COLLEGE TOWNSHIP COUNCIL

REGULAR MEETING

AUGUST 25, 1983

A meeting of the College Township Council convened at 4:00 pm on Thursday, August 25, 1983, in the College Township Municipal Building. Donald E. Bailey served as Chairman.

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

Member absent: Gale L. Dargitz - Chairman

Others present: C. Thomas Lechner - Manager

Public Hearing

The College Township Council held a public hearing at 4:00 pm to review two Industrial Development Authority Loan applications.

1. Port Sky Development (Nittany Beverage)

Al Jones representing Port Sky Development stated, at the July 13, 1983 meeting of the Industrial Development Authority (IDA), that an expansion of their existing project financed by the Authority had been approved. Jones said that the owners of the Nittany Beverage Project are a partnership known as Sky Development. The project was being done as additional money was borrowed to expand the Nittany Beverage complex including the acquisition of an additional warehouse. Jones emphasized that the project was primarily expansion, adding that their storage capabilities will be enlarged, their office space expanded, and employment increased.

Upon questioning from Council members, Jones stated that Port Sky Development was requesting a $308,000 loan and that the number of employees would be increased from 18 to 29 for a total of 11 new jobs.

Dean moved and STEWART seconded that the project be approved as cited. The motion unanimously carried.

2. College Centre I (the former Wolf Furniture Store)

Bailey explained that this project was also approved at the July 13, 1983 meeting of the IDA. He stated that the project consisted of the acquisition and development of a premises on College Avenue which was formerly the Wolf Furniture Store, a laundromat, and an adjacent parking lot. The developers sought a minimum financing of $950,000 with a projected number of 85 jobs to be created--assuming total rental. It was explained that the occupants or tenants of the project would be providing those jobs and that the projection was based on square footage.

Ed ~~Laught~~ Lauth, representative of the developers, described the project in more detail. The large brick wall next to the parking lot would be removed, he said, and the f... entrance would be changed; in fact, a glass front is planned for the building with retail shops. The structure will contain an 800 - 1000 sq. ft. office, a 2000 sq. ft. office and an 1800 sq. ft. office in the rear. A national franchised restaurant would be occupying the existing laundromat location.

When asked by Taricani how the number of employees to be employed compared with the existing number (including those who had been employed at Wolf's), ~~Laught~~ Lauth replied, a few hundred percent.

Taricani pointed out that although the Wolf Building could be developed on its own without IDA money, the proposed project would increase the overall number of jobs even more because new rental space would be created. Laught concurred adding, we're changing a single use into a multiple use.

Checking into other facets of the proposal, Taricani asked about the building's residential rental space. Since that area cannot be used for IDA funding, what accounting system was used to keep that area separate?

Reed McCormick clarified the issue saying that no part of the upper floors are counted as security for IDA loan money. He added that if the major portion of a complex were to be apartments, the proposal would be turned down.

Dean then moved with Stewart seconding that the College Township Council accept the IDA request for College Centre I project. The motion was unanimously approved.

After the vote, Taricani asked if there was an independent follow-up on approved IDA projects to see if the number of jobs projected were actually generated. If not, then developers are getting a blank check to use IDA funds, she said. Taricani stressed that although she was sure a mechanism existed for checking the projected jobs figure, Council should discuss the issue with IDA.

The public hearing was adjourned at 4:40 pm.

The regular meeting of the College Township Council began at 4:40 pm.

Business 1 - Planning Commission Member Replacement for Joseph Meyer

A letter from David Fryer was received submitting his name as a possible replacement to fill the vacancy on the Planning Commission. Don Bailey called the Council's attention to the letter from David fryer who indicated his interest in serving on the Planning Commission. Taricani added that two people had contacted her with the intent of being considered for the Planning Commission. One was Janet Sulzer; the other Rick Bryant. Stewart suggested Gerald Carbrick for a position on the Planning Commission.

Joe Boris had offered his name several times for a position on the Parks and Recreati... Board, Taricani said.

Dean asked that these names with a biographical sketch be placed on the agenda for the next meeting.

Business 2 - Opening of Bids for the Yardal Road Project

Dean opened the sealed bids for the Yardal Road Project which were as follows:

	Items 1 - 7 Option 1	Items 8 & 9 Option 2
L. Ashcraft Construction	$20,084.00	----
G. O. Hawbaker	22,130.50	$ 4,110
C & W Construction	20,686.00	2,240

Lechner said that he anticipated that option 1 (the excavation) would cost between $16,000 and $17,000, and option 2 (the paving) would run about $3,700 for a total of about $20,000. Twenty-five thousand dollars had been budgeted for the project. After Lechner stated that he needed more time to think about the project in light of the bidding, Taricani moved and Dean seconded that Council receive the bids for the Yardal Road Project, but they would defer action until the next meeting. The motion carried.

Business 3 - Possible Renaming of Buchenhorst Road

On July 28, 1983, a letter was received from Reed McCormick, Township Solicitor, stating that no legal requirement existed that forced owners of lots to revise their deeds in the case of a street renaming. If Buchenhorst were renamed, McCormick suggested property owners not revise their deeds until a time when the property was reconveyed.

A brief history of Buchenhorst Road was given by Bailey in which he explained that this road in Penn Hills Development circled around, creating two intersections of Buchenhorst and Gerald Street - and Buchenhorst and Penbrook Lane. He said that it's been recommended that Buchenhorst be renamed.

Lechner added that with two intersections of the same name there can be problems. The police and fire departments have stated this, he said, and if the problem can be corrected, thay are in full support. If you are going to make a change, argued Lechner, make it before it's fully developed.

Taricani countered that the situation was not the problem that it was made out to be. The only people requesting a change was the Post Office, she added.

Dean concurred, saying the only good feature of the name change was that it would make things neat. But with all the problems, real and imagined that residents conjured, there was no point in changing the name of the road.

Richard Gertok, representing the Postal Service, explained their point of view. If it were a circle before they put on Shawn Circle, it would have been fine, then it would have been one continuous road. But now that they have made it into a T-intersection, Shawn Circle has nothing to do with it. There are three streets there now.

Bailey inquired about the numbering system and if the numbers on Shawn Circle continued on from Buchenhorst.

Gertok, said no, Shawn Circle had its own numbers. When asked by a member of the audience what the problem was, Gertok replied, Street names - when they intersect at 90° angles they are two completely different streets for the Post Office. It's not a case of a street continuing. He went on to say that if Gerald Street continued through the Hartman Farm another problem would develop because their address, which is Gerald Street, has nothing to do with Gerald Street.

Taricani countered that the Hartman house could be renumbered. She added that the Planning Commission would deal with that matter later. Because the residents don't want it, she said, Buchenhorst should not be changed.

Taricani then moved and Dean seconded that at this time Council continue the name of Buchenhorst Road as described on the April 13, 1983 subdivision map. The motion was unanimously approved.

Business 4 - Police Contract Agreement

Copies of the agreement had been distributed at the previous Council meeting. The cost was one of Dean's concern; he noted that it was not stated in the agreement. Lechner explained that this copy was mainly for language edification.

The supervision of special school police (page 5) was an item that Bailey questioned. He thought College Township supervised the school patrol, then concluded that the Township appoints them but the police supervised them.

Lechner explained that the special school police was a formalized training program performed and supervised by the police force. However, our method seemed to be working satisfactorily the way we handle it. He added that a decision on the contract was not needed now; just Council input.

Taricani then moved and both Stewart and Dean seconded that Council postpone discussion on the police contract until the next meeting. The motion carried.

Business 5 - Security bond for Penn Hills PRD, Section 6 (signatures)

Lechner said that because there were problems with the Security Bond, he had to defer its presentation. However, he did have plans of Phase V and VI for Spring Creek which needed a second signature.

Other Business

PennDOT's Reply to Council's Suggestion of Road to Hospital

Lechner announced that he had received a response from PennDOT concerning an emergency access road to the hospital. Bailey summarized the situation saying that Council suggested a shortcut be put in at Puddintown Road at the end of the by-pass to channel traffic to the hospital more quickly.

PennDOT's reply was that they had discussed the issue with the hospital administrators who concluded that Porter Road was a satisfactory route for emergency vehicles. Dean added that PennDOT said they would have a dedicated lane marked off with cones on Porter Road during football weekends. The hospital also stated they would have advance notice of emergencies on-route to the hospital.

Taricani said that Council should go on record as being deeply concerned about the safety factor on the emergency route to the hospital. She said, we do not feel this is the best solution to the problem. The rest of Council agreed and Bailey stated that the Council's consensus should be conferred and the Manager was directed to reply to PennDOT and express the Council's feelings.

Referendum

Another issue brought before Council by Taricani was a committee's study of College Township's current fiscal crises and recommendations for solutions. Taricani said she wanted to go on record saying the committee should wait to see if College Township can have a referendum placed on the November ballot. If so, the committee can evaluate the information from the referendum before formulating their solution.

Lechner said he had sent a letter on Dargitz's behalf to the Centre County Commissioners, adding that they would make the decision about the referendum being on the ballot.

Lemont Post Office Vandalism

The last issue for discussion was announced by Stewart, who said vandals were destroying property around the Post Office.

A member of the audience, Mrs. Elvira Meyer, said the vandalism consisted of a stolen fence worth $15 and a missing Post Office sign saying - Customer Parking. Besides this, there were bicycle tire marks running up the front of the building.

Dean sugested a neighborhood watch; Bailey said police should be informed of the vandalism and should watch the Post Office more closely.

Tarlcani mo[illegible] that we request the State College Police services to patrol the Post Office and [redacted] have a community services officer to meet with Lemont's citizens, advising them of the most effective method of solving the problem. [redacted] STEWART seconded the motion and the motion carried.

The meeting was adjourned at 5:39 pm.

Respectfully submitted,

C. Thomas Lechner
Secretary

CTL:jh:key