

COLLEGE TOWNSHIP COUNCIL**REGULAR MEETING****AUGUST 23, 1984****4:00 PM**

Chairman Taricani called to order a meeting of the College Township Council on August 23, 1984 at 4:00 pm in the College Township Municipal Building.

Members present: Max E Hartswick, Fred E Smith, Herbert W Stewart,
Dolores A Taricani - Chairman

Member absent: Gale L Dargitz

Others present: C Thomas Lechner - Manager
Beulah L Houser - Administrative Assistant

Donald Hastings - State College Area School District
Richard Lewis - Permits, PennDOT
Fred L Metzger
Tom Ickes - PennDOT
Jesse and Bonnie Darlington
Edward A Friedman - Rep. of David Weis Store
Jack Mitchell - Developer, Spring Creek Estates
Robert Poole - S & A Homes
Tom Songer - Engineer

Chairman Taricani opened the meeting by introducing the new recording secretary, Cindy Krisch. She then announced the first item of business as being the bid opening on the Yardal Road Project.

Taricani stated that it is intended to reconstruct 340 feet of Yardal Road from Raino Street to Oakwood Drive. The first bid was from A. G. Asphalt & Paving for \$9,554.75 with a bond in the amount of \$1,000. The second bid was from Glenn O. Hawbaker for \$7,223.95 with a bond of 10 percent which is the required legal amount.

Chairman Taricani asked for a motion to receive these bids and award the low bid assuming that it meets the other requirements of the Township specifications. The motion was made, seconded and voted in favor of by all Council members.

Chairman Taricani announced that the next fifteen minutes of the meeting would be granted to Mr. Donald Hastings of the State College Area School District to discuss a computer proposal that the School District has for collecting taxes.

Mr. Hastings proposed that the College Township install a terminal line to the main computer at the State College High School. He stated that the School District has a Bowes B1955 computer which they use to do their own taxes, the County taxes and the Township tax collections. The State College Borough presently has a terminal line to the High School on which they do their daily collections. Mr. Hastings pointed

out that one advantage to having this computer line is that it speeds up the entire collection process.

Chairman Taricani asked if the use of the State College Area School District computer is the reason that State College Borough can deposit the taxes the same day they are collected. Mr. Hastings replied affirmatively. He pointed out that the last day of the discount period is a very busy day and previously it took until the 20th of the following month to deposit all the money collected. With the use of the computer, it can be done by the 2nd of the following month.

Mr. Hastings stated that if the Township is interested in computerization that this is a relatively inexpensive method. By installing a terminal, the Township would have the advantages of a large computer.

Mr. Hastings pointed out the options available to the Township: 1) buy a terminal; 2) rent a terminal; or 3) buy a microcomputer which could also be used as a word processor.

Mr. Hastings then referred to the proposal from the State College Area School District that each Council member had in hand. On the first page of the proposal it is stated that the one-time costs for initial installation would be \$3,690 if the Township would choose to purchase a terminal, printer and modem, plus telephone line installation. Monthly costs would be \$352. The monthly costs are to be shared between the School District and College Township on a 50/50 basis.

Chairman Taricani asked the Council to set aside the up-front costs of a terminal purchase because a microcomputer could be bought for \$3,000 - \$4,000. She stated that the \$352 monthly cost would be offset by reduced labor needs. She said she felt the Township would be saving more than the approximate \$3,600 a year cost plus have a more efficient system.

Chairman Taricani and Mr. Hastings decided not to go over the actual numbers of the proposal but to discuss the concept of the system. Taricani stated the concept as being the Township could collect the taxes for less money for the people, which is the way it should be.

Mr. Hastings stated that by having terminal access the collections can be recorded and proved out daily plus the Township would have immediate access to records.

Chairman Taricani stated that the Council should take the proposal under advisement, the main advantages being speed and accuracy of records.

Chairman Taricani thanked Mr. Hastings for taking the time to present the proposal to Council.

The next item on the agenda was Improvements on Benner Pike. A memo dated July 10, from the Centre Regional Planning Commission Staff, was referred to by Chairman Taricani. The Chairman stated that the more the Council looks at this the more involved it seems to become. The Council wants to solve the problem for the developer, Mr. & Mrs. Darlington, and wants to do this with minimal pain and trouble for all involved.

Bob Watkins, Senior Planner - CRPC, was called upon to explain to the Council what the Planning Office suggests as a solution to the problem.

Mr. Watkins pointed to a master plan which Uni-Tec Engineering had laid out. He stated that everyone agreed that the ideal location for entrance to the Darlington property is directly across from the mall entrance. Mr. Watkins pointed out that it has been agreed upon that the ideal solution is to bring together all the problems involved (creating additional entrances and turning lanes, a possible traffic signal, complicating traffic patterns and bringing together a majority of turning motions to a simple intersection) and solve them.

A proposal of a temporary entrance at the corner of the Darlington lot adjacent to the David Weis property was mentioned by Mr. Watkins. The Planning Staff feels that this entrance will cause traffic problems and they are suggesting an alternative to that. Their solution is to go ahead with an entrance across from the mall and in order to do this, an adjustment must be made in the boundary line between the Metzger and Darlington properties.

The triangular piece of property that is the Metzger property which would be crossed by the entrance would be a public street dedicated to the Township. An adjustment could be made that the Darlingtons receive this corner and that the Metzgers receive a compensating piece of property. Mr. Watkins pointed out that the benefit to the Metzgers would be public street with a major commercial intersection. The Metzgers would receive 120 feet of frontage on that piece of road. The Darlingtons would then receive an entrance which should be the major intersection with a traffic signal. This could be a non-cash arrangement with just an adjustment on the boundary line and would benefit both property owners.

Chairman Taricani stated that what began as a small problem of access to the Darlingtons has turned into a major improvement of Benner Pike. The Darlingtons have been drawn into a situation of very large improvements which was not of their making.

Chairman Taricani feels that the first responsibility here is to the two property owners. She suggested they meet to work out the exchange of land. The Council is of the feeling that this would be a better long-term solution because it would not create another unrestricted access.

Discussion led into the creation of a turning lane to the Nittany Mall which

exercised the right to site draft on those monies to guarantee the Township that the work would be done. At approximately the same time, Mr. Mitchell presented two Letters of Credit for Phases III and IV which did not occur in time for discussion at the last Council meeting. The period of August 19 - 23, 1984 was not covered.

Mr. Mitchell is asking for renewal or extension of that period on a Letter of Credit to August of 1985.

Mr. Lechner stated his opinion is that the time period to August 1985 is much too long. He said he felt that, for example, the paving in Phase III should be completed by October 15, 1984.

Chairman Taricani asked specifically what needs to be done.

Mr. Lechner advised that in Phases III and IV the final top coat of paving and the planting of trees has yet to be completed.

Spring Creek Estates is at a standstill as far as the Township issuing zoning permits. This is because certain things have not been done -- the biggest item being the storm water detention pond which was part of Phase I. The Township no longer has Surety on the pond; however, Mr. Mitchell has proposed a special Surety of \$3,000 on the detention pond that guarantees the work will be done by November 23, 1984.

The reason for the extension of time on the detention pond is the wet weather. The pond has been discussed for over a year. Mr. Lechner discussed the situation with Jack Mitchell approximately June 1, allowing Mr. Mitchell until July 31 to complete the detention pond. At that time it was stated that zoning permits would cease being issued if the pond was not completed by July 31. The work was not completed and the issuing of zoning permits was ceased.

There has been some effort on the part of Jack Mitchell and S & A Homes to make sure these things are done. Mr. Lechner stated he would be willing to accept a Surety for the detention pond of \$3,000 with an expiration date of November 23, 1984.

Mr. Lechner announced that the Council's considerations are: 1) to accept the Surety for \$3,000 from the First National Bank of Centre Hall (Letter of Credit 109); 2) to extend or allow new Letters of Credit (107 and 108) to August 19, 1985 or ask to have the date changed to October 15, 1984; or 3) not to approve Letters of Credit 107 and 108 and go on the basis that the Township has the funds and will disperse them to assure the items are completed. The excess funds would be returned to the bank to reduce the loan for the developer.

Mr. Stewart made a motion to accept the Surety on the detention pond (Letter of Credit 109) to expire on November 23, 1984. Mr. Smith seconded the motion. All Council members voted in favor of the motion.

Mr. Smith moved to accept Surety on the paving for November 1, 1984 and May 30, 1985 for the trees. The motion was seconded by Max Hartswick.

Implicit in the intent of the last motion is that the developer submit two revised Letters of Credit stating that the paving will be completed by November 1, 1984 and the trees by May 30, 1985.

Mr. Smith moved to amend the motion as stated above. The motion was seconded by Max Hartswick. All Council members voted in favor of the motion.

The meeting adjourned at 5:55 pm.

Respectfully submitted,

C Thomas Lechner
Secretary

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