

COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

JUNE 12, 1980

Chairman Dean called the meeting to order at 7:30 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

PUBLIC HEARING

As the first item of business, Chairman Dean called the Public Hearing to order to consider the Revision to the Master Plan for the Penn Hills PRD and the J. Kenneth Walker PRD. Chairman Dean indicated that all testimony would be sworn testimony, not including questions for clarification. Mr. Williams assured Chairman Dean that all proper legal notices and advertisements had been made. There was no objection to the proceedings being recorded.

1. REVISION TO THE MASTER PLAN OF THE PENN HILLS PRD.

Chairman Dean swore in Frank Welch, of Uni-Tec Engineering. Mr. Welch pointed out that as the Planning Commission had recommended: the perimeter areas and distances have been shown on the Plan; the Master Plan shows the maximum heights of the proposed structures to be 35 feet for all structures; a copy of the schedule for development of the Phases is posted with the Plan; the Master Plan shows the amount of acreage designated as open space. Also, Mr. Welch reviewed for Council the plans for shifting lots 29 and 30 and providing access to the park area.

Chairman Dean swore in Calvin Zimmerman, the Developer of the Penn Hills PRD. Mr Zimmerman reviewed for Council the background pertaining to the shifting of lots 29 and 30.

There was some question as to what the Planning Commission had meant with their recommendation "that final plans for Phase 3, 7, and 8 be submitted with the Master Plan, showing development of open space".

Mr. Zimmerman indicated that he felt the intent was that Phase 7 (the proposed park area) be developed in conjunction with Phases 3 and 8, inasmuch as this was what was discussed at the Planning Commission meetings. Chairman Dean asked if this was shown on the Master Plan. Mr. Zimmerman indicated it was not but that it was something that should be included on the Master Plan.

Mr. Williams added that Dennis Elpern, of the Centre Regional Planning Commission, had called on June 12 and indicated that he felt the park area should be entirely developed during the developing of Phase 3.

Ron Weis, Chairman of the Township Planning Commission, was present and indicated that he was not clear on exactly what recommendation "g", referring to Final Plans for Phases 3, 7, and 8, from the Planning Commission Minutes of May 14, 1980, meant. However, the Planning Commission's concern was that the park land, Phase 7, be developed before most of the PRD was developed.

Discussion followed on the intent of recommendation "g". Mr. Weis indicated he felt the intent was that the Master Plan show that Phases 3, 7, and 8 be developed at the same time and he saw no need in having the developer submit final plans for Phases 3, 7, and 8 at this time.

Mr. Zimmerman said his understanding was that they develop half the park when developing Phase 3 and the other half of the park when developing Phase 8.

Mr. Weis pointed out that the important point was that the development of park land be tied into the next phase that is approved for developing. Mr. Zimmerman indicated he understood that concern and would be willing to indicate that on the Master Plan.

Mr. Welch pointed out to Council the note on the revised Master Plan that satisfied the Planning Commission recommendation "that the Master Plan include a statement on the Offer of Dedication of park land for consideration by Council."

PUBLIC HEARING (Continued)

2. J. KENNETH WALKER PRD. Mr. Dean swore in Frederick J. Fernsler, Architect representing Mr. J. Kenneth Walker, Developer. Mr. Fernsler read the written information required when making application for a PRD, i.e., explanation of character of the PRD, easements and restrictions, statement of ownership, etc.

PUBLIC HEARING (Continued)

Chairman Dean questioned the term "tentative plan". After consulting the PRD Ordinance, it was determined that "Tentative Master Plan" is a better term.

Mr. Dargitz pointed out that Council had plans for the entire tract and also plans for the tract with the bypass right-of-way and was confused on which set of plans Council was considering. Mr. Fernsler said they were submitting plans for the entire tract for Council's consideration. Mr. Weis reported that Mr. Walker was submitting plans for a PRD that included the entire tract: The Planning Commission felt that enough was known about the proposed bypass that if plans for the proposed bypass go ahead, the Planning Commission wanted plans for a developable site on the land remaining. Mr. Weis pointed out that Council was considering a tentative plan for the proposed PRD with two alternates, one without the bypass and one with the bypass, both of which were acceptable to the Planning Commission.

Chairman Dean reviewed the recommendations relating to the PRD that the Planning Commission pointed out at their May 14, 1980, meeting assuring that all the conditions had been met.

Mrs. Taricani asked if the overall design shown for the PRD with the bypass related to any specific proposed alternate for the bypass. Mr. Fernsler indicated it did not.

A member of the audience asked if the single family home section of the PRD would be in the area of Green Acres Lane. Mr. Fernsler indicated it would be. The citizen also asked if after the PRD is approved could the overall mix of the PRD be changed at a future time. Chairman Dean indicated that changes could be made in PRDs. If they are minor, no public hearing would be necessary, if they are significant changes, then a public hearing would be held on the revised Master Plan for the PRD.

Mr. Dargitz asked if the density is computed using the entire acreage of the tract of land. Chairman Dean indicated it was.

PUBLIC HEARING (Continued)

Council discussed the advantages of a PRD and the way in which overall density is computed.

Mrs. Taricani moved that Council give tentative approval to the Master Plan for the J. Kenneth Walker PRD along Route 26 and LR 14039 (Puddintown Road), submission date 6/9/80. Mr. Bailey seconded the motion and it was carried unanimously.

Mrs. Taricani moved that Council approve the revised Master Plan for the Penn Hills PRD as submitted on drawings dated 4/7/80 with the provision that lots numbered 29 and 30 be moved to the other location as shown on the drawing and become lots 13 and 14 and to also move lot 12 to provide access to the park area. Mr. Stewart seconded the motion and it was carried unanimously.

Mrs. Taricani moved that the park development involved in the Penn Hills PRD, noted as Phase 7, be developed half with Phase 3 and the other half be developed concurrently with the completion of Phase 8. Mr. Stewart seconded the motion. Mr. Weis indicated the intent of the Planning Commission was not to tie the development of the park with any specific phase but with the next two phases completed. Mr. Zimmerman indicated they did not anticipate any change in development schedule but in the event there was, they would have no problem in developing the park with the next two phases completed. Chairman Dean pointed out in the event the schedule for development was changed, Mr. Zimmerman would have to come before Council with the change at which time the development of the park area would be tied into the revised development schedule.

The motion was carried unanimously.

The Public Hearing was closed at 8:45 p.m.

MINUTES

Minutes of May 13 and 19, 1980, Regular Meeting.

Corrections as follows:

Page 11, Item 4, paragraph 5: change to read:
"Mr. Williams indicated that only the
GMC Truck matched the Specifications."

Page 13, Item 9, paragraph 2, line 2, add:
"and transferrable" after "current"

Page 13, Item 9, paragraph 3, line 1, change:
"now" to "new".

Mrs. Taricani moved the Minutes of May 13 and 19, 1980, be approved as corrected. Mr. Bailey seconded the motion and it was carried unanimously.

TREASURER'S REPORT

Chairman Dean noted the new, simplified format of the Treasurer's Report.

Robert L. Hayden, Treasurer, reviewed the information in the Treasurer's Report for May, 1980, pointing out that the decline in total funds is due to the second quarter payments for police and Centre Regional Programs.

Mr. Dargitz moved that the Treasurer's Report for May be accepted. Mrs. Taricani seconded the motion and it was carried unanimously.

UPDATE

1. Mr. Williams talked with Reed McCormick about the "10 Ton Limit" signs on LR 871 and LR 14019. Mr. McCormick indicated he saw no problems if local delivery trucks doing business with Neidigh Brothers Quarry, Imbt Amisite Plant and Applied Science were not restricted.

Mr. Williams wrote PennDOT requesting "10 Ton Limit" signs be posted on LR 871 (Boalsburg Road) and LR 14019 (Elmwood Street). After a meeting between Mr. Imbt, Mr. Neidigh, Mr. McCoy and Mr. Williams, it was pointed out to Mr. McCoy that the Vehicle Code

MINUTES

Minutes of May 13 and 19, 1980, Regular Meeting.

Corrections as follows:

Page 11, Item 4, paragraph 5: change to read:
"Mr. Williams indicated that only the
GMC Truck matched the Specifications."

Page 13, Item 9, paragraph 2, line 2, add:
"and transferrable" after "current"

Page 13, Item 9, paragraph 3, line 1, change:
"now" to "new".

Mrs. Taricani moved the Minutes of May 13 and 19, 1980, be approved as corrected. Mr. Bailey seconded the motion and it was carried unanimously.

TREASURER'S REPORT

Chairman Dean noted the new, simplified format of the Treasurer's Report.

Robert L. Hayden, Treasurer, reviewed the information in the Treasurer's Report for May, 1980, pointing out that the decline in total funds is due to the second quarter payments for police and Centre Regional Programs.

Mr. Dargitz moved that the Treasurer's Report for May be accepted. Mrs. Taricani seconded the motion and it was carried unanimously.

UPDATE

1. Mr. Williams talked with Reed McCormick about the "10 Ton Limit" signs on LR 871 and LR 14019. Mr. McCormick indicated he saw no problems if local delivery trucks doing business with Neidigh Brothers Quarry, Imbt Amisite Plant and Applied Science were not restricted.

Mr. Williams wrote PennDOT requesting "10 Ton Limit" signs be posted on LR 871 (Boalsburg Road) and LR 14019 (Elmwood Street). After a meeting between Mr. Imbt, Mr. Neidigh, Mr. McCoy and Mr. Williams, it was pointed out to Mr. McCoy that the Vehicle Code

provided that a sign could be posted limiting truck traffic to local delivery only. Mr. McCoy went back to his office and had their Legal Counsel check this section of the Vehicle Code and Mr. McCoy informed Mr. Williams by letter that the following signs will be posted "No Trucks - Except Local Delivery." Signs were posted on 6/12/80.

2. Mr. Williams wrote Dennis Bender of the College Township Association thanking him for the donation of \$143.98 and informing him the money has been deposited in the Township Parks & Recreation Fund for the purchase of park equipment.

3. Mr. Williams wrote Mr. Aman, of Centre Video, requesting a list of municipalities who have franchises with them.

4. Mr. Williams contacted Mr. Trotter about attending the Centre County Community Forum for 1981 White House Conference on Aging. Mr. Trotter agreed to and did attend the Forum.

5. Mr. Williams checked with Ms. Yvonne Buck, Safety Design Liaison at the District 2 office of the PA Department of Transportation, inquiring if there were any disadvantages in not participating in the program for upgrading of regulatory and warning signs, in that Federal and/or State monies may be denied in the future because the Township did not participate at this time. Ms. Buck indicated this would have no bearing on future Federal or State monies becoming available to the Township for other kinds of projects.

6. Mr. Williams reported the "To Shady Drive" sign has been installed on the street sign post at the intersection of Elmwood Street and Elm Street.

7. As requested, "No Parking" signs have been posted on Meadow Lane.

8. Mr. Williams forwarded to the College Township Planning Commission the Sign Ordinance drafts by Mrs. Taricani and Mr. Grinder and comments of the current Zoning Officer and asked Mr. Weis, Chairman of the Planning Commission, for specific

recommendations on retaining it as a separate ordinance as amended or incorporating it into the Zoning Ordinance.

9. Mr. Williams reported he talked with Mr. Kenyon of the Postal Department on June 12, 1980, about the Lemont Post Office and reminded him that in their last telephone conversation Mr. Kenyon indicated he would be coming to Lemont about the middle of June to discuss the Post Office situation.

Mr. Kenyon indicated the Postal Department had just completed a Site Plan for the Post Office and it was ready to be shown to Council and the residents of Lemont for their comments.

Mr. Kenyon will be coming to Lemont on June 19, 1980, at 11:00 a.m. to discuss the Post Office and present their Site Plan at the ConRail site and also to talk with the ConRail people about leasing the land with an option to purchase it.

Mr. Williams called Ken Williams, of ConRail, and informed him of the meeting and asked him if they could attend on that date and time. Mr. Williams indicated they would be present at the meeting.

Mr. Williams gave a copy of his memorandum on the latest information on the Post Office meeting to Warren Smith, President of the Concerned Citizens of Lemont.

10. Mr. Bailey reported that the Township had replaced a light that had been vandalized at Spring Creek Park.

CORRESPONDENCE

1. May 30, 1980, letter from David A. Allison, Executive Secretary, College-Harris Joint Authority, to Elwood G. Williams, Sr. regarding sanitary sewer - Garver Subdivision.

2. June 2, 1980, letter from Joseph Aman, District Manager, Centre Video, to Elwood G. Williams, Sr., providing the requested information on the franchises Centre Video has with local municipalities.

Chairman Dean explained that College Township does not have a franchise with Centre Video but the residents pay the same rate as those who live in municipalities that do have a franchise.

Council discussed the inequity of the situation for the residents of College Township inasmuch as they were subsidizing other municipalities through their cable TV rate. Various solutions were discussed but Council was not in favor of taking any action toward charging Centre Video a franchise or requesting a differential rate for College Township residents at this time.

3. Letter from Kenneth Babe to Carl Fairbanks, Manager of State College Borough, notifying Mr. Fairbanks of Mr. Babe's resignation from the Centre Area Transportation Authority Board, effective July 1, 1980.

Council agreed to accept Mr. Babe's resignation. Chairman Dean indicated he would write Mr. Babe a letter of gratitude for his service as College Township's Representative on the CATA Board.

PLANS FOR APPROVAL

1. Revised Site Plan for Penn Hills PRD, Phase II. Frank Welch, Uni-Tec Engineering, presented the plans for Council's consideration explaining that the revision included the moving of lots 29 and 30 to be renumbered 13 and 14 and relocating lot 12 making it access to the park area. Also, the revision included correction of lot acreages and lot lines that were inaccurate because of a surveying error.

Mr. Welch assured Chairman Dean that besides the surveying error the only changes on the drawing were those lot changes discussed earlier in the meeting during the Public Hearing on the revised Master Plan for the Penn Hills PRD.

Mr. Dargitz moved that Council approve the Revised Final Plan for Phase II with the understanding that the changes of lots 13 and 14 be made on the final copy. Mr. Stewart seconded the motion and it was carried unanimously.

Chairman Dean asked Mr. Welch to have the original drawing changed and brought in for signatures.

BUSINESS

1. CATA Budget. Chairman Dean was concerned that the proposed budget allowed a \$10,000 payment against a \$40,000 loan when COG had specifically voted to include a \$20,000 payment. Chairman Dean felt that postponing payment on this loan was not wise or in the best interest of the Authority. Mr. Bailey pointed out that the budget material indicated this loan was due in 1981 making the payment next year \$30,000.

Mr. Babe said it was his understanding that the Authority had four years to pay off this loan and that he would have to check on the 1981 date indicated. He also indicated that the budget had been passed by the Board with the \$10,000 payment included, explaining that from an economic standpoint, the Board felt this was the best proposal.

Chairman Dean questioned the item in the cover memorandum relating to the increase in postage/printing resulting from the Manager moving into a leased office trailer at the CATA garage location. Mr. Babe explained that the Manager was formerly housed in the Borough Building and moving him to the trailer would necessitate renting a postage meter and copy machine.

Discussion was held on the seeming increase between the proposed budget and the final budget with Mr. Babe explaining the factors that contributed to this situation. Mr. Babe indicated he did not have all the information with him to fully explain this situation but would research it and get back to Council.

To a question from the audience, Chairman Dean explained that the \$40,000 loan was taken out to purchase five used buses in '79/'80.

Discussion was held on the local shares and how they were calculated.

Mr. Williams indicated that the total expenditures did not add up to the total indicated. Mr. Williams also questioned the fact that a payment of \$3,000 was indicated received from the cab

company but no receipt was shown in the budget. Mr. Babe answered that this amount was not budgeted but was received. Discussion was held on what services were provided for the money indicated to be received from the cab company.

Mr. Bailey felt that the budget should be approved with the advice that it be cleaned up before the budget process begins next year.

Mr. Dargitz moved that Council approve the College Township contribution to the 1980/81 CATA Budget in the amount of \$8,121. Mrs. Taricani seconded the motion and it was carried unanimously.

Chairman Dean asked Mr. Williams to put a note in the "come-up" file to write to CATA commenting on their budget process when the Township starts working on their budget.

Mr. Babe suggested that Council get input from CATA when they are working on the Township budget indicating this information be requested in October.

2. Traffic Signal at LR 56, PA 26 (E. College Avenue), TR 363 (Gerald Street) and TR 380 (Struble Road).

Mr. Williams indicated that the Township had asked for a traffic count at this intersection to determine if a light was needed. The Pennsylvania Department of Transportation has completed the count and has informed the Township that this intersection meets the minimum vehicular volume warranting the installation of a traffic signal.

Mr. Williams has spoken with PennDOT officials relative to Federal funding for this traffic signal. They indicated that it would be necessary to get on the CRATS priority list. Mr. Williams gave a copy of the letter providing the results of the traffic count to Herb Kahl, Acting Director of Regional Planning Commission, for 75/25 Federal funding.

Council asked Mr. Williams to research the files on the developing of the commercial parks in the area of this proposed

traffic signal to determine what provisions had been made for funding a traffic signal. Council will consider the matter at their next meeting.

3. PSATS Update.

a. Council asked Mr. Williams to send the proposed wording for a Resolution relative to School Crossing Guards to Mr. McCormick for his review. If the wording is in order, a Resolution is to be prepared for Council's consideration.

b. Council asked Mr. Williams to contact Ken Greider to determine what impact Senate Bill #194 would have on Townships.

c. Council asked Mr. Williams to draft letters to Rep. Gregg Cunningham and Sen. J. Doyle Corman Jr., supporting House Bill #2353 dealing with Liquid Fuels monies.

d. Chairman Dean asked Mr. Williams to check and see where the Township stands on having the School Crossing Guards classified as non-uniformed municipal employees for the purpose of determining Workmen's Compensation rates.

4. Review Controller's Report. Chairman Dean read portions of the Controller's Report dealing with tax collection, cash flow, Controller's recommendations for improvement, insurance, property, plant, and equipment.

5. Energy Conservation. Chairman Dean briefly mentioned the national grant program for energy conservation that was available.

Chairman Dean indicated that a session on energy conservation sponsored by CETA was being held on Tuesday, June 24. Council was in agreement that Mr. Williams should attend this session and report back to Council with the information received at this session.

Chairman Dean indicated that IRS now permits 18-1/2¢ per mile for mileage reimbursement. Mrs. Taricani moved Council adopt a Resolution which increases the mileage reimbursement from 17¢ to 18-1/2¢ per mile. Mr. Bailey seconded the motion and it was carried unanimously.

Chairman Dean asked Mr. Williams to check to see if a Resolution was needed for this change in mileage reimbursement and if so to have the Resolution prepared for Council's signature.

6. Discussion of Year-Round Recreation Facility. Chairman Dean indicated that the Executive Committee of COG had asked COG General Forum for some guidance on which direction they should head in pursuing this recreational facility. It was suggested that each municipality consider supporting one of these three categories:

- a. That there be absolutely no municipal support or action toward a Year-Round Recreational Facility of any type;
- b. Municipalities vote to support the concept of a Year-Round Facility but not with tax money -- would provide zoning assistance, legal, planning assistance, etc.
- c. Municipalities would vote to undertake, to construct and operate, using tax monies, a Year-Round Recreational Facility.

Chairman Dean indicated that what Council needed to do was decide what their position was relative to one of the categories. Discussion included individual opinions of the various categories, the activities to be included in the facility, history of the facility concept.

Mrs. Taricani moved Council support Category b for the indoor Year-Round Recreational Facility. Mr. Bailey seconded the motion.

Mr. Dargitz was concerned that Council was voting support of a specific recommendation. Chairman Dean indicated that the support was only for the direction COG Executive Committee should take. Any specific recommendations the Executive Committee comes up with would be brought before Council for their consideration and vote.

The motion was carried unanimously.

7. 1981 COG Budget Guidelines. Council reviewed the May 23, 1980 memorandum from Tom Kurtz regarding the 1981 COG Budget guidelines. Council felt the budget procedure was being improved every year and had no suggestions for bettering the procedure. Chairman Dean did note that a suggestion had been made that the COG Executive Committee make the recommendations on the Directors' salaries rather than their various boards and agencies since the Executive Committee does the evaluation of the Directors.

8. Lemont Women's Club Donation to Parks and Recreation Fund. Chairman Dean read the May 20, 1980, letter from Myrtle Mullen, Treasurer of the Lemont Women's Club forwarding a check for \$620 to purchase playground equipment for Dalevue Park.

Chairman Dean asked Mr. Williams to send Mrs. Mullen a letter of appreciation.

9. Sound System. Chairman Dean indicated there were some problems with the sound system and asked if Council had any opposition to his contacting the contractor to come look at it. Council was not opposed to this expenditure.

10. Chris Exarchos pointed out the problems that could occur with a Sign Variance inasmuch as there is no Sign Review Board at the present time. Discussion was held on the need for revising the Sign Ordinance and various interim proposals. Mrs. Taricani indicated she would study the situation and come up with possible alternatives.

11. John Haas, Architect for the Mt. Nittany Residences, indicated his client wished to add additional parking at the Residences. He had discussed this with Dennis Elpern who indicated it would be a minor change. Council pointed out that it would be necessary for him to go before the Planning Commission with this change for their approval. Mr. Haas said he was on the Planning Commission Agenda for their next meeting. After reviewing the plans for the PRD and the proposed location of the 24 additional parking spaces and the PRD Ordinance, Council agreed that this was

a minor revision and should go before the Planning Commission who could approve it without coming back to Council.

12. John Olivero said he had served on the Rental Housing Study Committee and subsequently on the Rental Housing Advisory Committee. He indicated he had not been asked to serve on this committee or been notified officially of his selection and would like to be relieved of these duties. Chairman Dean apologized for his not being asked or notified. Chairman Dean asked Mr. Williams to put on the Agenda for Council's next meeting to select a replacement for Mr. Olivero on the Rental Housing Advisory Committee. Chairman Dean indicated that any suggestions the Lemont Village Association or the Concerned Citizens of Lemont had for Mr. Olivero's replacement would be appreciated.

ADJOURNMENT

Mrs. Taricani moved the meeting be adjourned. Mr. Bailey seconded the motion and it was carried unanimously.

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,
Elwood G. Williams, Sr.
Secretary

EGW:lf:bh

COLLEGE TOWNSHIP
TREASURER'S REPORT

INDEX

MAY, 1980

DESCRIPTION

General Fund - Receipts & Expenditures

Township Funds - Cash & Investments

REFERENCE

Schedule I

Schedule II

COLLEGE TOWNSHIP
TREASURER'S REPORT
GENERAL FUND - RECEIPTS & EXPENDITURES
MAY, 1980

	<u>MAY '80</u>	<u>APRIL '80</u>
Check Book Balance - Beginning of the Month.....	\$ 512	\$ 250
Receipts During the Month.....	33,929	52,093
Net Transfers from Savings.....	28,365	-0-
	<hr/>	<hr/>
	\$62,806	\$52,343
Expenditures for the Month.....	\$61,786	\$43,718
Net Transfers to Savings.....	-0-	8,113
Check Book Balance - End of the Month.....	\$ 1,020	\$ 512

COLLEGE TOWNSHIP

TREASURER'S REPORT

CASH & INVESTMENTS

MAY, 1980

	GENERAL	STREET LIGHT	EQUIPMENT	PARKS & REC.	STATE	REVENUE SHARE
I. CASH:						
Checking Account	\$ 1,021 ^c	\$ 592	\$ 32	\$ 707	\$ 131	\$ 177
II. INVESTED:						
A. Daily Interest - 5.25% Annual	10,344	5,972	22,790	13,830	20,225	18,767
B. 90 Day Certificate - 5.5% Annual						
C. 6 Month Money Market Cert.	10,000 ^a		10,000 ^a		20,000 ^b	10,000 ^a
TOTAL FUNDS @ MAY	\$ 21,365	\$ 6,564	\$ 32,822	\$ 14,537	\$ 40,356	\$ 28,944
PREVIOUS MONTH	\$ 49,221	\$ 3,477	\$ 23,882	\$ 3,338	\$ 40,356	\$ 32,877
CASH	\$ 2,660					
INVESTED	\$141,928					
TOTAL	\$144,588					
PREVIOUS MONTH	\$153,151					

NOTES:

- I. Maturity dates of certificates of deposits:
 - a) October 22, 1980 - Interest Rate 13.549%
 - b) October 8, 1980 - Interest Rate 14.804%

- II. General Fund Checking:
 - c) Includes \$100.00 in payroll account