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Building code violations delay Laurel Glen permit

By DAVID VanHORN
Daily Collegian Staff Writer

The management of Laurel Glen Apartments has been cited for 980 building code violations, according to Centre Region Code Enforcement Director David Beitz, creating a question of whether the rental license for the apartment complex will be renewed.

The violations stem from inspection of the property done last March and April. The violations range from storage of combustible materials in vacant apartments to water damage, Beitz said. A wiring problem exists because interior wiring was used for exterior work, he said. Light fixtures and doors need to be fixed, he said, and painting needs to be done.

Laurel Glen Property Manager Scott Anderson said he was aware of the problem. A contractor has been called in and is on the job, he said. The work should be done by the end of next week, Anderson said.

Phase I had 503 violations, 51.3 percent of the total, followed by 344 violations in Phase II (35.1 percent) and 133 (13.5 percent) in Phase III. The sections of the

apartment complex are called Phases. Nineteen apartments were unfit for habitability, 135 were "okay," 74 were not entered and 78 units were vacant. Old violations already cited totaled 220, or 22.4 percent of the total.

A special cleanup order was placed on one uninhabited apartment, Beitz said, due to a sewage backup. The toilet was pulled out, he said, and the sewage opening was not capped, which allowed raw sewage, including feces, to spread over the apartment floor. The apartment must be cleaned soon, Beitz said, and the wall board, permeated with moisture, should be replaced.

Anderson said the toilet was removed to fix the sewer system, and a cap was put on the opening. At some point the cap was removed, he said. Only water, no raw sewage, was on the floor, Anderson said. The mildew on the walls and the floor was cleaned, he said, and the wall board was removed and replaced. The unit was cleaned "some time ago," he said.

Laurel Glen management has until Aug. 15 to fix the repairs before charges will be filed, although they can appeal

the time limit, Beitz said. He said he would rather see money go into repairs than to pay for violations.

"Fines and citations do not get the property fixed," he said, "but we've got to get that place in top shape."

Anderson said there will be no problem fixing the repairs this summer.

Beitz said the decision to renew the rental permit will be delayed from July 1 to Aug. 15 to allow repairs to be made. Apartments may be rented on a unit by unit basis, he said, but he is not sure how the Code Enforcement Agency will handle the situation because there are so many violations.

"There's a heck of a lot of work out there that has to be done," Beitz said. "It's not impossible to do."

Some electrical wiring is unsafe and should be unhooked and rewired properly, but overall conditions do not constitute any immediate danger, he said.

"If I felt it was unsafe and anyone was in danger, we would have them out of there," he said.

Vice President Daniel Melnick of the Continued on Page 12.

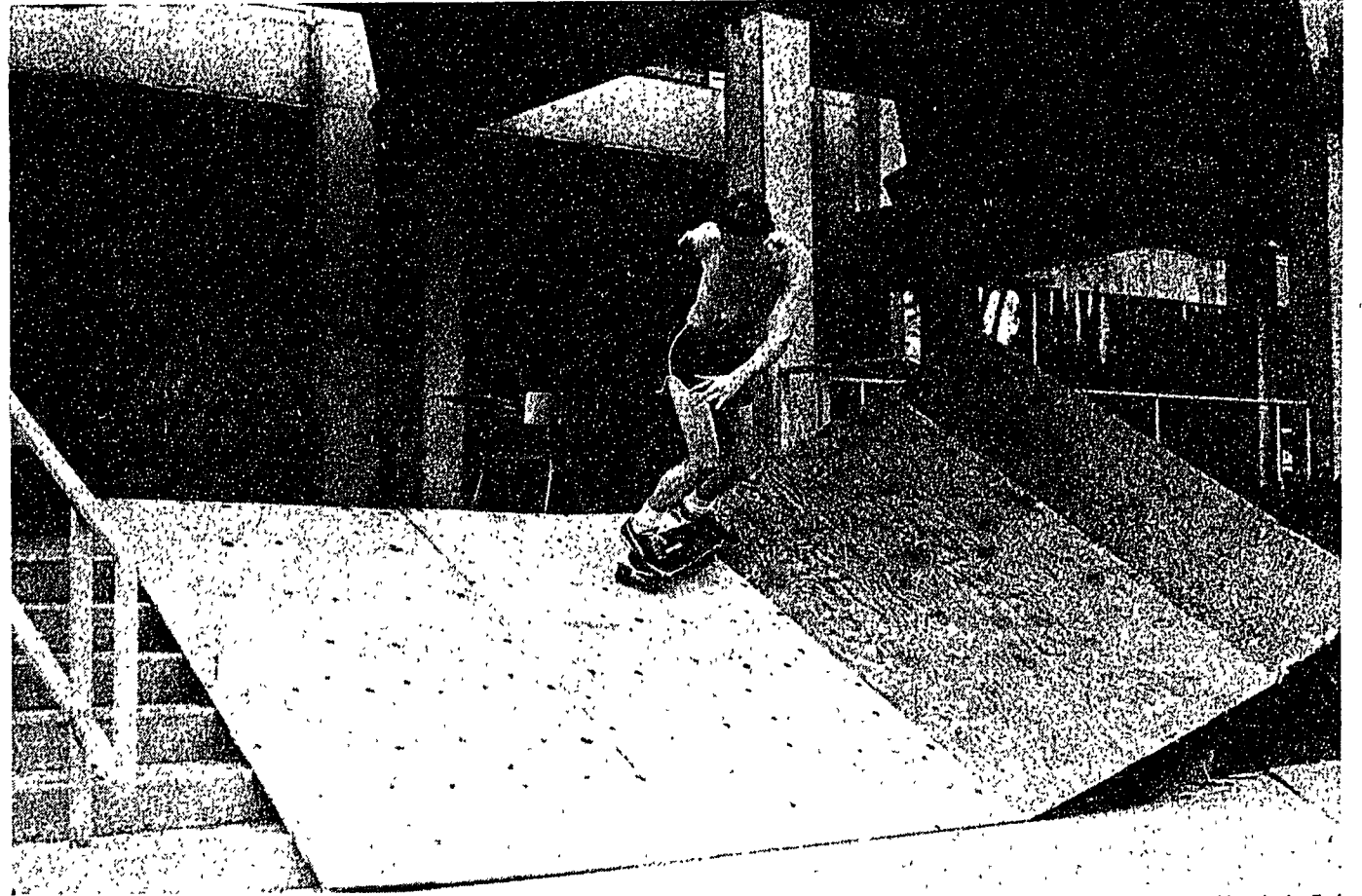


Photo by Joe Tori

What goes up . . .

. . . must come down, like Jeff Doane (6th-biology), who skateboards up the ramp he and a friend made from plywood boards they found under the steps of Chambers.

Trustee explains PIRG refusal

By DENISE LAFFAN
Daily Collegian Staff Writer

Student Trustee David Hickton said yesterday he refused the Students for the Pennsylvania Public Interest Research Group's request to bring the PennPIRG proposal before the May Board of Trustees meeting because he was given only one day to decide whether or not he supported the proposal.

"I have to talk to other students and get their opinion before I decide (whether to support PennPIRG)," Hickton said.

Hickton also said he was unsure whether the

PennPIRG issue had student support. "I don't think PennPIRG lost the referendum but I also don't think they have a right to say they won."

"I have been supportive of the PennPIRG since its first effort," Hickton said. Now, however, he is "re-evaluating" this support because, "I want to be damn convinced that students want to open up the bill and support PennPIRG."

Hickton said he feels the low turnout for the PIRG referendum may indicate decreasing student support. He added, "I want more information on PennPIRG. I want to be more prepared than I am now if I bring this before the board."

One difficulty the proposal could run into at the board meeting is University President John Oswald's opposition to PIRG. Oswald's opposition "will hurt PennPIRG and limit its opportunity for success," Hickton said.

The PennPIRG proposal originally was to be presented to the trustees at their May meeting, but Students for PennPIRG have decided to postpone their presentation until the July meeting. PennPIRG coordinator Jeff Goldsmith said the reason for postponement was to make sure all the trustees who supported PIRG would be at the meeting.

Tentative budget gets school board approval

By PATRICK CHAPMAN
Daily Collegian Staff Writer

The State College Area School Board last night approved the 1979-80 tentative budget, totaling \$15,021,600, with no tax increase.

The tentative budget, which is 5.8 percent (\$830,000) larger than last year's, is the first in many years not to include a tax increase.

"I believe this is the first budget in about a dozen years not to include a tax increase," Business Administrator Ralph Moyer said.

School Superintendent William E. Babcock said one of the reasons taxes will not be increased is a projected capital outlay loan of \$200,000.

"The loan will be taken out for the possible purchase of two new buses and for repairs to the roof of the Westerly Parkway Junior High School," Babcock said.

Other revenues helping to provide the \$830,000 increase include a reduction of \$226,000 through the refinancing of the school board. Another increased revenue source is the projected additional tax receipts, totaling \$371,000, from local and federal sources.

Babcock also said the low increase in expenditures in the budget was a factor in deciding against a tax increase. "The increase of 5.8 percent is about half that of the current inflation rate."

The tentative budget is also assuming

no new state subsidy, even though there is a chance the school district may receive one, Babcock said.

"If the Thornburgh budget is passed, the district could receive anywhere from zero to a little less than \$400,000," Babcock said. "In that case we wouldn't need the loan. We could pay the bills in cash."

The largest cost of the \$830,000 increase is for personnel and related costs at \$437,300. Most of this is taken up by personnel salaries, totaling \$360,000. This is lower than last year, however, because of a reduction of 13.5 teachers, nine elementary and 4.5 secondary. Babcock said the student-teacher ratio would remain about the same.

Instructional and capital outlay costs totaled \$207,850 more than last year. In capital outlay costs, \$56,500 was appropriated to meet the new Federal Handicapped Law. Forty thousand dollars of this went into construction of a new elevator at the senior high school.

One new expenditure in the budget is \$34,000 for the leasing of a pool and swimming instructor for third and fourth graders. The pool will be leased from State College contractor David Corneal.

The board will conduct a budget hearing May 21 and will meet on either June 11 or 18 to vote on a final version of the budget, which must be approved by June 20.

Local weekend gas sales may end

By TRACY WALL
Daily Collegian Staff Writer

It might be a good idea to fill up those gas tanks before the weekend, since oil allocations are causing many local gas stations to close shop on weekends.

"Up until a couple weeks ago, we've been open regularly on weekends, but recently, within the last month, we've been running out of gas during the week," Don Graham, owner of Graham's Sunoco, 502 E. College Ave., said.

Graham's Sunoco, as well as most other State College stations, have begun to feel the pinch of the oil shortage.

"To keep up with customer demand, we should be receiving about 10 percent more gasoline than last year, but instead, we're getting about 15 percent less of regular gasoline and about 20 percent less of unleaded, Graham said.

Regular gasoline at Graham's is selling for about 76.9 cents a gallon, which is about 10 cents increase over last year's price at this time.

John Martha, owner of Martha's Arco, W. College Avenue and Atherton Street, is "debating" whether or not he'll be open on weekends.

"We used to be open 24 hours, but now we can't operate," he said.

"We're getting less gas, since our

allotments keep getting cut," Martha said.

Regular gasoline at Martha's Arco is selling for about 79.1 cents a gallon, and has risen about 1½ to 2 cents weekly.

"If we have gas, we're open on Saturdays," Allen Larson said, owner of Larson's Citgo Service.

Regular gasoline at Larson's is about 73.9 cents a gallon.

Don's Gulf, College and Atherton, is open from "week to week." Regular gas is selling there for about 74.9 cents a gallon.

John's Texaco, N. Atherton, is not open on Sundays.

Bob Michael of Michael's Exxon, 212

S. Atherton St., said, "We're open on the weekend depending on how far the gas will go, during the week." Regular gas sells for 75.9 cents a gallon.

Ellis' Mobil Station, 913 W. College Ave. is open on the weekend, both Saturday's and Sunday's.

"There was a time when I was out of unleaded gasoline for three days," George Ellis, owner said.

"We're receiving an allocation of 15 percent less than normal," he said.

"Business has not tapered off," he said. "People have been filling their tanks up." Regular gasoline sells for 77.9 cents a gallon.

Area growth may be hurt by population stabilization

By BRUCE BECKER
Daily Collegian Staff Writer

There's an old adage that says a good thing only lasts so long, and nobody knows it better than the people who must plan for the growth of the Centre Region.

The area has grown rapidly since World War II, as Penn State has expanded, but it faces new problems now that the University's population is stabilizing. The region must expand its population and try to find new sources of income in order to prevent the kind of stagnation that has infected nearby towns such as Bellefonte and Tyrone.

University stabilization is already taking its toll on plans for the region's growth. Population dropped last year for the first time, according to Regional Planning Director Ron Short, and is running behind the lowest projections of the region's Comprehensive Planning Document. Most of the projections for the area's future until the year 2000 are based on the document, which predicts population will grow to 72,500 by the end of the century. But Short says physical growth in the region is proceeding well.

"This year we lost population for the first time. However, physically, our development has been very rapid. The year before last we developed over 200 houses; in the past year, we developed 170 houses in the area. Our commercial development has been fairly rapid. In the past year we built about 160 multi-family units; in the previous year, about 60 multi-family units."

Fortunately for the area, University enrollment is not expected to decrease. Robert Patterson, the University's senior vice president for finance and operations, says enrollment at University Park will not decrease — although it won't increase either.

A report prepared for the steering committee for Penn State's plan for the

'80s, which studied prospects for growth in the next decade, states there will be a 34 percent decline in Pennsylvania high school graduates between 1975 and 1990. There has been a drop in the number of school-aged children in the State College area. The State College Area School District's census figures show a decline in enrollment in the district from a high of 7,984 in 1970 to 6,781 in 1978.

The figures show a further decline to 4,785 is expected by 1984, but census coordinator Terri Bolt says five-year projections are not too accurate.

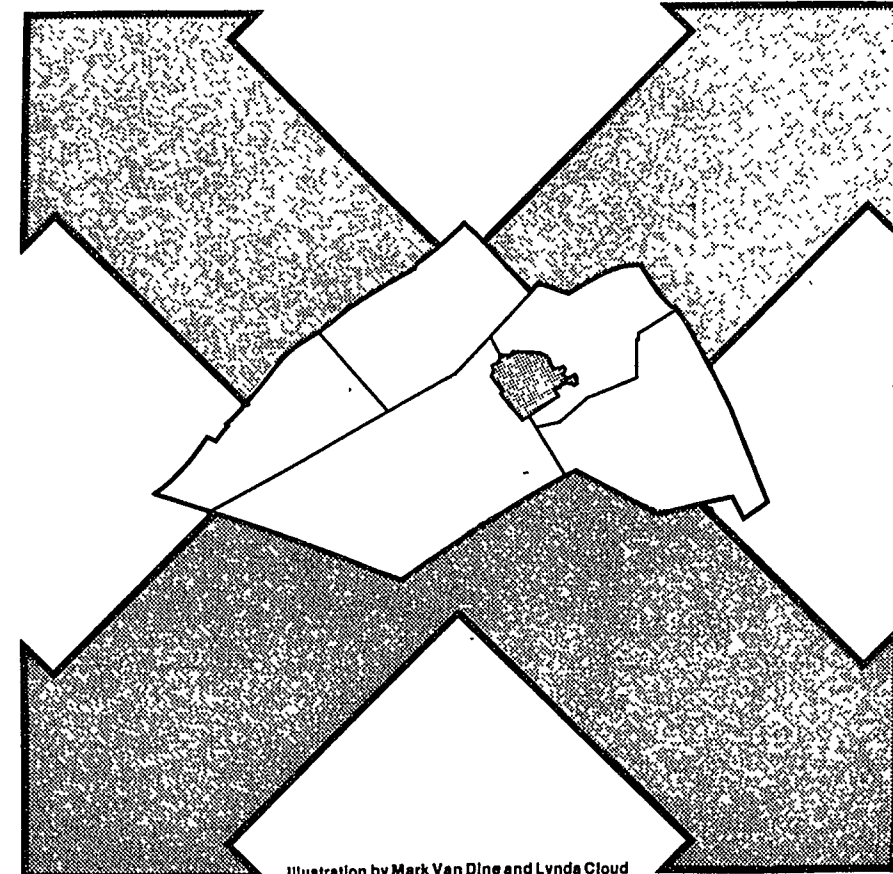
The report says the decline "does not necessarily mean that college enrollments will fall in like proportion. Such a drop will occur, however, if participation rates, i.e., the proportion of high school graduates who go on to higher education, remain stable."

The report states that the Pennsylvania Department of Education is projecting a slight decline in the participation rate from 48.3 percent in 1978 to 47.5 percent in 1986.

Short agrees with Patterson's and the Comprehensive Plan's estimates that Penn State enrollment will stabilize at 31,500. Short says even though the number of high school graduates in the nation is decreasing each year, "it is felt that because there is such a high degree of interest in the University Park campus the enrollment will be maintained."

Short adds that the area is not looking at the possibility that enrollment will fall. If this did occur, he says, "We'd have to look at our assumptions and our goals and policies and revise the plan. But I just don't foresee that happening."

But Robert Shirk, president of the State College Downtown Businessmen's Association, says the DBA is considering the possibility of falling enrollment. The DBA is looking mainly for light industry



and research and development firms to move into the area.

Shirk says the association is hoping to counteract dropping enrollment by bringing in light industry, "and that's one reason why we're starting to push it now. I think we'll see a definite drop in enrollment at the University — either that or the closing of marginal schools in the state."

Retail sales in State College increased 385 percent between 1950 and 1970, according to the Comprehensive Plan, and the population must be maintained to keep

sales volumes from decreasing. Light industry and research and development firms could stabilize the population.

Al Martin, chairman of the Area Development Committee of the State College Chamber of Commerce, says, "This is an excellent place for research and development." It is situated near the University, and these types of firms usually look for quiet, secluded areas in order to avoid industrial espionage.

But if the isolation of the area is an advantage, it presents problems as well — notably transportation problems.

"The isolation we have is certainly an attractive thing to some of the research and development firms except for the need for a high degree of mobility for their consultants," Short says.

The area is very accessible by road — with Route 322 and Interstate 80 passing through. But according to State College Borough Council member Ronald Abler, adequate airport facilities to attract business are lacking.

"We're certainly accessible enough by road," Abler says. "There just aren't that many people in the area who really want to fly on any given day. The airlines just can't afford to fly planes that are empty."

"You have to have good air transportation," Martin says. "And that has always been one of the stumbling blocks" to bringing in more industry.

"I don't think there'll be a great deal of expansion because not everybody is going to move their plant here," he says. "Anybody who's in a highly competitive market can't afford to move here because of transportation. I know if I were in a highly competitive market you would really put yourself in a bad position up here."

But while inadequate transportation may discourage light industry from moving into the area, it discourages heavy industry even more. And that's not a bad thing, according to Short, who says:

"It's certainly a deterrent to heavy industry, and heavy industry the community does not want."

Shirk says the quality specialty shops in State College are what make the borough unique. "There's always room downtown for another good specialty shop. In fact, that's probably what makes our town unique to a lot of towns is that we are growing instead of regressing. One of our greatest assets is

the fact that we're getting so many professional offices."

Shirk says many people shop in State College while their relatives see a doctor. "I think that's one of the biggest assets, backhandedly, we can have. The more of those professional offices we can attract downtown, the better off we're going to be."

One thing State College is trying to do is attract more blue collar workers to live closer to the borough. "Right now today, 75 percent of what you would call the blue collar workers come from outside the State College area; outside, in other words, of the State College borough, Patton Township, this part of Ferguson Township," Martin says.

Short says this situation occurs because workers perceive the area "as a large urban area, which is somewhat frightening." He adds that the cost of housing "is also a deterrent."

Martin adds, "There's a report — I don't know how true this is, there's a reverse of this — that managers that work in Tyrone and Huntingdon and Bellefonte locate their homes here in State College. And that kind of thing makes it tough if you're going to open up a plant that's say going to be staffed 95 percent by production workers. And you're not going to get the people to live in town. Because the cost of apartments and the cost of real estate in this town Continued on Page 11.

The heat is on

The warm weather will continue, with plenty of bright sunshine today and a high of 85. Tonight will be clear and summer-like with a balmy low of 61. Tomorrow will be hot, and a bit more humid, with hazy sunshine and a muggy high of 87 degrees.