

COLLEGE TOWNSHIP COUNCIL
PUBLIC HEARING
MONDAY, JANUARY 31, 1983

A Public Hearing for the consideration of six 1981 BOCA Code Ordinances (Basic Building Code, Basic Fire Protection Code, Basic Property Maintenance Code, Basic Plumbing Code, National Electrical Code, Basic Mechanical Code) and their respective revised Permit Fees was called to order at 7:32 p.m. at the College Township Municipal Building, Vice Chairman Bailey presiding.

Members present: Donald E. Bailey, J. Carroll Dean, Herbert W. Stewart, Dolores A. Taricani

Member absent: Gale L. Dargitz

Others present: C. Thomas Lechner, Manager
James Quigley, Centre Region Code Enforcement Director

The proposed Ordinances were advertised and open to public inspection in accordance with State regulations. There were no persons wishing to testify or to comment upon the proposed Ordinances and there were no objections to the proceedings being recorded.

INTRODUCTION

Council had discussed the provisions of the revised BOCA Codes many times previously, most recently at the Regular Meeting held January 13, 1983. As such, only a brief overview of the 1981 BOCA Codes, along with the highlights of each specific Code, was presented by J. Carroll Dean, Council's Representative to the COG Code Enforcement Committee.

Dean prefaced his review by noting that the Committee had attempted to modify the National BOCA Codes, as published, to fit the Local situation, within the constraints of available time and manpower. He stressed that should any Local Ordinance be in conflict with any one of the BOCA Codes, the proviso had been made that the Local Code would prevail, regardless of stringency. In addition, within each Ordinance a Permit Fee had been established for that particular Code. These revised Fees which have caused some consternation among the Council Members may be changed by any of the member Townships through Resolution.

1981 BOCA Basic Building Code -- Proposed Ordinance # 65-A. Within this Code provision had been made for the establishment, through the adoption of a Joint Articles of Agreement, for a Municipal Appeals Board for all Codes, to be known as the Centre Region Building and Housing Code Board of Appeals. Provision had also been made for a Board of Survey which, as described by Jim Quigley, would rule only in matters affecting building condemnation.

Taricani commented that although she understands the near impossibility, of custom-tailoring these Codes to the State College Area, she feels it unfortunate that so many of these Codes are inapplicable to the Region, while at the same time do not address the historical nature of the area. She cited the fate of many historic Boston buildings which had been torn down for failure to meet existing codes. Quigley replied that within the Building Code there is a section dealing with historic buildings; Dean stated that he is interested in making the Codes as applicable to the Township as possible, and that they are always subject to change by amendment.

Stewart asked whether there were any provisions in the Ordinance allowing for temporary emergency repairs; Quigley responded that, on an emergency basis, repairs may be made providing that a permit be secured at the first available opportunity.

1981 BOCA Basic Fire Protection Code -- Proposed Ordinance # 66-A. In response to questions raised at earlier Council Meetings, Dean noted that this Code calls for the inspection of all structures and premises EXCEPT owner-occupied single family residences. The frequency of inspection shall be no more than once a year nor no less than once every three years. Provision has been made for a Fire Marshall (Alpha Fire Chief) and a Fire Official (Code Director). Additionally, for the first time, Churches and other places of worship have been deemed subject to inspection.

1981 BOCA Basic Property Maintenance Code -- Proposed Ordinance #67-A. Along with the Fire Code, this Code calls for "after the fact" or reinspection as opposed to the other Codes which call for initial inspection upon the application for a Building Permit. Also like the Fire Code, the Property Maintenance Code excludes owner-occupied single family dwellings. Dean remarked that this Code is a "sociological code" -- designed to protect the unsuspecting and innocent.

1981 BOCA Basic Plumbing Code -- Proposed Ordinance # 68-A. Much like the Building Code, Quigley noted that this revised Code now permits the utilization of less costly plastic water lines in addition to the customary copper. He stated that the State College Water Authority is concerned about and currently opposed to the use of plastic pipes.

1981 National Electrical Code -- Proposed Ordinance #73-A. Similar to the Plumbing and Building Codes.

1981 BOCA Basic Mechanical Code -- Proposed Ordinance #80. Like the above, an initial Code, coming into play only upon the application for a permit.

Discussion. Dean's summary concluded, the issue of permit fees was briefly discussed. Noting that these fees are "as equitable as possible", Dean read them each into the record, and noted

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again that they may be changed by resolution. Stewart asked for clarification on the Building Permit Fees should a homeowner opt to do his own construction, thereby saving labor costs. Would there be a reduction in the Permit Fee in proportion to the savings in construction costs? Quigley responded in the negative; Permit Fees are based on "fair market value" and not actual costs.

MOTION

There being no further discussion, Dean moved that Council adopt proposed Ordinances, 65-A, 66-A, 67-A, 68-A, 73-A, and 80. Taricani seconded and the motion was carried unanimously.

OTHER BUSINESS

The Public Hearing portion of the meeting adjourned at 8:20 p.m. and the Regular Meeting then convened.

Signatures on Administrative Code #53-A. Administrative Code Ordinance #53-A (Employees Fringe Benefits), which had been approved at a previous meeting, was presented to Council for the Members' signatures.

Status of the Turn-Back of the Roads Program. Manager Lechner outlined to Council the most recent developments in PennDOT's turn-back of the Roads Program involving Branch Road from Elby's to the traffic light in Lemont. He is in receipt of a letter from PennDOT informing Council of its displeasure over the Township's refusal to take back the three bridges in the area. Citing letters received from the College Township Council as far back as 1979 (to which Dean had affixed his signature), PennDOT has accused the Township of renegeing upon its commitments.

Furthermore, the Department of Transportation has already spent a lot of money improving the affected roads and bridges in anticipation of the Township's take-over; should the Township opt not to take the bridges along with the roads, the Department might withdraw the entire program.

Both Dean and Bailey stated that PennDOT had misinterpreted the Township's intentions. Council had never planned to take over the bridges in addition to the roads; indeed, the issue had never been raised. Dean accused the Department of selectively quoting from the College Township file to the Department's advantage. Bailey stated that it might be best if the Township were to forego the turn-back program until the completion of the State College Bypass.

Lechner stood by his position to refuse acceptance of the bridges, citing the prohibitive cost of bridge maintenance and rebuilding.

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Taricani said that it is her opinion that the Township be in control of the roads. She does not trust PennDOT; she believes the Township can do a better maintenance job; and, once the roads are under the aegis of the Township better traffic control measures can be initiated. Not only has PennDOT been given a commitment, she stated, the residents of the Township, particularly the residents of Pike Street, have been given a commitment as well.

ADJOURNMENT

It was moved by Taricani and seconded by Dean that the meeting be adjourned at 8:30 p.m. The motion was carried unanimously.

Respectfully submitted,

C. Thomas Lechner
Secretary

CTL:ss:bh

COLLEGE TOWNSHIP FINANCIAL REPORT

BUDGET AND ACTUAL APPROPRIATIONS - ALL FUNDS for the 1 months ended Jan. 31 1983

ACCT.	CLASSIFICATION	1982		1983					
		BUDGET 1982	ACTUAL Y-T-D	BUDGET 1983	ACTUAL MONTH	ACTUAL Y-T-D	BUDGET REMAIN. for '83	PROJECT. REMAIN. for '83	ACTUAL ± to '83 BUDGET
	ASSETS								
100	Remaining Cash	\$ 52,394	\$ 52,394	\$ 31,485	\$ 31,485	\$ 31,485	\$ 21,213	\$	\$
	REVENUES								
300	Taxes:								
	Property Tax	102,108	331	152,304	336	336	151,968		
	Local Enabling	283,000	26,493	312,000	33,148	33,148	278,852		
320	Licenses & Permits	150	427	190	-0-	-0-	190		
330	Fines & Forfeits	41,000	4,743	41,000	3,991	3,991	37,009		
340	Interest & Rents:								
	Interest	13,724	350	7,500	347	347	7,153		
	Rents	16,500	1,800	18,490	1,375	1,375	17,025		
350	Intergovern. Revenues	149,397	14,406	137,659	14,389	14,389	123,270		
360	Charges for Services	25,850	699	28,788	4,048	4,048	24,740		
380	Miscellaneous	12,720	988	7,022	10,030	10,030	(3,008)		
	Total Revenues	\$644,449	\$ 50,237	\$704,863	\$67,664	\$ 67,664	\$637,199	\$	\$
	TOTAL AVAILABLE for APPROPRIATION	\$696,843	\$102,631	\$736,348	\$99,149	\$ 99,149	\$658,412	\$	\$
	EXPENDITURES								
400	General Government:	\$	\$	\$	\$	\$	\$	\$	\$
	Administration	112,442	10,083	109,880	13,124	13,124	96,756		
	Tax Collection	33,094	4,431	41,355	4,413	4,413	36,942		
	Public Safety:								
	Police	177,014	1,200	178,003	14,170	14,170	163,833		
	Fire	27,744	2,720	26,865	6,546	6,546	20,319		
	Planning & Zoning	20,000	84	27,225	5,535	5,535	21,690		
420	Health & Welfare:								
	Sanitation	1,500	2	1,000	2	2	998		
430	Highways:								
	General Maintenance	10,000	202	45,000	5,116	5,116	39,884		
	Snow Removal	23,000	8,266	24,770	1,408	1,408	23,362		
	Traffic Signals	3,500	497	5,800	231	231	5,569		
	Street Lights	7,800	631	8,760	723	723	8,037		
	Highway Maintenance	109,672	6,026	50,300	12	12	50,288		
	Construction Projects	27,000	-0-	40,790	-0-	-0-	40,790		
440	Transportation:								
	Transit System	11,000	-0-	18,168	7,613	7,613	10,555		
450	Culture Recreation:								
	Parks & Recreation	44,790	-0-	41,625	10,156	10,156	31,469		
	Libraries	22,172	-0-	24,889	6,097	6,097	18,792		
	Senior Citizens	5,000	-0-	6,171	-0-	-0-	6,171		
470	Debt Service:								
	Principal & Interest	17,077	1,545	17,262	1,011	1,011	16,251		
	Miscellaneous:								
	Employee Benefits	32,843	1,789	37,000	1,779	1,779	35,221		
	Total Expenditures	\$685,648	\$ 37,476	\$ 704,863	\$ 77,936	\$ 77,936	\$626,927	\$	\$
	REMAINDER for APPROPRIATION	\$ 11,195	\$ 65,155	\$ 31,485	\$ 21,213	\$ 21,213	\$ 31,485	\$	\$

MANAGER'S UPDATE

MEETING HELD JANUARY 13, 1983.

1. Contact Harris Township Manager to determine Harris's interest in sending a joint request to PennDOT reiterating the need for a more appropriate traffic count.

Letter sent out January 25, 1983 outlining suggested studies.

2. Write letter to Harris Acres Civic Association acknowledging their concern and informing them of the Township's plans to contact the Harris Township Manager.

Courtesy Copy of the letter to PennDOT was mailed to Rodelle Weintraub

3. Have the Environmental Advisory Council review the proposed amendments to the Flood Plain Ordinance.

Centre Region Planning Commission has some changes to recommend
to the College Township at their next meeting prior to having
the EAC make their review.

4. Write letter to Shipman re his resignation and thank him for his services.

Letter was written 1/20/83 expressing the Council's thanks for
his services over the years he served.

5. Obtain further specifics on the issue including clarification from the Zoning Hearing Board Solicitor on the necessity for Council taking any position on the Board's decision (Robert Ishler Appeal)

This matter was referred to Reed McCormick for clarification in
which case he responded with a letter dated January 17, 1983.
