

## Lease development discussed

By SUZANNE M. CASSIDY

Daily Collegian Staff Writer

In response to a request by the Centre Regional Council of Governments that it draft a model lease, the COG Rental Housing Advisory Committee discussed the possibilities of developing such a lease at its monthly meeting Monday night.

A model lease could provide guidelines for landlords who want to compose a "fair" lease but who are not really sure of how to go about doing it, said Charlene Harrison, RHAC chairwoman and assistant director of community relations in the University Office of Student Affairs.

It could be especially helpful to those landlords who rent out only a few units and who can not really afford professional consultation fees when trying to develop a sound lease, she said.

A model lease could also help people renting for the first time in providing them with some frame of reference as to

what a fair lease should look like.

"I do see the phenomenon of first-time renters going to a place and they don't know beans from bananas — what they're seeking is some kind of benchmark," Harrison said.

At RHAC's July meeting, a subcommittee was formed to review the state model lease. The subcommittee decided to begin revising one clause first of the state model lease, the utilities clause, to determine whether or not the development of an entire model lease would be a feasible project, Harrison said.

The subcommittee revised the state model lease clause on utilities by making minor changes in its format, said Thomas Kurtz, director of administration for COG.

They also attempted to incorporate into the clause a disclosure which would allow tenants to project in their lease their expected rate of utility consumption. They could then estimate the costs

that would be expected to be incurred, based on current rates for each specific utility, Kurtz said.

The utilities clause in the state model lease projected only flat rates for utility costs. The subcommittee felt that because consumption rates vary among tenants, this revision would facilitate a clearer comparative measure for tenants trying to decide with which landlord it would be more economical to rent, Kurtz said.

In discussing the subcommittee's revisions of the utilities clause, the RHAC suggested that further improvements be made in its format. The RHAC also raised questions concerning whether or not such a model lease should be mandated for use by landlords or simply used as an informational device for tenants and landlords.

Another subcommittee was formed to address these questions before December's meeting. Members of the subcom-

mittee include: Pauline Goldstein, RHAC non-student renter representative; Charlene Harrison, RHAC chairperson; Thomas Kurtz, COG administrative director; and Peter Lang, RHAC apartment owner representative and office manager for Schlow Enterprises, 106 E. College Ave.

In other business, the RHAC decided to wait until a new municipal code enforcement officer is appointed to submit a request that a report be prepared on options to resolve the problems that the RHAC identified during its tour of rental housing last spring.

In addition, Kurtz reported on the status of plans to distribute the Community Development Block Grant funds. The COG's funds can be used for any programs that will benefit lower- and middle-income people within the borough of State College, he said.

## Exploration of U.S. caves increasing, professor says

By MERI JO MONKS

Daily Collegian Staff Writer

People have been exploring caves in the United States since at least the 1930s but in the last decade there has been a real explosion of activity, an expert on caving said last night.

William B. White, professor of geochemistry, said caves have been explored more in depth and explorations have gotten pretty long in the last few years because of improved techniques in exploring them, improved equipment and a change in the attitudes of those exploring them.

Surveys, which is making maps of the caves, started in the 1930s but superior equipment and knowledge caused people in the 1970s to go to previously explored caves and push to see if they went any farther, he said.

A good example of this is the Flint Ridge system in Kentucky, which includes Mammoth Cave. It is the longest cave in the world, with 240 miles of passages — 200 of which must be explored on hands and knees, White said.

"The only thing worse than crawling through a cave to begin with is crawling through and surveying it," he said.

They were lowered by ropes. Sometimes they would have to attach one end of the rope to a jeep and have the jeep drive away from the entrance to get the person out of the cave, White said. Now, either a conventional cable ladder or a sheafed rope is used, he said.

Once someone is in a cave he mostly surveys, White said. Surveying is important because when a person is in a cave he really doesn't know much about where he is, he said.

And because most of the region's manufacturing firms are mainly second- or third-tier industries rather than first-tier industries — industries which make parts and supplies for other goods versus making the goods themselves — anything recession here would not occur until about six months from now when the

economic slowdown would affect the first-tier industries' orders for parts, Clemson said.

While the state unemployment rate increased from 7.7 to 8.2 percent from August to September and from 7.2 to 7.3 percent for the entire country, the unemployment rate for the State College-Bellefonte area dropped from 6.3 to 6.1 percent, Clemson said.

Last September, the unemployment rate was 6.4 percent, he said.

Alice Warner, editor of the Pennsylvania Business Survey published by the University College of Business Administration, said she considered the economic picture to be a downturn, not a recession, and said a recession might not be coming at all.

"The bottom hasn't dropped off anything yet," she said. "I'm not sure it's going to."

According to a news release from the state Bureau of Unemployment Compensation, unemployment in the Lock Haven area jumped from 12.5 to 13.5 percent from August to September and from 11.1 to 11.8 percent in Williamsport.

## Area's economy has slight change

By MARK FEATHERSTONE

Daily Collegian Staff Writer

While both the state and the nation have slipped into at least a slight recession, the economy of the Centre Region has not changed very much in the last six months, a local employment official said.

Frank Clemson, manager of the State College job service office, said because the Centre Region has an unusually high level of government employment — which includes people employed by the University — and relatively little manufacturing employment, the economy does not fluctuate very much.

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Even though the Centre Region's unemployment rate is well below the state level, the rate is still high for the region, Clemson said.

The area's construction industry has been way off for the third year in a row because of the costs of real estate and building as well as high interest rates, he said.

The retail and service industries have been growing some in the past few years, but government employment has almost peaked as University enrollments begin to level off and the number of school age children goes down, he said.

The largest type of employer is government employment with about 16,500 out of a civilian labor force of approximately 45,900.

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## Residents petition for buses

L.A. HILL

Daily Collegian Staff Writer

Although Bellefonte Borough Council and the Centre Area Transportation Authority have scheduled the Bellefonte X route's last trip for Dec. 31, about 200 Bellefonte residents are determined they will have transportation to State College in the coming year.

After a recent meeting, the Concerned Citizens of Bellefonte, organized by Dwayne Fisher of Bellefonte, are circulating petitions in order to show the town's support for the X route.

"If we can move in the next week possibly CATA can reverse a decision," said Rosemary St. Clair, co-chairwoman of the group, and Bellefonte council-elect. "If they (Bellefonte citizens) want it the only thing they can do is show more than 100 people want to use it (the X route)."

Bellefonte Borough Council last week voted to not fund the route, which would have cost Bellefonte \$5,700 next year, although more than 100 Bellefonte residents packed into the council room to voice support for the X route.

The X route has been funded by a federal grant through Centre County for the past two years. This year the grant runs out and CATA had indicated to Bellefonte that it needed funds to continue the service.

The Concerned Citizens sent a request Monday to the Bellefonte council asking that reconsideration to fund the X route be placed on the Nov. 16 work session agenda.

Borough manager Walt Peterson said that although as of yesterday he had not received the concerned citizens' request, "I'm sure it's going to be discussed. It's the hottest topic in town."

In addition, Krantz said the Federal Reserve's tight monetary policy could make the recession worse than it otherwise would be, Krantz said.

Likewise, Peterson said, "It looks to me that CATA left the door open."

However, CATA Chairman John Sychalski said CATA has begun work on next year's budget minus the X route item.

"It's not a faucet you can just turn on and off; the water might not be there," he said.

Likewise, Undergraduate Student Government President Bill Cluck said USG is organizing a survey of Bellefonte students and faculty to determine a need for car pooling if Bellefonte Council ultimately decides not to fund the X route.

At last week's meeting, council also discussed the possibility of Bellefonte providing its own bus service.

However, St. Clair said this is not the time to deliberate over initiating a new bus service.

She also said that if Bellefonte running its own service is such "a hopping good idea," the council should have considered it six months ago when it was told it would have to fund the X route or have no bus service.

He also said Bellefonte Charter Bus Service, Benner Pike, has indicated it might be interested in providing bus service to State College.

Mary Ann Long, owner-operator of Bellefonte Charter Bus Service, said although everything is "more or less up in the air... we're definitely sit down and talk to them."

However, Sychalski said there is no way to provide a public transportation service without suffering operating losses.

CATA General Manager Paul Overlier also has said that, "More or less it's a rule of thumb that public transportation as long as it's considered a public service will not be able to pay for itself."

## Iowa State's problems used as example

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"These colleges that have no representation must rely on the 'Daily Collegian' or the council's newly formed Steering Committee to inform them what is going on with the semester change, Bartoo said. Iowa State had a special publication devoted strictly to the calendar change, he said.

"The students conducted a referendum (on the semester change) and as it turned out, they (the students) wanted to stick with the quarter system," Bartoo said. "When the decision to change was made, there was quite an effort to improve communication."

"They had a newspaper on the issue that was quite effective," Bartoo said. "Each college and each program was asked to insert in this publication as to how the students, in transition, would be accommodated."

As a matter of fact, I think that we will probably have to move in that direction or something like that. In the spring of '92, we will know a lot more of the details and can then move on that kind of communication."

All in all, the trip to Iowa State was very helpful to the council's work, Dungan said. "It's always nice to know when you are facing a major task, it's nice to talk to people that have done it already."

"The only thing worse than crawling through a cave to begin with is crawling through and surveying it," he said.

Another example cited was the way people were lowered through vertical shafts into caves. In the past

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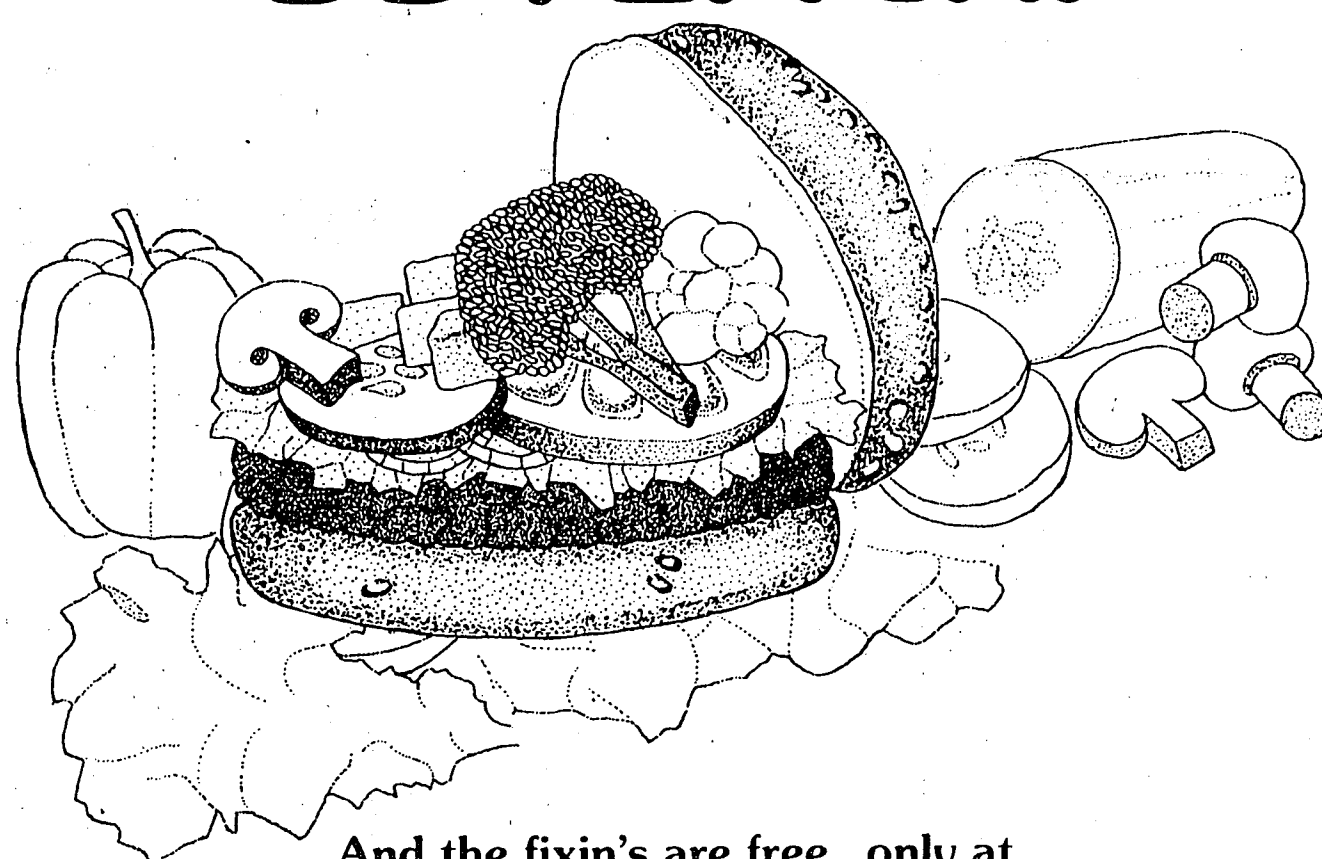


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