

COLLEGE TOWNSHIP COUNCIL

Special Meeting

December 3, 1984

4:00 pm

A special meeting of the College Township Council was held on December 3, 1984 at 4:00 pm in the College Township Municipal Building.

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

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

Taricani called the meeting to order at 4:05 pm.

CORRESPONDENCE

1. Letter from PennDOT, Feasibility Study - Trucks Using 322/144 Corridor

The first item on the agenda was a letter from PennDOT regarding two meetings to present the results of the Comprehensive Traffic Analysis and Feasibility Study of trucks using the 322/144 corridor between Interstate 80 and the Harrisburg/York metropolitan area. The meetings are to be held as follows: December 4, 1984, 7:30 pm, at the Centre County Vocational Technical School in Pleasant Gap; and December 5, 1984, 7:30 pm, at the Philipsburg Senior High School. Prior to the above public meetings, a 4:00 pm session has been arranged at the same location as the public meeting for that day to review the studies with the State Senator and Representatives, County Commissioners, Borough Officials and Township Officials along the study route.

Dargitz suggested that one of the Council members or Lechner attend the 4:00 meeting on December 4. Taricani and Lechner agreed to decide between themselves which one of them would attend.

A letter was received from Eric Niemann thanking Council for their time, effort and support toward completing a footbridge for his Eagle Scout project.

OLD BUSINESS

1. Budget Workshop

The first item of old business was the continuation of the budget workshop. Taricani stated that it had been decided that a tax increase is necessary. The total millage increase is 1½ which includes: 2 mills for a Library Fund; ¼ mill for the Equipment Fund; ¼ mill for Parks & Recreation; and minus 1 mill from the General Fund.

Dargitz made a motion to tentatively adopt and advertise for public inspection the December 3 revision of the 1985 Budget. Smith seconded the motion and the vote was unanimous.

## 2. Site Plan - U-Haul

A lengthy discussion occurred regarding the U-Haul Site Plan. Taricani informed those present that a decision on the Site Plan was postponed at a previous meeting because of two concerns. The concerns of Council were "use" and "access". She stated that Council does not consider all site plans, however, under the present Zoning Ordinance, Section 3.3 (Article IX) provides that additional review be done in cases of apartment complexes, shopping centers and industrial parks. Because of the impact of these facilities, they require special treatment.

Section 3.3.3 (Article IX) states that Council shall have the final determination whether such site plans meet the requirements of the Ordinance and shall accordingly approve or disapprove such site plans within 30 days of the last review of the Planning Commission.

The reason this Site Plan has come before Council, while it does not seem to be a shopping center, is that "shopping center" as defined in the Ordinance as a group of two or more primary uses or structures used for retail sales and service occupied by single ownership. The Site Plan in question does meet all the tests and, therefore, it is before Council.

Taricani stated that the Solicitor and the Centre Regional Planner have looked at the issue in regard to use and it is clear that the use of storage is an industrial use under the present Ordinance.

David O'Connell, of Sweetland Engineering and representing U-Haul, stated that U-Haul wishes to be in a Commercial Zone because they need commercial exposure. He further stated that they wish to have a convenient access for their customers and that U-Haul is a cleaner operation which is much more attractive than an Industrial Zoning-type area.

O'Connell mentioned that the storage facility is set up for individuals or businesses. The facility will be used during the daytime only. He stated that there are limitations to what is stored in the facility. For example, firearms and ammunition are not permitted. U-Haul will not handle the goods at all. The people renting the storage area will unload their property themselves. U-Haul estimates that 30 to 40 percent of their business is generated by these storage sheds, however, their main business, being rental of trucks, will take up the majority of the site.

The question of primary use and accessory use as related to Industrial Zoning arose. Bob Watkins defined primary use as the main use of a large structure. Accessory Use is defined as the use of the land which is incidental and subordinate to the Primary Use and located on the same lot unless specifically permitted elsewhere.

O'Connell discussed the traffic problem. It was U-Haul's intent to provide the safest access to the site that they could. In the Subdivision approval, there was a provision for a 34-foot marginal access road easement at the upper entrance to the South Ridge Motor Inn. U-Haul has connected a frontage road to that access easement going to the Meyer property. They are proposing a frontage road that

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connects to the neighboring property. One of the reasons for the access being at the point it is proposed for and what would make the frontage road possible is a traffic light at the intersection.

Bob Watkins stated that PennDOT would not commit themselves to a decision on a traffic light without doing a study on the area. He mentioned that if the PRD develops, there could be a potential for a light. Watkins' recommendation to the Planning Commission was that it is premature to grant another entrance because it would create a more hazardous situation.

Taricani suggested, and all involved agreed, to temporarily table the matter and contact the Township Solicitor to ask him what the proper legal procedure would be to bring the matter to the proper body. She suggested they find out from the Solicitor how to get the matter to the Zoning Hearing Board.

NEW BUSINESS

1. Signature - Clover Highlands PRD Financial Security Bond

Taricani signed the Clover Highlands PRD Security Bond.

2. Recreational Improvement and Rehabilitation Act

A letter was received from Bob Ayer, Director of the Centre Region Parks and Recreation Department regarding the Recreational Improvement and Rehabilitation Act. He stated in the letter that he will assist the Township in applying for funding under the new program but will not prepare a Grant Application until he receives proper direction and authorization from the Township. The deadline for applying is January 10, 1985.

Possible projects listed for College Township are:

- |   |           |
|---|-----------|
| 1. Tennis court resurfacing in Spring Creek Park  | \$ 9,000  |
| 2. Picnic area development in Spring Creek Park   | \$ 14,000 |
| 3. Plan equipment renovation in Spring Creek Park | \$ 5,000  |
| 4. Park development in Dalevue Park               | \$ 50,000 |

Smith moved to support the Recreational Improvement and Rehabilitation Act concept as long as it is in line with the College Township Parks and Recreation Committee Report. Hartwick seconded the motion and all were in favor.

3. Set Date to Bid for Parking Lot Landscaping

The next item on the agenda was to set a date to bid for parking lot landscaping. Lechner stated that he does not yet have a complete plan because it is presently being revised. Council had no objections to putting the landscaping out for bid.

ADDITIONAL BUSINESS

Lechner stated that Bob McCool, of Culligan, has asked for approval to dispose the discharge water from Culligan into the stormwater management system which would go directly into Spring Creek. Lechner advised McCool to consult with DER. DER

\* projects PROPOSED ARE

approved the request but requires that the Township issue a permit. Neither Township Engineer had a problem with the request. McCool has informed Lechner that if he were to dispose of the discharge water through the sewage system, his rates would rise considerably.

Dargitz moved that Council agree with DER as to the issuance of a permit. Smith seconded the motion.

Discussion followed. Council decided that they did not have enough information to make a decision on the matter and asked Lechner to get a summary from the Township Engineer as to what is being done and the comparative costs.

Dargitz withdrew his motion with the consent of Smith's second.

Hartswick asked Lechner if the lighting for the parking lot would be included in the landscaping bid. He also inquired as to the status of the sign. Lechner replied that the lighting would not be included in the landscaping bid and that the Planning Commission is still discussing having a contest for the Township sign.

ADJOURNMENT

Hartswick moved to adjourn the meeting. Stewart seconded and all approved. The meeting adjourned at 5:33 pm.

Respectfully submitted,

C Thomas Lechner  
Secretary

CTL:cak:key

**COLLEGE TOWNSHIP FINANCIAL REPORT**

Cash Position for the 11 months ended 11/30 19 88

|  |                  | <u>CURRENT</u><br><u>MONTH</u> | <u>YEAR TO</u><br><u>DATE</u> |
|--|------------------|--------------------------------|-------------------------------|
| <b>BEGINNING:</b>                        |                  |                                |                               |
| Cash                                     | <u>(24,504)*</u> |                                |                               |
| Investments                              | <u>214,627</u>   |                                |                               |
| Accounts Receivable                      | <u>-0-</u>       |                                |                               |
| <b>LESS</b> Accounts Payable             | <u>3,462</u>     |                                |                               |
| Fund Equity                              |                  | <u>186,661</u>                 |                               |
| Revenues                                 |                  | <u>39,001</u>                  | <u>777,833</u>                |
| <b>Total Available for Appropriation</b> |                  | <u>225,662</u>                 |                               |
| <b>LESS</b> Expenditures                 |                  | <u>75,981</u>                  | <u>687,046</u>                |
| <b>ENDING:</b>                           |                  |                                |                               |
| Cash                                     | <u>5,058</u>     |                                |                               |
| Investments                              | <u>148,229</u>   |                                |                               |
| Accounts Receivable                      | <u>-0-</u>       |                                |                               |
| <b>LESS</b> Accounts Payable             | <u>3,462</u>     |                                |                               |
| <b>UNAPPROPRIATED FUND EQUITY</b>        |                  | <u><u>149,681</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 11 month(s) ended 11/30 1984

| C.T. | CLASSIFICATION                           | 1983             |                   | 1984             |                  |                   |                    |                   |                  |
|------|--|------------------|-------------------|------------------|------------------|-------------------|--------------------|-------------------|------------------|
|      |  | BUDGET           | ACTUAL            | BUDGET           | ACTUAL           | ACTUAL            | BUDGET             | PROJECT.          | ACTUAL           |
|      |  | 1983             | Y-T-D             | 1984             | MONTH            | Y-T-D             | REMAIN.            | REMAIN.           | + to '84         |
|      |  |                  |                   |                  |                  | for '84           | for '84            | BUDGET            |                  |
|      | <b>ASSETS</b>                            |                  |                   |                  |                  |                   |                    |                   |                  |
| 100  | Beginning Cash                           | \$ 31,485        | \$ 31,485         | \$ 58,810        | \$ N/A           | \$ 58,817         | \$ 149,604         | \$ 149,681        | \$ 77            |
|      | <b>REVENUES</b>                          |                  |                   |                  |                  |                   |                    |                   |                  |
| 300  | Taxes: Property                          | 152,304          | 152,421           | 162,809          | 2,949            | 162,024           | 780                | 2,500             | 1,720            |
|      | Local Enabling                           | 312,000          | 302,148           | 324,500          | 22,077           | 326,312           | (1,812)            | 10,000            | 11,812           |
| 320  | Licenses & Permits                       | 190              | 4,476             | 5,500            | 1,474            | 8,063             | (2,563)            | -0-               | 2,563            |
| 330  | Fines & Forfeits                         | 41,000           | 41,678            | 44,000           | 6,639            | 44,221            | (221)              | 5,000             | 5,221            |
| 340  | Interest & Rents                         | 25,900           | 27,025            | 30,300           | 6,278            | 40,994            | (10,694)           | 3,400             | 14,094           |
| 350  | Intergovern. Revenues                    | 137,659          | 137,413           | 151,265          | -0-              | 145,614           | 5,651              | -0-               | (5,651)          |
| 360  | Charges for Services                     | 28,788           | 33,096            | 38,150           | 483              | 34,363            | 3,787              | 3,500             | (287)            |
| 380  | Miscellaneous                            | 7,022            | 6,691             | 1,800            | 1                | 16,242            | (14,442)           | -0-               | 14,442           |
|      | <b>TOTAL REVENUES</b>                    | <b>\$704,863</b> | <b>\$704,948</b>  | <b>\$758,319</b> | <b>\$ 39,001</b> | <b>\$777,883</b>  | <b>\$ (19,514)</b> | <b>\$ 24,400</b>  | <b>\$ 43,914</b> |
|      | <b>TOTAL AVAILABLE for APPROPRIATION</b> | <b>\$736,348</b> | <b>\$736,433</b>  | <b>\$817,129</b> | <b>\$ N/A</b>    | <b>\$836,650</b>  | <b>\$ 130,090</b>  | <b>\$ 174,225</b> | <b>\$ 43,991</b> |
|      | <b>EXPENDITURES</b>                      |                  |                   |                  |                  |                   |                    |                   |                  |
| 400  | Gen. Gov't.: Administ.                   | \$109,880        | \$ 94,928         | \$119,380        | \$ 15,092        | \$104,347         | \$ 15,033          | \$ 24,030         | \$ 8,997         |
|      | Tax. Coll.                               | 41,355           | 37,662            | 44,340           | 4,450            | 39,408            | 4,932              | 5,000             | 68               |
|      | Sub-Total 400                            | 151,235          | 132,590           | 163,720          | 19,542           | 143,755           | 19,965             | 29,030            | 9,065            |
| 410  | Public Safety:                           |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Police                                   | 178,003          | 161,209           | 195,845          | 17,201           | 177,951           | 17,894             | 17,100            | (794)            |
|      | Fire                                     | 26,865           | 27,114            | 31,565           | 2,792            | 30,106            | 1,459              | 1,399             | (60)             |
|      | Planning & Zoning                        | 27,225           | 26,554            | 30,155           | 969              | 29,569            | 586                | 650               | 64               |
|      | Sub-Total 410                            | 232,093          | 214,877           | 257,565          | 20,962           | 237,626           | 19,939             | 19,149            | (790)            |
| 420  | Health & Welfare:                        |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Sanitation                               | 1,000            | 1,160             | 1,000            | 480              | 1,745             | (745)              | -0-               | 745              |
| 430  | Highways:                                |                  |                   |                  |                  |                   |                    |                   |                  |
|      | General Maintenance                      | 45,000           | 37,947            | 61,311           | 6,947            | 54,455            | 6,856              | 9,739             | 2,883            |
|      | Snow Removal                             | 24,770           | 8,021             | 26,635           | 499              | 22,140            | 4,495              | 12,500            | 8,005            |
|      | Traffic Signals                          | 5,800            | 4,025             | 13,650           | 705              | 11,246            | 2,404              | 1,850             | (554)            |
|      | Street Lights                            | 8,760            | 7,788             | 8,900            | 716              | 7,810             | 1,090              | 734               | (356)            |
|      | Highway Maintenance                      | 50,300           | 46,825            | 50,540           | 4,368            | 54,454            | (3,914)            | 1,000             | 4,914            |
|      | Construction Proj.                       | 40,790           | 44,513            | 25,535           | 7,422            | 8,456             | 17,079             | 18,500            | 1,421            |
|      | Sub-Total 430                            | 175,420          | 149,119           | 186,571          | 20,657           | 158,561           | 28,010             | 44,323            | 16,313           |
| 440  | Transportation:                          |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Transit System                           | 18,168           | 16,818            | 12,725           | -0-              | 12,954            | (229)              | -0-               | 229              |
| 450  | Culture Recreation:                      |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Parks & Recreation                       | 41,625           | 40,704            | 43,283           | (13)             | 42,942            | 341                | -0-               | (341)            |
|      | Libraries                                | 24,889           | 24,889            | 28,913           | -0-              | 28,913            | -0-                | -0-               | -0-              |
|      | Senior Citizens                          | 6,171            | 2,653             | 5,738            | -0-              | 6,307             | (569)              | -0-               | 569              |
|      | Sub-Total 450                            | 72,685           | 68,246            | 77,934           | (13)             | 78,162            | (228)              | -0-               | 228              |
| 470  | Debt Service:                            |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Principal & Interest                     | 17,262           | 16,072            | 16,646           | 1,011            | 15,636            | 1,010              | 1,011             | 1                |
| 480  | Miscellaneous:                           |                  |                   |                  |                  |                   |                    |                   |                  |
|      | Employee Benefits                        | 37,000           | 30,694            | 42,158           | 13,342           | 38,607            | 3,551              | 2,000             | (1,551)          |
|      | <b>TOTAL EXPENDITURES</b>                | <b>\$704,863</b> | <b>\$629,576</b>  | <b>\$758,319</b> | <b>\$ 75,981</b> | <b>\$687,046</b>  | <b>\$ 71,273</b>   | <b>\$ 95,513</b>  | <b>\$ 24,240</b> |
|      | <b>REMAINDER for APPROPRIATION</b>       | <b>\$ 31,485</b> | <b>\$ 106,857</b> | <b>\$ 58,810</b> | <b>\$ N/A</b>    | <b>\$ 149,604</b> | <b>\$ 58,817</b>   | <b>\$ 78,712</b>  | <b>\$ 19,751</b> |

COLLEGE TOWNSHIP CASH FLOW REPORT. BASED ON 1983 MONTHLY FLOW PERCENTAGES

September 30, 1984

|                             | JAN.  | FEB.  | MAR.  | APR.   | MAY    | JUN.   | JULY   | AUG.   | SEPT.  | OCT.   | NOV.   | DEC.   |
|-----------------------------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| CASH - BEGINNING BALANCE    | 5810  | 2910  | 32610 | 18010  | 159210 | 167710 | 160210 | 149110 | 12710  | 127610 | 119010 | 116010 |
| PLUS - PROJECTED REVENUES   | 60000 | 55800 | 22700 | 215500 | 371000 | 40000  | 87200  | 45200  | 87000  | 68600  | 46700  | 74800  |
| LESS - ANTICIPATED EXPENSES | 33000 | 58100 | 57350 | 72550  | 48100  | 47500  | 98300  | 62600  | 40350  | 77200  | 48700  | 75300  |
| CASH - ENDING BALANCE       | 2910  | 32610 | 18010 | 159210 | 167710 | 160210 | 149110 | 12710  | 127610 | 119010 | 116010 | 75300  |

| CURRENT MONTH               | YEAR-TO-DATE |        |
|-----------------------------|--------------|--------|
|                             | ESTIMATED    | ACTUAL |
| CASH - BEGINNING BALANCE    | 119010       | 186661 |
| PLUS - PROJECTED REVENUES   | 46700        | 39001  |
| LESS - ANTICIPATED EXPENSES | 44700        | 75981  |
| CASH - ENDING BALANCE       | 116010       | 149681 |

| CURRENT MONTH               | YEAR-TO-DATE |        |
|-----------------------------|--------------|--------|
|                             | ESTIMATED    | ACTUAL |
| CASH - BEGINNING BALANCE    | 58810        | 58817  |
| PLUS - PROJECTED REVENUES   | 734000       | 777833 |
| LESS - ANTICIPATED EXPENSES | 676800       | 687046 |
| CASH - ENDING BALANCE       | 116210       | 149684 |

EXCEPTIONS

| YEAR-TO-DATE | ACTUAL |
|--------------|--------|
| ESTIMATED    | ACTUAL |
| 7            | 7      |
| 43833        | 43833  |
| 10246        | 10246  |
| 33594        | 33594  |

MANAGER'S UPDATE

Meeting held November 1, 1984

1. Find out what other Townships are providing to the Centre County Home Health Service.

RESPONSE: Only Ferguson Township provides funds. Patton Township had in the past but since has discontinued funding.

Meeting held November 8, 1984

1. Advise Roy Sutherland by letter of the intent to direct his (Sutherland's) concerns to the State.

RESPONSE: A letter dated November 20, 1984, was sent to PennDOT along with Mr. Sutherland's letter. Previously to the letter, I talked to Mr. Sutherland regarding his concerns.

2. Respond to Nancy Noll, Centre County Home Health Service, indicating that the Township does support the activities. Inform them that the Township is in the process of preparing their budget for 1985. Include a statement saying that the nature of the Township government is not social services and that Council feels that social services are more appropriately a function of the County who has the resources to do this type of activity.

RESPONSE: This response was personally directed by Dolores Taricani to Nancy Noll at the Budget hearing of November 20, 1984.

3. Write to Eric Niemann commending his efforts and invite him to the Council's annual Christmas dinner.

RESPONSE: A letter, dated November 16, 1984, was sent on Council's behalf and he will attend the Christmas dinner.

Meeting held November 15, 1984

1. Write to PennDOT indicating that the Township does not wish to get involved in the vacating of the road from University Drive to Porter Road and Fox Hollow Road from Porter Road to the stop light on Park Avenue.

RESPONSE: A letter was directed to PennDOT on November 20, 1984, indicating Council's decision.

MANAGER'S UPDATE

Meeting held December 3, 1984

1. Get a summary from the Township Engineer as to what is being done and the comparative costs regarding Bob McCool's request concerning the discharge water from Culligan, if it can be disposed of into the storm-water management system as opposed to through the sewage system.

RESPONSE: John Mazich, Engineer for Sweetland, will prepare a letter to  
the Council and appear at the Council meeting scheduled for December 20,  
1984, to answer any questions.

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2. Find out from the Solicitor how to get the matter of the U-Haul Site Plan to the Zoning Hearing Board.

RESPONSE: The Solicitor suggested Council make a decision to accept or  
reject the Site Plan then either party can request the Zoning Hearing  
Board hear their position.

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