

COLLEGE TOWNSHIP COUNCIL
SPECIAL MEETING AND HEARING

DECEMBER 29, 1983

4:00 PM

The College Township Council convened at 4:00 pm on Thursday, December 29, 1983, in the College Township Municipal Building for a public hearing and a special meeting.

Members present: Donald E Bailey, J Carroll Dean, Gale L Dargitz - Chairman, Herbert W Stewart, Dolores A Taricani

Others present: Beulah L Houser - Administrative Assistant

PUBLIC HEARING

Brookline Associates Request for an IDA Loan

Dargitz stated that the purpose of this special meeting, requested by the IDA and Brookline Associates, was to hold this public hearing to consider an increase to an already-approved IDA loan of \$1,850,000 to \$2,408,000. After swearing in Steven Hurvitz, partner of Brookline Associates, and Clifford Coldren, Developer of the project, Dargitz asked for a summary of the plan.

The personal-care boarding facility for the elderly located on the Kissinger Tract off Branch Road, stated Hurvitz, would establish a 28-member staff in the area earning a \$400,000 annual payroll. The increase in the original loan resulted because construction bids for site work were higher than anticipated. To justify those costs, 10 to 15 more units were added to the plan.

Asked by Dean if the increase in funding would be accompanied by an increase in employment, Coldren replied that four additional employees would be needed because of the proposed expansion.

Bailey then moved that Council approve the Brookline request for an increase in their loan to \$2,408,000 and after Dean's second, the motion carried.

PLANS FOR APPROVAL

Darlington Preliminary-Final Subdivision Plan

Pat Ward, Uni-Tec Engineer, and David Sweetland, Township Engineer substituting for Thomas Lechner, reviewed the Darlington Preliminary-Final Subdivision Plan for Council. Of the four lots in the subdivision, Ward stated that three were actual lots and the fourth consisted of residue land. Darlington requested approval based on (1) the posting of adequate Financial Surety and (2) obtaining PennDOT's approval on proposed turning lanes and traffic light on the Benner Pike. Ward added that his client would be paying for both of these improvements. Discussion then followed on the location of turning lanes in regards to the Mall entrance.

Taricani asked what guarantee the Township had that the owners would actually

pay for the light when the time came for installation. Although Sweetland suggested the requirement be written into the Surety agreement, it was decided that that agreement would only last about a year or until the immediate improvements were made. The traffic light may not be deemed necessary for perhaps 10 years

Raising the question of the lots being sold to many different parties, Dargitz asked how the payment of the light would be passed on to them.

At first Solicitor McCormick suggested the requirement be noted on the drawing and said that what is on record in the Recorder's Office is sufficient notice to the lot's owners. The requirement could then be stated on each plot plan authorizing it to be stated on each deed of conveyance for five to ten years.

Both Sweetland and Dargitz objected, saying that pro-rating the cost of the signal among four or five owners would pose a real problem.

Summarizing the prevailing feeling of Council, Solicitor McCormick agreed that the problem was making the agreement definite enough to require payment in the future. He said Council needed "strings on it", for example no building permits until the agreement was made.

Since Ward said he thought the owners were offering the money for the light now, Taricani and Ward suggested putting the money (1983 dollars) for the traffic signal in an escrow account. Taricani's thought was that that would relieve the owners of their obligation and assure the Township of the signal's funding. The Township could draw interest on the account to cover the obvious increase in the light's cost.

Ward didn't think much time would elapse before required installation since PennDOT had basically said that a light was needed now.

Dean stressed that an estimate should be obtained from PennDOT as soon as possible.

To clarify a point, Sweetland added that setting up an escrow fund would be a precluded Surety with that part of the Surety turned into dollars.

Other information on the plan revealed that Lowe's Lumber is negotiating for one of the Darlington lots now and that Darlington is retaining ownership of storm detention.

Taricani then moved and Dean seconded that Council approve the Darlington Preliminary-Final Subdivision Plan dated December 21, 1983, provided that (1) the amount of money to be determined by the Township staff in conjunction with PennDOT for the traffic light at the Benner Pike and Darlington Road intersection, be deposited into an escrow account, (2) the ordinary Surety will meet with Council approval, and (3) the entrance intersection design meets with Township's approval. The motion carried unanimously.

OTHER BUSINESS

1. Affixation of Signatures to Ordinance #83 and Resolutions #97 and #98

Council members signed Ordinance #83 to formalize the approval of the Business Privilege and Mercantile Tax, enacted at Council's last meeting. Resolutions #97 and #98 were state forms requiring Council member's signatures to be submitted with the budget.

2. Ad Hoc Advisory Finance Committee Preliminary Report

Announcing that the Ad Hoc Finance Committee (unofficial title) had met that noon to review Township's expenses and other sources of revenue in the 1984 Budget, Taricani stated the committee had unanimously passed a resolution that recommended the following: (1) That line items be reduced by \$2500, (2) That the 10-percent increase in salaries and benefits be reduced by five percent for a saving \$10,000, and (3) That major improvements be reduced by \$6000. Since the original deficit was \$29,678, said Taricani, the recommended measures would reduce it to \$11,322. The committee also asked that Council re-advertise the Budget with the proposed reductions and with an abrogation of the Mercantile Tax and the two-mil increase in real estate taxes. The committee also recommended that Council establish a permanent finance committee to work on the 1985 Budget.

Dargitz replied that the charge to this committee was only to look at alternative revenue sources. He added that after the Manager had spent a great deal of time on the Budget, and Council too, that it was inconceivable that a committee could overturn that work in one hour.

(CORRECTION)
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Taricani said she thought Codification has been removed from the budget and sewer relocation, because of Bypass construction, should be compensated by the State. She also thought the computer purchase could be postponed. Taricani was reluctant to discuss the budget further, saying to do so was unfair to Lechner. She had only wanted to bring out those points in order to be open about presenting this matter before Dean and Bailey went off Council.

Bailey recommended that Council accept the report but take no further action until after the first of the year.

Asking to speak before Council, Gene Stocker Jr. said that Council had ignored remarks by professionals who said that the Mercantile Tax would be difficult to impose, to administrate and to collect. To instill confidence that Council may or may not have in local merchants and to let residents know that the merchants are very concerned about the situation, Stocker said the businessmen and other concerned parties of the Township made bona-fide obligations of \$10,000 in lieu of the Mercantile Tax and with the proposed Budget cuts.

Both Dean and Dargitz stressed that comments and recommendations were not ignored. Dean asked that the matter of \$10,000 in contributions be referred to the Ad Hoc Committee.

Stocker spoke again and said some items were clearly out of line like \$6000 for travel expenses and the cost of a computer.

After Dargitz emphasized there had been ample time for discussion of the

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Budget previous to the present meeting, Taricani moved for adjournment with Dean seconding, and the meeting concluded at 4:45 pm.

Respectfully submitted,
Beulah L Houser
Adminstrative Assistant

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