

COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING  
FEBRUARY 12, 1981

**CALL TO ORDER**

1. Open Discussion with Citizens (15 minutes)

**PUBLIC HEARINGS:**

1. To amend the Zoning Boundaries and Zoning Map of College Township by changing the zoning line of the Hilltop M.H.P. back to the boundary set forth by the Zoning Hearing Board Decision of 12/16/68. (Ordinance # 74)
2. Consider amending Article I, Section 4.1.3, of the Zoning Ordinance. (Ordinance # 75)

**MINUTES OF PREVIOUS MEETINGS**

**UPDATE INFORMATION**

**TREASURER'S REPORT**

**CORRESPONDENCE**

1. Senator Corman
2. Centre County Assoc. of Township Officials

**PLANS FOR APPROVAL**

1. Winston H.H.B. Subdivision
2. Resubdivision of Lots 60 & 62 of Mt. Nittany Terrace
3. Penn Hills PRD Phase IV

**BUSINESS**

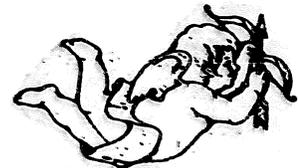
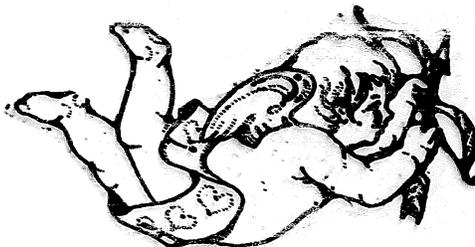
1. College-Harris Joint Authority - re Properties not connected in service area
2. Realty Transfer Tax Exemption (Grandparents/Grandchild Transfer)
3. Zoning Hearing Board Report for 1980
4. Resolution amending Resolution #30, Stop Intersection Established
5. C.A.T.A Financial Structure and Request for additional Capital Improvement Funds
6. PennDOT - Formal Acceptance of Branch Road and Pike Street at completion of construction improvements
7. Construction Committee Report on Lemont Post Office
8. PennDOT Request for use of Township Building for Seminar on 3/5/81 - 9:00 a.m. to 12:00 noon
9. Correction on length of term on appointment to College-Harris Joint Authority
10. 1981 Work Program

**ANNOUNCEMENTS**

**OPEN DISCUSSION**

**ADJOURNMENT**

Centre Region Historic Preservation Committee



**COLLEGE TOWNSHIP COUNCIL  
REGULAR MEETING  
HELD FEBRUARY 12, 1981**

Chairman Taricani called the meeting to order at 7:33 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 the first fifteen minutes of each regular Council meeting would be devoted to answering questions individuals may have on non-agenda items. Council would try to answer the questions directly. If the questions could not be answered immediately, the policy would be to research the question and communicate the response by memorandum to the questioner hopefully within a week.

Richard F. Trufant, 1300 Charles Street, explained that the portion of Charles Street where he lives was deteriorating; whose responsibility was it to maintain the street? Mr. Williams indicated it would be the responsibility of the current owner, the Mitchell Estate. Mr. Dean outlined the current procedure used in the subdivision plan approval process to eliminate this problem. Chairman Taricani asked Mr. Williams to contact the appropriate individual(s) of the Mitchell Estate regarding this matter and possible solution to the problem and report to Mr. Trufant and Council his findings.

Frank Welch, 2523 Buchenhorst Road, asked about the status of the traffic signal at Gerald Street and East College Avenue.

Mr. Williams explained he thought it would be possible to get this traffic signal installed under the 75/25 Federal program by money released by State College Borough. The current estimated cost for the light is \$60,000. Mr. Williams indicated after discussion of this matter with PennDOT, he was optimistic that the light would be installed this year.

PUBLIC HEARING

Chairman Taricani called to order at 7:40 p.m. the public hearing to consider two items: an amendment to the zoning boundaries and zoning map of College Township by changing the zoning line of Hilltop Mobile Home Park back to the boundary set forth by the Zoning Hearing Board Decision of 12/16/68; and an amendment to Article I, Section 4.1.3 of the Zoning Ordinance.

It was indicated that all proper legal notices and advertisements had been made. Only sworn testimony would be received except for questions of clarification. There were no objections to the proceedings being recorded.

1. Amendment to the Zoning Boundaries and Zoning Map of College Township by changing the Zoning Line of the Hilltop Mobile Home Park to the boundary set forth by the Zoning Hearing Board Decision of December 16, 1968.

Chairman Taricani swore in Steven Hurvitz, 1341 Oak Ridge Avenue. Mr. Hurvitz indicated he and the property owners in the area of Oak Ridge Avenue had only recently become aware that the property adjoining the back of their properties had been changed to "Mobile Home Park"; it was their thought that it was zoned "R-2". Mr. Hurvitz indicated he was of the opinion that the zoning change had been made without following the proper procedure and that the inclusion of the land adjoining the Oak Ridge Avenue properties that had previously been "R-2" in the "Mobile Home Park" zone was not the intent of the Zoning Hearing Board Decision. Mr. Hurvitz requested that the land in question be rezoned to "R-2".

Council assured themselves that the proposed amendment was accurate and reflected the intent of the original Zoning Hearing Board Decision of December 16, 1968.

Mr. Dean moved that Council amend the Zoning Ordinance to correct the boundary of the Hilltop Mobile Home Park back to the boundary set forth by the Zoning Hearing Board Decision of 12/16/68 with the exclusion of the Robert Engler property. Mr. Dargitz seconded the motion and it was carried unanimously.

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2. Amendment to Article I, Section 4.1.3 of the Zoning Ordinance.

**Minutes of January 5, 1981, Organizational and Regular Meetings.**

Mr. ~~Dean~~ moved that the Minutes of January 5, 1981, be approved as distributed. Mr. Stewart ~~seconded the~~ motion and it was carried unanimously.

**Minutes of January 13, 1981, Special Meeting.**

Mr. Dargitz moved that the Minutes of January 13, 1981, be approved as distributed. Mr. Dean seconded the motion and it was carried unanimously.

**UPDATE**

1. Mr. Williams reported that to date the fire hydrant on Oak Ridge Avenue has not been installed. The hydrant is on the site and the water line is uncovered but the hydrant has not been set.

2. Mr. Williams reported the plans for the Post Office were received from Mr. Kenyon on 2/3/81.

3. Mr. Williams called Mrs. Barnes, the Township's Representative to Schlow Memorial Library Board of Directors, and explained the procedure followed when appointing someone to the Board. As soon as the State College Council appointed her, they notified Mrs. Harvey and she wrote Mrs. Barnes to tell her of the appointment and to give her some information about Board meetings.

4. Mr. Williams reported on items from the PSATS Update: Revenue Sharing -- Mr. Williams will be proposing dates for the necessary hearing and adoption dates; Unemployment Compensation Tax Credit -- Mr. Williams has completed the Unemployment Compensation Tax Credit Application and the Township has a credit balance of \$278.94 for 1980 which Mr. Williams requested be forwarded to the Township, since the Township is now a member of the PSATS Group Unemployment Compensation Trust Fund.

Chairman Taricani explained that because the legislation relative to Revenue Sharing had not been approved at the time the Council considered the 1981 Budget, they could not consider any funds that might be received from Revenue Sharing for the Budget. Now that the Revenue Sharing Bill has been passed, it is necessary to hold the required

hearings/meetings to budget for the Revenue Sharing Grant money. The dates set are:

Public Hearing on Revenue Sharing Funds - 2/2/81, 7:30 p.m.

Proposed Revenue Sharing Funds Budget - 3/12/81, 7:30 p.m.  
(Council's Regular Meeting)

Final Revenue Sharing Funds Budget - 3/30/81, 4:00 p.m.

These dates will be advertised.

5. Mr. Williams brought Council up to date on the events relative to the County Tax Collection Agreement. A meeting of the Township Managers and Township Solicitors of the Municipalities involved was held at which a proposal to the County Commissioners of \$1.25 per parcel with no sharing of costs was developed.

The County has made a counter-proposal of \$1.10 per parcel with sharing of costs, which is acceptable to College Township. If the other Municipalities involved agree with this counter-proposal, an agreement covering the collection of County taxes will be drawn up.

6. Chairman Taricani asked Mr. Williams to convey Council's thanks to the Township Road Crew for their performance during the recent inclement weather.

#### TREASURER'S REPORT

Treasurer Robert L. Hayden reviewed for Council the information included in the Treasurer's Report for January, noting receipt of \$13,163 as the first period payment of Revenue Sharing Funds.

Mr. Bailey moved that the Treasurer's Report for January be received. Mr. Stewart seconded the motion and it was carried unanimously.

#### CORRESPONDENCE

1. January 26, 1981, letter from J. Doyle Corman, Jr., to College Township Municipal Officials informing Council that he is serving as Chairman of the Senate Local Government Committee and asked Council for comments and input that may help him in the performance of his duties.

CORRESPONDENCE (Cont.)

2. January 27, 1981, letter from Donna J. Fisher, Secretary, Centre County Association of Township Officials informing Council of a Seminar on Wednesday, February 25, at 7:00 p.m. at the Vo-Tech School Cafeteria. Mr. Dean questioned the starting time of 7:00 p.m. Chairman Taricani asked Mr. Williams to check on the starting time and also requested that Council Members wanting to attend this Seminar call Mr. Williams with their reservations no later than February 18.

3. Letter from Pennsylvania Emergency Management Council to State College Borough Water Authority relative to water conservation and the emergency which now exists. Chairman Taricani indicated she would distribute copies to Council Members.

PLANS FOR APPROVAL

1. Resubdivision of Lots 60 and 62 of Mt. Nittany Terrace. Frank Welsh, Uni-Tech Engineering, presented the plans for Council's consideration, explaining this was a realignment of lot lines correcting a situation where the property owner has placed a driveway tangent with the property line because a misplaced pin had been used to determine the property line.

Council assured that deficiencies noted by the Regional Planning Commission had been corrected.

Mr. Dargitz moved that Council approve Preliminary and Final Plans for the Resubdivision of Lots 60 and 62 of Mt. Nittany Terrace Subdivision. Mr. Stewart seconded the motion and it was carried unanimously.

2. Penn Hills PRD, Phase IV. Frank Welsh, Uni-Tech Engineering, who was representing Calvin Zimmerman, the Developer, explained it was hoped to get Council's approval on Section 3B of Phase IV; but the financial security has not been received for this Section. When this financial security is received, the plans will be presented for Council's consideration. Mr. Welsh requested, on Mr. Zimmerman's behalf, that Council waive the requirement of utility permits prior to obtaining building permits. He understood that no occupancy permits would be

issued until the utilities are in and hooked up and permits are in hand.

David Allison, Coliege-Harris Joint Authority, objected to this waiver commenting on the problems that could occur with granting these waivers.

Chairman Taricani asked Mr. Welsh for comments on the problems Mr. Allison was addressing. Mr. Welsh indicated "he was in the middle" inasmuch as his firm represented the Authority and also the Developer of Penn Hills. Chairman Taricani said that representing the Authority and the Developer in the same situation presented a problem and asked if, in this case, Mr. Welsh's firm represented the Authority and also reviewed the same plans as representative of the Developer. Mr. Allison responded that Mr. Welsh's firm works for the Authority designing the sewer and then the Developer, in this case Mr. Zimmerman, pays the Authority for the engineering costs.

Mr. Welsh stated that his firm had no objection to having their plans reviewed by another engineer. However, he stated there is no procedure for this to be done.

In summary, Mr. Welsh would not give Council his opinion as to whether the sewer lines should be constructed prior to or following construction of any building.

Jack Mitchell, Lemont Water Company, also cited problems that his Company has encountered with the granting of these waivers. Council expressed concern about these objections but were not clear on some of Mr. Allison's comments.

Chairman Taricani asked Mr. Williams to get additional information on this situation, to talk with David Beitz, and report to Council. Council will take action on the request for waiver at its regular March meeting.

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BUSINESS

1. College-Harris Joint Authority, regarding properties not connected in service area. Chairman Taricani pointed out that there were six of those listed that the College-Harris Joint Authority was requesting Council to take action to have them connected to the sewer system. David Allison, College-Harris Joint Authority, briefed Council on these properties. Mr. Allison assured Council that the property owners involved had received copies of the correspondence that had been initiated concerning College-Harris Joint Authority requesting that they be connected to the sewer system.

Mr. Dean moved that the Township Manager be instructed to write the six property owners and advise them that Council is considering removing any previous exception and that they should appear at Council's next meeting on March 12, 1981 to show reasons why they shouldn't be required to connect to the sewer system. Mr. Dargitz seconded the motion. The motion was carried with Mr. Stewart abstaining from the vote.

Mr. Allison informed Council that the Whitehall Road Project had been completed and that Whitehall Road will be repaired in the spring. Also, Mr. Allison indicated the design for the Garver Subdivision system is about complete and he hopes to have it to Council in April.

2. C.A.T.A. Financial Structure and Request for Additional Capital Improvement Funds. James McDonel, College Township Representative to C.A.T.A., explained that when C.A.T.A. was first organized no working capital fund had been developed and outlined the cash flow problems that have resulted. He pointed out the need for timely payment by the apartment complexes and those subsidizing the Authority and the fact that State and Federal Grant monies are not received until after the Grant period. Both situations, he explained, complicated the cash flow problem. Mr. McDonel outlined the procedure used in the past to meet expenses - State College Borough has loaned the needed funds. Mr. McDonel explained that the Borough no longer wants to do this and requested repayment of the amount C.A.T.A. owes them. Mr. McDonel

indicated that discussion with a local bank by C.A.T.A. relative to funds for researching their difficulties was not favorable. Mr. McDonel outlined other suggestions that had been discussed as possible solutions to C.A.T.A.'s financial needs, i.e., loans from the Municipalities.

Mr. Dean informed Council of an immediate problem of meeting payroll C.A.T.A. had because of lack of cash on hand. Mr. McDonel explained that situation had been resolved by the County paying its subsidy.

Mr. Dean had spoken to Mr. McCormick relative to C.A.T.A.'s problems. Mr. McCormick indicated he would research the agreement the Township has with C.A.T.A. and other pertinent information but has not had the opportunity to do so yet. Mr. McCormick did say to Mr. Dean he did not think it wise for the Municipalities to loan C.A.T.A. money. Mr. Dean suggested that the C.A.T.A. Board should put together a financing proposal and continue to explore all sources of financing.

Mr. Dargitz was concerned about the exact amount of money that was needed as a working fund citing varying figures. Mr. Dargitz felt there were financing opportunities available at the banks in the area which should be pursued and encouraged the C.A.T.A. Board to develop creative financing options. Mr. Dargitz pointed out there were possibilities that the PennDOT Grant could be paid in advance and encouraged C.A.T.A. to explore this possibility. Mr. Dargitz also raised the question of the Municipalities guaranteeing a loan.

Chairman Taricani asked Mr. McDonel to take these comments and suggestions back to C.A.T.A. and keep Council informed.

Council asked if it would be helpful if the Township paid its fourth quarter portion of their C.A.T.A. subsidy. Mr. McDonel said he did not feel it was necessary unless a request had been received from C.A.T.A. Mr. Williams indicated he had received a telephone request but nothing in writing. Council had no objection to an early payment and agreed to act promptly on any request they receive for early payment.

Mr. McDonel explained that C.A.T.A had decided to postpone its pending Capital Grant Application for the construction of a new storage facility and to further study the facility needs and alternate sites. There are, however, items included in that application that are needed for continued operation: bus signs; radios for twelve new buses; and computer. Mr. McDonel explained the computer would either be a small computer or computer time bought from a large computer to enable the Authority to do its own accounting. Council agreed that it was important that C.A.T.A. do its own accounting and discussed the advantages/disadvantages of having their own small computer or buying time from a larger one.

Mr. Dean moved that Council approve Resolution #69 relative to College Township committing \$154 to C.A.T.A. for the Township's share of this phase of the Capital Grant Application. Mr. Bailey seconded the motion and it was carried unanimously.

3. Realty Transfer Tax Exemption (Grandparents/Grandchild Transfer). Mr. Bailey summarized the December 30, 1980, letter from John W. Miles, Recorder, Centre County Court House, regarding Realty Transfer Tax Exemption -- Grandparents/Grandchild Transfer. Council was in agreement the letter should be forwarded to the Township Solicitor for his opinion. Chairman Taricani asked Mr. Williams to pass the letter along to Mr. McCormick.

4. Zoning Hearing Board Report for 1980. Council reviewed the Zoning Hearing Board Report for 1980 and noted its receipt.

5. Resolution #68 Amending Resolution #30 -- Stop Intersection Established. Mr. Williams reviewed Resolution # 68 for Council.

Mr. Bailey moved that Council adopt Resolution #68 amending Resolution #30, Stop Intersection Established. Mr. Stewart seconded the motion and it was carried unanimously.

6. PennDOT, Formal Acceptance of Branch Road and Pike Streets upon the completion of Construction Improvements. Mr. Williams reviewed the background on this matter including the Township's

desire to take over Pike Street and East Branch Road from the Commonwealth of Pennsylvania and proposed improvements for East Branch Road. Mr. Williams indicated the Commonwealth needed more specific instructions relative to the Township take-over of the road before they start the proposed improvements.

Mrs. Louise Mayes asked where the improvements of Branch Road would stop. Mr. Williams assured her that the improvements would be stopped at the traffic light in Lemont.

Mr. Dean moved that a letter be sent to PennDOT District Engineer, District 2, agreeing to execute Form 4226 on completion of the work on Branch Road previously described. Mr. Dargitz seconded the motion and it was carried unanimously.

7. Construction Committee Report on Lemont Post Office.

Chris Exarchos reported that a second set of plans had been received from the Postal Service; these plans are more complete than the first set. The Committee has reviewed these plans and will be meeting in the near future to further discuss these plans and begin work on contract costs, some aspects concerning the building, and financing. Mr. Exarchos indicated the Committee hopes to have some recommendations to Council in the not too distant future.

Council discussed briefly various financing options that may be available.

Warren Smith asked if the Township had met the deadline relative to the agreement of sale for the ConRail land. Mr. Williams indicated it had.

Mr. Williams reported that a bill for the rent on the ConRail property had been received. Mr. Williams, of ConRail, recommended that the rent bill be paid and that amount would be applied against the purchase price of the property when the offer is finalized.

8. Request for Use of Township Building. Two requests for use of the Township Building have been received:

- a. PennDOT, Seminar to be held on March 12, 1981, 9:00 a.m. - 12:00 noon
- b. Centre County Home Health Service, Inter-Agency Luncheon Group, 1st Wednesday of each alternating month beginning with April 1, 12:00 noon - 2:00 p.m.

Mr. Dean pointed out the only fee that would be charged would be for janitorial services if this was necessary.

Mr. Williams indicated that because the Centre County Home Health Service use would be on-going it would be necessary for them to sign an agreement.

Council was in agreement that these uses of the Township Building should be permitted.

9. Correction on Length of Term on Appointment to College-Harris Joint Authority.

Mr. Bailey moved that Philip D. Cady be appointed to the College-Harris Joint Authority for a five-year term starting January 1, 1981, correcting the previous appointment. Mr. Stewart seconded the motion and it was carried unanimously.

10. 1981 Work Program.

Chairman Taricani presented the proposed 1981 Work Program as follows:

Items being worked on, in progress, assigned;

- \*Lemont Post Office
- \*Sign Ordinance Amendments
- \*South Atherton Street Bikeway
- \*Park Development Plan
- \*Five-Year Road Plan
- \*Struble Road/East College Avenue Traffic Signal

1981 Work Program (Cont.)

Items being worked on, but not assigned;

\*Zoning Ordinance Amendments and certain zoning changes  
(Chairman Taricani asked Mr. Dean to work on this item)

\*Citizen Survey and/or Communications  
(Chairman Taricani indicated she would be working on this  
and that the question period at the beginning of the  
meeting was a part of this item.)

\*Code Enforcement Appeals Board  
(Chairman Taricani serves on the Code Enforcement  
Committee of COG and Mr. Beitz, Code Enforcement  
Officer, suggested the Code be amended.)

\*Guidelines for Solicitor  
(Chairman Taricani asked Mr. Bailey to work on this item.)

\*Solid Waste Ordinance  
(Chairman Taricani asked Mr. Williams to work with  
Mr. Stewart on this item.)

\*Traffic and Parking  
(Chairman Taricani asked Mr. Dargitz to work on this item.)

Mr. Bailey suggested that a review of taxing be included on the Work List, looking forward to a time when the Township revenues do not meet its expenses. Mr. Dargitz indicated he was working on a paper dealing with a review of future revenues for the Township.

11. Mr. Williams reported that the Lemont Water Company is near completion of the project including the holding tank in the Dale Summit area. Mr. Mitchell, of the Lemont Water Company, has asked that the Council write a letter to the Insurance Service Office requesting them to come to test the area so that the industries in the area of this holding tank can have their insurance rates lowered. Council had no objections to Mr. Williams sending such a letter.

12. Cemetery Road. Chairman Taricani reported that since the meeting with State College Borough Council regarding Cemetery Road she has contacted David Sweetland asking him to make some engineering

determinations relative to boundary lines; discussed with Steve Hurvitz providing him with text of court decisions on Cemetery Road; and talked with Mr. Everhart of the Cemetery Association who is supportive of the Township's efforts to get Cemetery Road paved.

Mr. Sweetland brought Council up to date on what his research of the boundary lines had produced. Chairman Taricani asked him to summarize his findings and put them in writing for Council.

Mr. Dean suggested that if no clear delineation of the boundary could be found in the records that an agreement be drawn up wherein the Township and the Borough agree that the municipal boundaries and the right-of-way of Cemetery Road are tangent.

ANNOUNCEMENTS

February 17, 1981, 8:00 p.m., at Duffy's Tavern in Boalsburg, a meeting on Historic Preservation in the Centre Region sponsored by the Centre Regional Planning Commission.

ADJOURNMENT

Mr. Bailey moved the meeting be adjourned.

Mr. Dean seconded the motion and it was carried unanimously.

The meeting was adjourned at 10:52 p.m.

Respectfully submitted,

Elwood G. Williams, Sr.  
Secretary

COLLEGE TOWNSHIP

TREASURER'S REPORT

JANUARY, 1981

DESCRIPTION

General Fund - Receipts & Expenditures

Township Funds - Cash & Investments

REFERENCE

Schedule I

Schedule II

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

	<u>JAN., '81</u>	<u>DEC., '80</u>
Check Book Balance - Beginning of the Month.....	\$ <u>203</u>	\$ <u>277</u>
Receipts During the Month.....	<u>28,746</u>	<u>27,098</u>
Net Transfers from Savings.....	<u>1,638</u>	<u>-0-</u>
	<u>\$30,587</u>	<u>\$27,375</u>
Expenditures for the Month.....	<u>\$30,311</u>	<u>\$11,172</u>
Net Transfers to Savings.....	<u>-0-</u>	<u>16,000</u>
Check Book Balance - End of the Month.....	\$ <u>276</u>	\$ <u>203</u>

COLLEGE TOWNSHIP

TREASURER'S REPORT

CASH & INVESTMENTS

JANUARY, 1981

	GENERAL	STREET LIGHT	EQUIPMENT	PARKS & REC.	STATE	REVENUE SHARE	SPEC. RD. CONST. FUND
I. CASH:							
Checking Account	\$ 274 <sup>a</sup>	\$ 577	\$ 350	\$ 599	\$ 188	\$ 377	\$ 125
II. INVESTED:							
A. Daily Interest-5.25% Annual	21,130	2,744	2,326	4,540	4,651	25,588	6,685
B. 90 Day Certificate-5.5% Annual							
C. 6 Mo. Money Market Cert.							
TOTAL FUNDS @ JANUARY	\$21,404	\$ 3,321	\$ 2,676	\$ 5,139	\$ 4,839	\$25,965	\$ 6,810
PREVIOUS MONTH	\$22,969	\$ 3,849	\$ 2,640	\$ 5,067	\$ 7,564	\$12,616	\$ 6,723
CASH	\$ 2,490						
INVESTED	\$67,664						
TOTAL	\$70,154						
PREVIOUS MONTH	\$61,428						

NOTES:

- General Fund Checking
- a) Includes \$100.00 in Payroll Account