late summer or early fall and indicated he would keep the Township informed as to the Borough's intentions and amount of participation.

Council thanked Mr. Oversier for attending the meeting.

ADJOURNMENT

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

The meeting was adjourned at 10:09 P.M.

Respectfully submitted,

Elwood G. Williams, Sr.
Secretary

EGW:lf:bh

COLLEGE TOWNSHIP

TREASURER'S REPORT

JUNE, 1981

DESCRIPTION

General Funds - Receipts & Expenditures

Township Funds - Cash & Investments

REFERENCE

Schedule I

Schedule II

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

	<u>JUNE '81</u>	<u>MAY '81</u>
Check Book Balance - Beginning of the Month.....	\$ <u>717</u>	\$ <u>153</u>
Receipts During the Month.....	<u>23,477</u>	<u>50,365</u>
Net Transfers from Savings.....	<u>-0-</u>	<u>7,215</u>
	<u>\$24,194</u>	<u>\$57,733</u>
Expenditures for the Month.....	<u>\$21,297</u>	<u>\$57,016</u>
Net Transfers to Savings.....	<u>2,656</u>	<u>-0-</u>
Check Book Balance - End of the Month.....	\$ <u>241</u>	\$ <u>717</u>

COLLEGE TOWNSHIP.

TREASURER'S REPORT

CASH & INVESTMENTS

JUNE, 1981

	GENERAL	STREET LIGHT	EQUIPMENT	PARKS & REC.	STATE	REVENUE SHARE	SPEC. RD. CONST. FUND
I. CASH:							
Checking Account	\$ 243 ^a	\$ 678	\$ 44	\$ 49	\$ 370	\$ 326	\$ 323
II. INVESTED:							
A. Daily Interest 5.25% Annual	13,861	5,749	6,286	17,391	16,590	6,704	6,659
B. 90 Day Certificate 5.5% Annual	10,000 ^b		10,000 ^b				
C. 6 Month Money Market Cert.							
TOTAL FUNDS @ JUNE	\$ 24,104	\$ 6,427	\$ 16,330	\$ 17,440	\$ 26,960	\$ 7,030	\$ 6,982
PREVIOUS MONTH	\$ 21,924	\$ 6,437	\$ 13,816	\$ 12,395	\$ 28,471	\$ 6,872	\$ 6,894
CASH	\$ 2,033						
INVESTED	\$ 103,240						
TOTAL	\$ 105,273						
PREVIOUS MONTH	\$ 96,809						

NOTES:

- General Fund Checking:
 - a) Includes \$100.00 in Payroll Account
- Maturity dates of certificates of deposits:
 - b) December 1, 1981 - Interest Rate 14.741%