

College Township Council  
Second Regular Meeting  
Thursday, April 28, 1983  
4:00 P.M.

The second regular monthly meeting of the College Township Council was called to order at 4:00 p.m. by Chairman Dargitz in the College Township Municipal Building.

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

Members absent: Dolores A. Taricani

Others present: C. Thomas Lechner, Manager

MINUTES OF FEBRUARY 24, 1983

The Minutes of the February 24, 1983 meeting were approved unanimously. Bailey moved; Dean seconded.

PUBLIC HEARING FOR CONSIDERATION OF TWO INDUSTRIAL DEVELOPMENT AUTHORITY PROJECTS.

At 4:02 p.m. the regular meeting was recessed and a Public Hearing for the consideration of two IDA loans was convened.

Attorney Al Jones, representing the College Township Industrial Development Authority in place of Reed McCormick, presented the two projects and explained the necessity for obtaining Council's approval. Recent State legislation, he said, requires that IDA loans not only meet the approval of a properly constituted IDA but also the approval of an "elected official" of the Township that constituted the Authority. Additionally, should the project not be located in the Township that constituted the Authority, the approval of the host municipality must be gained as well.

The two projects currently under consideration are located in the Township, Jones stated, and were approved by the College Township IDA at its March 9, 1983 meeting. Following Council's approval, plans for the projects will be transmitted to the Department of Commerce for Federal approval.  
State

The first project Jones presented was that proposed by the Alltech-Applied Sciences Company, a "high tech industry" manufacturing chemicals used in analytical chemistry. (Jones explained that Alltech-Applied Sciences is a brand new operation resulting from the Illinois-based Alltech Associates' take-over of the local Applied Sciences Company.) The Company is proposing to construct a new, one-story, 8,000 sq. ft. plant on Carolean Industrial Drive at a cost of \$413,750. As a result of this expansion, Alltech-Applied Sciences estimates that eight to twelve new jobs will be created in addition to the existing 17 positions.

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Following a brief discussion period and a motion by Dean and a second by Bailey, Council voted to approve this project.

The next project presented before Council was the John R. and Carol Kelly Dental Office Building on Elmwood Street. Previously approved by the IDA for a \$280,000 loan, the project had experienced severe cost over-runs, mostly due to unexpected problems encountered with the site work. The Kellys are requesting an additional \$30,000 loan to facilitate the building's completion.

Approval of this loan was likewise granted following a motion by Dean and a second by Bailey.

Donald Bailey, the Council's designated signer for all IDA loans, signed the requisite papers denoting the Council's approval of the two projects.

The Public Hearing was adjourned at 4:12 p.m. and the regular meeting was reconvened.

SIGNATURES ON PREVIOUSLY APPROVED LEGISLATION.

The members' signatures were obtained on the Amendment to Zoning Ordinance #59-C (Flood Plain Supplemental Regulations) and the Amendment to Zoning Ordinance #71-A, both having previously been approved by Council at its April 14, 1983 meeting.

DISCUSSION WITH PennDOT REGARDING SUITABLE REPLACEMENT LAND RESULTING FROM BYPASS RIGHT-OF-WAY ACQUISITION.

On March 25, 1982 a letter was sent to Manager Lechner from District Engineer Thomas C. Ickes confirming a telephone conversation held between Lechner and the Department's Earl Neamy regarding the acquisition of a portion of Slab Cabin Park for the State College Bypass.

The Department is obligated to provide "suitable" replacement land under the Township's "Project 70" Lands Legislation, and Ickes attached to his letter a sketch of the land -- 5.5 acres adjacent to Slab Cabin Park-- considered to be suitable by PennDOT. He requested that Lechner advise him as to the area the Township itself deems suitable.

Neamy, who was present at that afternoon meeting, noted that the land required by the Department has decreased from 1.8 acres to 1.3 acres. He also advised that the possibility exists that PennDOT may not be able to obtain the land offered as replacement, which is now owned by Jack Mitchell, either through out-right sale or condemnation.

Council was in immediate consensus that the land offered by PennDOT was suitable. After considerable discussion, however, it was decided that not all the land outlined in Ickes' letter would be necessary to meet the needs of the Township.

As a result, Dean moved that the Council accept the exchange of land proposed by PennDOT in Ickes' letter of March 25, 1983, relative to Slap Cabin Park and extend to the Department the option of not including in the exchange property north of and including the Shamrock Avenue right-of-way. Bailey seconded, and the motion was carried unanimously.

LETTER FROM BOB FOLWELL: EAC's INTENTIONS IN COMING MONTHS.

Prior to his resignation from the EAC, Robert Folwell wrote a letter to Council informing the members of the EAC's intentions in the coming months. He also wrote of the lack of communication between the two Councils, and suggested that a member of the Township Council, preferably the Codes person, be appointed as an overseer of the EAC to facilitate an improved working relationship.

Dargitz said that he was unaware of any communication problem. Dean and Bailey concurred, and all said they keep up with the EAC's activities through its minutes, and respond to EAC issues during Council meetings. Dean suggested that those portions of the Council minutes pertaining to the EAC be excerpted and sent to the EAC members.

It was then agreed that a letter be sent to the EAC advising the members that the Council does read the EAC minutes, feels that it has responded to all concerns, and welcomes instances of specific problems. Council was also in consensus that a member be appointed to attend EAC meetings; similarly, Council advises that the EAC appoint one of its members to sit in on Council meetings when they feel it's necessary.

REPLACEMENT FOR ROBERT FOLWELL ON EAC.

Robert Folwell's resignation from the EAC has resulted in a vacancy in that Council.

In their search for a suitable replacement, the Council members consulted a list of those Township residents who had earlier indicated their willingness to serve in some capacity. Several possibilities came to mind, most notably Louis T. Kardos, a soils expert.

Manager Lechner was instructed to contact Kardos before the next meeting to determine his availability; other nominations will be entertained at the same time.

SIGNATURES ON ZONING MAP.

In a general catch-up session, the Council members affixed their signatures to the Zoning Map in acknowledgement that previously approved zoning changes had been made.

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TO TAKE BACK OR NOT TO TAKE BACK: BRANCH ROAD SURFACES AGAIN! OR  
YET ANOTHER DISCUSSION ON THE TAKE-OVER OF BRANCH ROAD.

In an effort to inexpensively determine the condition of the three bridges involved in the proposed take-over of Branch Road, Manager Lechner had asked PennDOT to send its engineering reports on those bridges to the Township Office. These have been received and have been given to Sweetland Engineering. Sweetland and Lechner have examined the bridges personally and Sweetland is expected to turn in his evaluation shortly.

Dean reported that he had recently attended a PSATS Convention at which both the Honorable Joseph Levy II, member of the Pennsylvania House of Representatives, and David Brian, PennDOT's Deputy Secretary for Local and Area Transportation (responsible for the turn-back program) were panel members.

Levy informed the convention that he is preparing a bill which would set a \$2500 per mile payment for those roads involved in the turn-back program.

Brian talked about the Department's philosophy on the turn-back program and, said Dean, stated that all facets of the program are completely negotiable. When questioned by Dean, Brian affirmed that College Township could indeed accept Branch Road without taking back the bridges.

Dargitz said the problem is not the bridges; the hang-up lies with the resurfacing of Branch Road. Under no circumstances would he consider taking back Branch Road before it is repaved.

Dean replied that Council must decide whether it wants to take back the road at all, even if PennDOT should agree to meet all the Township's conditions. Branch Road is an expensive road to maintain, he added, and it might behoove the Council to either wait until Levy's bill is passed or to make sure that the bill would be retro-active.

Lechner said that he has requested cost data records from PennDOT to determine the maintenance costs of Branch Road. He has also suggested to PennDOT that they prepare a written list of those specific improvements it would be making to Branch Road as a part of the take-over program.

Dargitz then said that no decision had to be made immediately, and asked Manager Lechner to contact PennDOT's David Zazworsky and inform him of Brian's comments at the PSATS Meeting.

WEED ORDINANCE REVIEW

Lechner presented to Council the first draft of a proposed revised Weed Ordinance, stating that the present Ordinance does not address the specific needs and character of the Township.

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The individual members will examine the proposed revisions and submit their suggestions to Lechner at the May 12th meeting in preparation for the Ordinance's discussion at the second regular Council meeting in May.

#### COG BUDGET DISCUSSION

Dean said that he felt last year's approach to the COG Budget should be followed this year, although the numbers may be too high. Dargitz concurred. Full discussion of the COG Budget was postponed to a later meeting.

#### CATA BUDGET DISCUSSION

Dean said that the Township would not be able to absorb the proposed increase in its share of the CATA Budget. He also mentioned that although CATA's services to the Township will be decreased, the Township's share of the Budget has been increased at a greater rate than many of the other municipalities.

Dargitz concurred and stated that he would like to see the data from the Township's three bus routes itemized. He also feels that the initiation of the hospital bus route -- which is partly charged to the Township -- was a completely arbitrary step.

It was agreed to invite Lloyd Niemann, Representative to CATA, and Paul Oversier, Manager of CATA, to the May 12th meeting to answer the Council Members' questions and review CATA's service to the Township. Further discussion of the CATA Budget was postponed until that time.

#### ANNOUNCEMENTS

The Borough will hold a Public Safety Meeting at Noon on May 2, 1983. Lechner and a representative from Council plan to attend.

#### OTHER BUSINESS

Lechner informed the Council Members that Cal Zimmerman has responded to Council's questions stemming from his updated schedule for the Walker Farms PRD. Zimmerman said that Phase I had been inadvertently omitted and that he would submit a new update. The revised update will contain comparative information from previous schedules.

Lechner also noted that the Planning Commission will take the Council's Parking Lot Amendment comments under consideration at its regular meeting that night (April 29, 1983).

#### ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

CTL:bh

Respectfully submitted,  
C. Thomas Lechner, Secretary