

COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARINGS AND REGULAR MEETING
APRIL 12, 1984
7:00 PM

Public Hearings and the Regular Monthly Meeting of the College Township Council were held on Thursday, April 12, 1984, in the College Township Municipal Building. Chairman Taricani opened the first Public Hearing at 7:05 pm.

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

Member absent: Gale L Dargitz

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

PUBLIC HEARING I

Polestar Plastics Request for an IDA Loan

Attorney Alfred Jones, representing the College Township IDA and Polestar Plastics summarized the project saying the request was for a \$521,800 increase to an existing IDA loan. Polestar Plastics, located in CATO Park, began production in February 1983, manufacturing plastic products with injection presses; the new loan would be used to purchase more equipment. The present work force of 22 employees is expected to increase to 30. Peoples National Bank has issued a commitment letter for \$531,800.

Hartswick then moved and Stewart seconded that Council approve the College Township IDA loan of \$531,800 to Polestar Plastics. The motion carried and the requisite signatures were secured for the Certificate of Approval.

At 7:15 Hartswick moved the Public Hearing be adjourned so Council could tend to its Regular Meeting while waiting for the next Public Hearing at 7:30. After Stewart's second, Taricani convened the Regular Meeting.

MINUTES

The Minutes of the March 22, 1984 meeting were corrected on Page 6, Paragraph 12 to read as follows:

" . . . Taricani added that the record should make reference to the fact that (Jack) Mitchell stated he was not putting the final wearing coat on until settlement had occurred."

With this correction the Minutes of March 15, 1984 meeting and the Minutes of the March 22, 1984 meeting were approved. Hartswick moved; Stewart seconded.

At 7:25 the Regular Meeting was recessed for the second Public Hearing. Hartswick moved; Stewart seconded.

PUBLIC HEARING II

Precision Imports Request for IDA Funding

Gerald Wiser, representing the Bellefonte Industrial Development Authority, summarized the project saying the request for \$250,000 from Edward Klinefelter, of Precision Imports, had been approved by the Bellefonte IDA. The loan would be used to purchase land from Ellis F Houser, who would then be responsible for putting up the building. The new Precision Imports would be located in College Township near the Skat service station, but on the opposite side of East College Avenue (on Commercial Blvd.) Employment, now at eight or nine workers, is expected to increase to 20.

Stewart then moved that Council approve the request by Precision Imports for the IDA loan. After Smith's second, Council unanimously supported the motion.

Wiser requested a copy of the April 12, 1984 Council meeting's Minutes as a record of Council's approval.

The Public Hearing was adjourned at 7:30 with Smith's motion and Stewart's second.

OPEN DISCUSSION

With the Regular Meeting reconvened, Tom Songer, Uni-Tec Engineer, requested time to update Council on Phase II of Hills Plaza Development. Presenting what was to become the Site Plan for expansion, Songer explained that a lot line presently exists on the original 1972 Subdivision Plan, which if allowed to stand would traverse the new building area. Zoning's interpretation was that it must be removed.

Songer went on to say that the expansion plans include a 30-foot addition on Hills Department Store, a new parking area behind the Plaza, and more lighting and landscaping. A 5-and-10-cent-type store is planned for the Plaza and it is possible that another "free standing" store such as McDonald's or The Mouse House may be built.

Lechner noted that two weeks earlier the Planning Commission had reviewed the plan (not quite the same one) of the proposed expansion and found parking inadequate, (for customers).

MANAGER'S UPDATE

Regarding Item 3, Smith inquired about action from the Financial Advisory Committee. Member Chris Exarchos reported the Committee met two weeks earlier and would meet again April 16. Organization was still underway, he said.

FINANCIAL REPORT

Smith moved and Hartswick seconded that the Financial Report be accepted as distributed. The motion carried.

CORRESPONDENCE

1. Township Supervisor's Convention

An announcement of the Spring Convention of the Centre County Association of

Township Supervisors to be held April 30, 1984, at 7:30 pm was received from Donna J Fisher, Secretary-Treasurer. Taricani reminded Council of their decision to forego compensation for meetings, which she felt should apply to all conference attendees from College Township.

2. Walk Signal at University Drive and Curtin Road

A letter dated April 4, 1984, was received from PennDOT's District Manager, Thomas Ickes, stating the Township's request to extend the walk phase to 10 seconds on the University Drive and Curtin Road traffic signal has been approved after a 90-day trial.

3. COG Meeting - Handicapped Accessibility

A memo dated March 30, 1984, was received from COG's Director of Administration James Steff, announcing that COG is sponsoring a public meeting on April 16, 1984, to solicit comment on the handicapped accessibility of facilities, programs and employment positions in the Centre Region.

4. Scholarship Award from the Association of Township Supervisors

Lechner noted the announcement and application form received from the Centre County Association of Township Officials concerning their annual scholarship award of \$300 to a deserving Centre County student. Any applicant with a financial hardship should apply.

5. Increased S.E.O. Fees

A letter dated March 13, 1984, was received from Thomas C Bowes, Vice President of Sweetland Engineering, which informed Council of an increase in fees charged to the Township for the Sewage Enforcement Officer's services. Lechner said the cost of on-site sewage systems have never been completely covered by the cost of the permit; however, only two or three permits were issued in 1983. Houser added that the Township was reimbursed for the difference at the end of the year by the DER.

PLANNING COMMISSION RECOMMENDATIONS

None.

PLANS FOR APPROVAL

None.

BUSINESS

None.

OLD BUSINESS

1. Resolution to Replace Park Land

Lechner asked Council members to sign a resolution agreed upon at a previous meeting in which 3.27 acres near Squirrel Drive was recommended by PennDOT to replace land taken in Slab Cabin Park by the By-pass. After a brief discussion, the necessary signatures approving the resolution were secured.

2. Flood Plain Maintenance and Storm Water Management -- Whose Responsibility?

Lechner asked Council to address at some point in the near future who has the responsibility of maintenance under the Flood Plain Maintenance and Storm Water Management Act of 1979 -- the Developer, the Homeowners Association, or the Township?

Taricani asked Lechner to first discuss the issue with the Solicitor to give the Council a basis for discussion.

3. Township Parking Problems

The Chairman noted that the parking problem, especially in Lemont, needed to be examined and resolved. Saying that Dargitz had worked extensively on the matter, Taricani asked Lechner to find out exactly "where we are" and what has to be done. She also requested the Planning Commission's work on an ordinance that addresses the parking issue.

Lechner added that he had presented the Centre Regional Planning Commission with the Township's parking problems which they intend to address this year as a special project.

Hartswick requested that problem parking areas be added to the inspection tour on April 20.

COMMITTEE REPORTS

Public Service - Stewart said the Committee had reviewed an update on the Police Study which will also be distributed as the next COG General Forum Meeting.

Executive Meeting - Smith reported that Code requirements and requests were discussed. The Code Enforcement Department has requested two additional full-time staff members to handle inspection work on the burgeoning construction in the region.

ANNOUNCEMENTS

1. Smith distributed copies of Congressman Clinger's response to his personal inquiry on CDBG funds.
2. Brush Colleciton - April 23 - 27, 1984
3. Riff Raff Collection - April 30 - May 4, 1984
4. Road Inspection - April 20, 1984, 1:00 pm

ADJOURNMENT

Adjournment of the meeting took place at 8:55 following Hartswick's motion and Smith's second.

Resprctfully submitted,

C Thomas Lechner
Secretary