

## **FERGUSON TOWNSHIP BOARD OF SUPERVISORS**

Regular Meeting  
Monday, October 19, 2015  
7:00 pm

### **I. ATTENDANCE**

The Board of Supervisors held its second regular meeting of the month on Monday, October 19, 2015, at the Ferguson Township Municipal Building. In attendance were:

**Board:** Richard Mascolo, Chairman  
Drew Clemson, Vice Chair  
Steve Miller  
Elliott Killian  
Janet Whitaker

**Staff:** Mark Kunkle, Township Manager  
David Pribulka, Assistant Township Manager  
David Modricker, Director of Public Works  
Diane Conrad, Chief of Police  
Eric Endresen, Director of Finance  
Lance King, Arborist

*Others in attendance included:* Heather Bird, Recording Secretary; Louwana Oliva, Centre Area Transportation Authority; John Spychalski, Centre Area Transportation Authority representative; Steven Jackson, State College Borough Water Authority representative; Lewis Steinberg, Schlow Centre Region Library representative; John Sepp, PennTerra; Michael Marx; Bob Poole; Laura Dininni, Mike Blanco,

### **II. CALL TO ORDER**

Mr. Mascolo called the Monday, October 19, 2015, regular meeting to order at 7:00 pm.

### **III. CITIZENS INPUT**

Ms. Laura Dininni asked the Board for a separate meeting to discuss the Toll Brothers plan before the Public Hearing. The Board consensus was not in favor of holding a separate hearing.

### **IV. SPECIAL RECOGNITION – DR. JOHN SPYCHALSKI**

The Board of Supervisors presented Dr. Spychalski with a Certificate of Recognition. Mr. Clemson presented the certificate which stated Dr. John Spychalski was named this year's recipient of the prestigious American Public Transportation Association (APTA) Outstanding Public Transportation Board Member Award. Dr. Spychalski has been a member of the CATA Board of Directors since 1980 and Chairman since 2002 as the appointed representative for Ferguson Township. Under the leadership of Dr. Spychalski CATA has been a forerunner in transit delivery services creating the first carpool matching program in Pennsylvania, the fleet conversion from diesel powered buses to compressed natural gas, a GPS-based "smart bus" providing riders with real time bus arrival time information, and the placement of bike racks on all buses. Dr. Spychalski is a resident of the Township of Ferguson, Centre County, Pennsylvania, residing at 1644 Glenwood Circle, State College, Pennsylvania. The Board of Supervisors of the Township of Ferguson does hereby recognize and congratulate Dr. Spychalski for receiving The Outstanding Public Transportation Board Member Award. It is the highest honor awarded to a transit board member in North America presented annually to the board member who is judged to have made the greatest contribution to their local transit system and the industry in general.

### **V. ABC REPORTS**

#### **1. Dr. John Spychalski, Centre Area Transportation Authority**

Dr. Spychalski stated CATA's fiscal year starts on July 1<sup>st</sup> and for the first two months of this fiscal year ridership was up 3.5% compared to 2014. The increase for those two months is due to the large number of road closures in area. From the end of August to the present time the full service schedule transitioned from the reduced summer schedule. The start of a full service period has a large number of new customers to the area. Dr. Spychalski talked about the My Stop Mobile App for I-phone and android devices which provides real time bus locations and arrival times with text

and email alerts. Video instructions for this app are available on the website. The first natural power buses were delivered to CATA in 1996, with two of those buses serving faithfully until May 29<sup>th</sup> of this year, which at this time CATA had a ceremony to retire these two buses. The normal life span of a bus is 12 years and these last two buses went several years beyond their life expectancy.

Louwana Oliva, CATA General Manager, stated the new building is up out of the ground but the first phase of the project is unfortunately six months behind schedule. Currently they are working to complete the second building to allow employees to move into the building and catch up on the overall time schedule.

Ms. Laura Dininni, resident, stated that she heard that the ride for five program was subsidized and exclusively offered to the Penn State University employees. How much of the Ride for Five program does the University pay for and how much is being subsidized? Ms. Oliva stated that none of the program is subsidized by CATA, Penn State buys a pass for their employees and the employee pays \$5 and the University pays the balance of the pass.

## **2. Mr. Steven Jackson, State College Borough Water Authority**

Mr. Jackson stated the July 7<sup>th</sup> joint worksession with the Authority and Ferguson Township allowed the opportunity to discuss the work of the Authority in greater detail. On September 17<sup>th</sup> the Authority Board adopted an increase to the tapping fee from \$650 to \$1,300 per connection. At present the effect on the Authority of the state budget impasse is the delay in the North Atherton Project due to PennDot's budgetary impasse. From January through September 30<sup>th</sup> of this year there have been 57 new connections in Ferguson Township, which is the largest number of any township in the Authority's region. The average daily water production of the Authority was 4.955 million gallons per day and has increased slightly over last year. The Authority's fiscal condition remains solid and has improved this year, primarily due to decrease energy cost. On the issue of the Toll Brothers proposed PRD on Whitehall Road, the revision to the development plans by PennTerra Engineering was received by the Authority on October 13<sup>th</sup>. Comments and reactions will be returned by October 27<sup>th</sup>. Executive Director John Lichman had indicated in the September 20<sup>th</sup> meeting that the evaluation of the revised plans was primarily a matter of confirming that the understanding outlined in the May 17<sup>th</sup> meeting did address the technical review comments outlined in the April 212st memorandum from Gwin, Dobson & Foreman to Maria Tranguich.

Ms. Laura Dininni stated the Authority was over budget by \$9,000 in professional fees which may be due to the reviews for the Toll Brothers Development. She encouraged the Authority to bill Ferguson Township for the Toll Brothers costs so the Township would feel the costs of its planning decisions.

## **3. Mr. Lewis Steinberg, Schlow Centre Region Library and Cathi Alloway**

Mr. Steinberg stated the circulation for the Schlow Library for 2015 is ahead of the numbers for 2014 even though the library was closed for two weeks due to the flooding. The library is right on budget for both revenues and expenses. Ferguson Township residents are using the library more. The library recently held a celebration for the 10<sup>th</sup> anniversary of the library building and it is anticipated that approximately \$50,000 was received with this event.

Ms. Cathi Alloway, Director Schlow Centre Region Library, stated that on February 16<sup>th</sup> at 3am she was notified that there was a flood in the library because the sprinkler pipes had frozen, causing flooding in the second floor. The library was closed for two weeks to repair the damage. When the library reopened it had a very large crowd. The community gave over \$30,000 in support of the library to assist with the flood damage costs. The insurance did cover the cost of repairs so this

money will be used toward other library needs. The summer reading program this year had one of the highest participation rates. The library use has been great this year. She stated that people read and listen on all kinds of devices now, print is still very popular but many like to use e-books. E-books are much more expensive, especially best sellers, would cost \$9.99 for an individual to purchase and that same book would cost the library \$89.99. Customers are distressed about all the new gadgets out there, the library offers training for use of these devices. People enjoy group activities and the library provides a variety of group activities. The budget has been crafted according to the library strategic plan. One challenge is that the state has not passed a budget. The library is concerned on what the funding amounts will be from the state. The budget proposed no cuts in operating hours or man hours for the library. The building and capital expenses have increased as the building ages. COG municipal contributions will make up 57% of the 2016 budget. Fundraising is a major contribution to the budget funds. Personnel costs make up a large portion of the budget. The state requires 12% of budget to be spent on collections. The library is at 10% with included waivers. One of big changes in this budget for personnel proposed that all staff make at least \$12.00 an hour. On the capital side, in the next two years it is possible that the library will spend over \$600,000 on upgrades and repairs to the facility and it is possible that the capital fund will be depleted by the year 2020. The capital budget includes spending money on engineering study of the building, improvements to the thermal envelope and HVAC upgrades, loading dock repairs, security and replacing outdated telephone system. The library is looking ahead and asking for a large increase in capital contributions from the municipalities for a total of \$80,000 to help the capital fund maintain money for longer than five years. The share paid will be based on checkouts for each municipality. Ferguson Township residents compose 29% of Schlow readers.

## **VI. ORDINANCES**

### **1. A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AMENDING THE CODE OF ORDINANCES, CHAPTER 27, ZONING, PART 2 DISTRICT REGULATIONS, SECTION 204 USE REGULATIONS, AND PART 12 DEFINITIONS TO PERMIT FOOD TRUCKS WITHIN EVERY ZONING DISTRICT IN THE TOWNSHIP.**

Mr. Pribulka stated the ordinance will permit the operation of food trucks within every zoning district located in the Township with slightly different permitted hours of operations per zoning district. The Board reviewed this ordinance at its meeting on October 5<sup>th</sup>. The one substantive change that was made was to include the definition of an ice cream truck.

Ms. Laura Dininni, resident, asked if a food truck be allowed at a location such as the COG building with space constraints. Mr. Pribulka stated that the ordinance does not include any provisions forbidding the location of a food truck based on the minimum lot size.

Mr. Michael Marx, Worlds Fare Catering, thanked the Board for adopting this ordinance.

Mr. Killian made a motion to ADOPT ordinance 1007 amending the Township Zoning Ordinance allowing food trucks to operate in all zoning districts of the Township under certain criteria. Mr. Clemson seconded the motion.

ROLL CALL: Mr. Clemson: YES; Mr. Killian: YES; Mr. Mascolo: YES; Mr. Miller: YES; Ms. Whitaker: YES

## **VII. RESOLUTIONS**

### **1. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AUTHORIZING THE DESIGNATION OF AMERISERV FINANCIAL BANK AS A DESIGNATED DEPOSITORY OF FUNDS FOR THE TOWNSHIP**

Mr. Kunkle stated the designation will permit the Township to invest idle funds in an interest bearing instrument provided by AmeriServ that exceeds similar type of investment instruments found in the local and statewide financial institutions. Typically the Township has struggled to find instruments of investment that exceed .75% interest. The AmeriServ Financial Bank has offered a 1% interest earning certificate of deposit which will yield greater interest earnings for the Township.

Mr. Killian made a motion to ADOPT resolution 2015-27 authorizing AmeriServ Financial Bank as a designated depository of the Township. Mr. Miller seconded the motion. The motion passed unanimously.

ROLL CALL: Mr. Clemson: YES; Mr. Killian: YES; Mr. Mascolo: YES; Mr. Miller: YES; Ms. Whitaker: YES

### **2. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP TO MAKE AN APPLICATION TO CENTRE COUNTY FOR AN ALLOCATION OF COUNTY LIQUID FUEL TAX FUNDS.**

Mr. Kunkle stated this year the Township was notified by Centre County Commissioners that it had been awarded a \$30,000 county liquid fuel tax funds allocation to be used to defray the overall cost of roadway improvements to Circleville Road. This project has been completed with a total project cost of \$170,000. In order to receive a distribution of the county liquid fuels fund allocation the Township is required by PennDot to complete a resolution authorizing an application to the county for the allocation of those funds.

Mr. Killian made a motion to ADOPT resolution 2015-28 authorizing the Township to apply to Centre County for an allocation of county liquid fuel tax funds in the amount of \$30,000. Ms. Whitaker seconded the motion. The motion passed unanimously.

ROLL CALL: Mr. Clemson: YES; Mr. Killian: YES; Mr. Mascolo: YES; Mr. Miller: YES; Ms. Whitaker: YES

### **3. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AMENDING RESOLUTION 2014-24 AND ESTABLISHING A REVISED APPROVED LIST OF TREE SPECIES, CULTIVARS AND HYBRIDS FOR STREET AND PARK PLANTING**

Mr. Modricker introduced Mr. Lance King, Township Arborist, to the Board of Supervisors. One of the tasks of the Tree Commission was to review the current list of the approved trees. Mr. King along with the Commission assembled the tree list provided with the resolution. The trees added to the list had an emphasis of native species. Mr. Killian asked how many species were added to the list. Mr. King stated 19 were added.

Mr. Killian made a motion to ADOPT resolution 2015-29 amending resolution 2014-24 and establishing a revised approved list of tree species, cultivars and hybrids for street and park planting. Mr. Clemson seconded the motion. The motion passed unanimously.

ROLL CALL: Mr. Clemson: YES; Mr. Killian: YES; Mr. Mascolo: YES; Mr. Miller: YES; Ms. Whitaker: YES

## **VIII. COMMUNICATION TO THE BOARD**

Mr. Kunkle stated a letter, addressed to Mr. Mascolo, was received from the Reading and Northern Railroad dealing with the fact that the SEDA COG has a joint rail authority that has operated for 32 years and control 200 miles of rail lines in Columbia, Northumberland, Montour, Union, Lycoming, Clinton, Centre and Mifflin counties. The writer of the letter is Andrew Muller, Chairman/CEO of Reading and Northern railroad. He requested that county representatives to the SEDA COG abandon or place up for sale the 200 miles of rail lines so the private sector can operate those rail lines. He indicated that the rail lines could be operated more efficiently.

Mr. Killian would not like to respond to the letter because the letter indicates no government monopoly but yet wants a private monopoly.

Mr. Mascolo stated that if the rail lines were operated by privately everyone would still be able to use the lines but for a fee.

The Board decided not to take any action on this item at this time.

## **IX. ACTION ITEMS**

### **1. CONSIDERATION OF REQUEST TO RENAME GREENBRIAR / SAYBROOK PARK**

Mr. Kunkle stated that the Township does currently have a park naming policy which was adopted in 2014 and does provide for the renaming of existing parks should the Board make a determination that the renaming is appropriate. The Board received an application for consideration of renaming the Greenbriar / Saybrook Park. The Board will need to determine whether or not to open up the process for renaming of the park.

Mr. Mike Blanco, 126 Hartswick Avenue, stated the renaming of this park would be in honor of Terrell Jones. Dr. Jones impact on this region has been profound and not limited to Penn State. He went well beyond the University to the region and the entire state. He urged the Board to give great consideration to the renaming of this park.

Mr. Keith Jervis, 177 Red Willow Road, stated that Dr. Terrell Jones lived in Saybrook and was well thought of in the community for his generosity. He often offered help to the community members.

Ms. Sydney Bennington, Autumnwood Drive, stated she submitted the request for the park renaming. He was the chair to the Centre County advisory council to the Pennsylvania Human Relations Commission and answered the blue pages hotline for inquiries about potential discrimination. His wife Karla still lives in Saybrook and he would be honored to have his name on a park.

Ms. Whitaker stated she appreciates Dr. Jones and the contributions he has made. She has lived in Greenbriar for past 34 years and was part of the inception of the park. She is not in favor of renaming the park because she did not know Dr. Jones or what he had done for the Township to deserve special recognition. She prefers parks to have geographical naming.

Mr. Miller is not in favor of renaming of parks that have an established name.

Mr. Clemson wouldn't have an issue with renaming. He does recall Dr. Jones but doesn't recall him being involved with the Township. He knew of Dr. Jones from training seminars with the police department.

Mr. Mascolo stated he would not like to start a process where all parks in the Township are renamed. Once we open up that process, every park in the Township will be renamed. He suggested that the park naming policy be limited for new parks.

Ms. Sydney Bennington stated that in regards to not renaming existing parks then the policy should be amended to reflect that not as an option. She stated it was unfortunate his name was not considered in the naming of the Westfield/Hillside Park due to technical issues on the Township website.

The Board consensus was to not to proceed with renaming of this park and Mr. Mascolo stated the park naming policy should be reviewed.

## **2. FOXPOINTE AMENDED PLANNED RESIDENTIAL DEVELOPMENT – FOXPOINTE DRIVE ACCESS**

Mr. Kunkle stated this plan deals with the northern portion of the Foxpointe PRD. The current PRD, as approved, provided for neighborhood commercial and a multi-family development. This has been before the Planning Commission where they reviewed the proposal to revise the PRD. This would include changing the neighborhood commercial and multi-family areas to single family residential with varying lot sizes comparable to the Saybrook development. The developer would like to discuss two options: the option to amend the master plan and to discuss the number of access points to Foxpointe Drive.

Mr. Robert Poole, S & A Homes, stated they did meet with the Planning Commission and they did not have any issues with the concept plan. Mr. Poole stated that Mr. Stolinis suggested some shared driveways to cut down on the accesses to Foxpointe Drive. The plan displayed showed a shared type driveway with each drive having their own curb cut and edge so that it eliminates the problem of shared maintenance agreements. The plan has 16 driveways and six of those would be these shared driveways. Mr. Modricker stated these are not shared driveways but are driveways closely located to each other.

Mr. Clemson stated in general he is favor of the match to the Saybrook development and this plan cuts down on density. He asked about the Township saturation with single family development and what is the market for these homes. Mr. Poole stated that the market exists for single family homes.

Mr. Kunkle pointed out that the corner lots in the proposed plan will be required to have access to the side streets and will not be permitted to have access to Foxpointe Drive.

Mr. Killian is in support of the concern to have less than 50 driveways per mile. Mr. Sepp stated that currently Saybrook has 19 driveways on each side of Foxpointe Drive and that is 3,700 feet of road in Saybrook. This section of development would have 38 lots on 4,800 feet for an average of 33 driveways per mile. He understands the document as 50 accesses per mile on one side of the road. This plan would be under the 50 lots per miles.

Mr. Mascolo stated he looks at Foxpointe on the North side as a short collector street. Mr. Sepp stated it would meet a sub collector street status. Mr. Mascolo stated on the south side it is a different story and he does not believe the south side should have concentrated driveways. He also has no objection to the plan going from commercial to residential use of the property.

Mr. Kunkle asked what the frontage of the lots would be. Mr. Poole stated that these are at least 80 feet each.

Mr. Kunkle stated the Township would like to reserve comment on the location of the bike path.

Ms. Dininni, resident, echoed Mr. Clemson on the market saturation. She has heard many individuals in the area state that they would like to see entry level homes in Ferguson Township. She stated that a small corner store would be beneficial to the area. Mr. Clemson stated that yes people want homes for \$200,000 or less but builders have stated that it is not possible to build at those price points in the current market.

Mr. Clemson stated he is in favor of the single family development and driveways as presented.

Ms. Whitaker stated she is in favor of the plan as presented.

Mr. Killian stated that he is in favor of the plan as long as bike path is included.

Mr. Miller stated that there is no point in driveways located right beside each other if not shared and he is not in favor of shared driveways. Mr. Mascolo agreed with this.

The Board consensus for this plan was supportive. The Board did not have a preference to was ok for plan – and driveways can be presented either way. Plan could be amended to remove the office commercial and multi-family and place single family in its place.

### **3. SELECTION OF TOWNSHIP AUDITING FIRM – MR. ERIC ENDRESEN, DIRECTOR OF FINANCE**

Mr. Endresen stated in August 2015 Township staff prepared requests for proposals for nine qualified auditing firms. Each firm was evaluated by a criteria and a matrix that scored the seven firms that responded to the request. Of these seven three were selected for additional interviews by Township staff. Based on the interviews and results of those staff recommended that the Township remain with Baker Tilly based on the fee, local company, they have an independent quality control group and the fact that the Township is already familiar with them.

Mr. Killian made a motion to AUTHORIZE engaging the Baker Tilly certified public accounting firm to provide auditing services for the Township for the next three years. Mr. Clemson seconded the motion. The motion passed unanimously.

### **4. 3RD QUARTER 2015 FINANCIAL REPORT – MR. ERIC ENDRESEN, DIRECTOR OF FINANCE**

Mr. Endresen presented the 3<sup>rd</sup> quarter financial report. The cash balances are a great indicator of financial health. There is a minor trend toward a decrease in cash balances. Although this is not currently a concern it alerts staff to review to long term projections. The General Fund supplies most of the funding to the Capital Projects Fund. He presented a chart depicting the revenue and expenditures with the actual, budget and remaining figures. At this time all funds are currently within budget. The Township has already collected 98% of taxes for the year. There is a slight decrease in Earned Income because Penn State changed their remittance from monthly to quarterly, which created a lag in collections. Transfer taxes are currently at 83% collected and the Local Services Tax is at 82% collected. Notable revenues include 98% of real estate tax collected, nearly \$1 million in transfer tax received \$112,000 in health insurance refunds, received Act 113 Marcellus Shale payment and sold a truck and plow for \$19,000. Notable expenditures include line painting and microsurfacing, the Teener field lighting, Cecil Irvin Park, Rosemont Drive/Selders Circle and Circleville Road.

Mr. Miller asked if the Penn State income tax submission will create a shortfall. Mr. Endresen stated that we will accrue the monies for the January submission by Penn State.

## **5. SETTING PRIORITIES FOR REGIONAL PLANNING PROJECTS AND INITIATIVES**

Mr. Pribulka stated the Board may recall in the COG 2015 budget preparations that concerns were expressed by member municipalities that regional planning services have deviated from their intended mission or that the participating municipalities received very little value for the services. The participating managers were asked by the General Forum to work with the Director of Centre Regional Planning Agency, Jim May, to help develop a framework that would guide the agency moving forward. Two outcomes came from this: the development of the guidelines published in the CRPA strategic plan and the development of regional projects that met the core mission of CRPA and prioritize those projects.

Mr. Mascolo started the review of the October 12<sup>th</sup> memorandum from Mr. Stolinis regarding the prioritization of these items.

Mr. Kunkle stated these items are not staff's prioritization; they were created by the group representing each municipalities and CRPA staff.

### Item #1 Review and Potential Changes to the Administration of the Regional Growth Boundary and Sewer Service Area Process

The Board agreed with the comments in the memorandum.

### Item #2 Utilizing Multi-Municipal Agreements to Share Land Uses

Mr. Kunkle stated this refers to the Regional Comprehensive Plan. The suggestion here is that municipalities would enter into inter municipal agreements, for example we would trade with College Township agricultural uses for industrial uses. There is one agreement in existence between College and Patton Townships.

### Item #3 Regional Student Housing Market Analysis

Mr. Mascolo stated this is not their purview. Market analysis for student housing is a developer responsibility not a Township responsibility. Mr. Clemson stated this should be for looking for appropriate areas to do student housing not complete the market analysis. Mr. Killian asked why look into student housing. Mr. Clemson stated it is a hot topic.

### Item #4 Develop a Nutrient Credit System for the Centre Region

Mr. Killian stated that the University Area Joint Authority brought this issue up and the Centre Region Planning Agency said they would help develop this system. Mr. Kunkle stated UAJA will make a financial contribution to help CRPA work on this.

### #5 Develop an Inventory of Vacant Non-Residential Buildings and Undeveloped Properties for the Centre Region

Mr. Mascolo stated this has been done in the past by CRPA.

Mr. Miller stated this is a constantly changing inventory and he doesn't know if this is a planning function to track the changing inventory. Mr. Clemson stated it is a good idea to track. Mr. Killian stated if you made this only Undeveloped Properties it would be a more long term.

### #7 Improve the Sustainability of Agriculture

Mr. Killian stated this should be #1 on the list. He stated the long term economic viability of agriculture should be improved. Mr. Kunkle stated there are different types of agricultural uses that can be done on lots smaller than 50 acres that are financially viable. The effort would be to identify those types and adjust zoning to reflect that.



Item #8 Redevelopment of Older Neighborhoods that are in Transition / Redevelopment of Commercial Properties

Mr. Mascolo stated that a good part of this is owners' responsibility. Leased commercial properties are not leasable and the owner needs to determine the plan and use that they can have with their property. The Terraced Streetscape District would be an example of this.

Item #9 Create an Affordable Housing Clearinghouse

Mr. Mascolo stated he has no objection to that. Mr. Kunkle stated this is more about information not actually providing the housing. What would make this type of housing more viable for the developer and buyer?

Item #10 Cost of Development

Mr. Mascolo stated that this is not our responsibility and he doesn't understand the need for this. Mr. Clemson stated this is more for CBICC. Mr. Kunkle stated are we trying to find out costs of infrastructure or servicing the new development. Mr. Clemson stated that servicing costs would be informational and necessary but not infrastructure.

Item #12 Promote Alternate Energy Options within the Centre Region

Mr. Mascolo and Mr. Clemson stated that wind turbines have been looked at in the past. Mr. Kunkle stated that the technology for things such as wind turbines have changed since the ordinance was created. At a regional basis it should be reviewed to look at changes in technology to see if it modifications should occur with the ordinances.

Mr. Laura Dininni, resident, stated the Parks department has been asked to consider solar when orienting their buildings. This does not mean putting solar on the buildings but it ready for the future.

Item #14 Continue Implementation of the Comprehensive Plan

The Board stated yes to continue with the implementation.

Mr. Killian suggested adding shared zoning definitions across all of the municipalities.

**6. DISCUSSION OF AGRICULTURAL CONSERVATION EASEMENT PURCHASE OF SEVICK FARM**

Mr. Kunkle stated in December of 2014 the Board appropriated \$35,000 toward the purchase of agricultural conservation easements. The Township entered into a memorandum of understanding with the county on how funds would be used and under what circumstances they would be allocated. Part of the MOU indicated they would provide a spreadsheet of the new tabulated prioritization of farms that would be available in Ferguson Township for the agricultural conservation easement program and the amount of contribution that the Township would be making toward those. Secondly it was an opportunity to evaluate whether or not those farms should be purchased as a policy as it relates to future planning in the Township. A spreadsheet was received when notified the Sevvick Farm had an appraisal completed and the county was interested in acquiring the agricultural easement and was requesting Ferguson's contribution of \$11,100. Mr. Kunkle displayed a map showing the regional growth boundary and the agricultural conservation easements purchased. The continuity of the purchase adds to the points system being adjacent to other easement properties. In the long term, if parcels are acquired close to the regional growth boundary a leap frog will occur and it will be development and then Ag and then development, so this becomes a planning issue.

Mr. Miller is in favor of acquiring this property.

Mr. Miller made a motion that the PARTICIPATE in the acquisition of the proposed agricultural conservation easement for the Seveck Farm. Mr. Clemson seconded the motion. The motion passed unanimously.

#### **7. APPROVAL OF SEPTEMBER 2015 VOUCHER REPORT**

Mr. Killian made a motion to APPROVE the September 2015 Voucher Report. Ms. Whitaker seconded the motion. The motion passed unanimously.

#### **8. CONSENT AGENDA**

Mr. Killian made a motion to APPROVE the consent agenda including the September 2015 Treasurer's Report, a payment authorization for Alpha Space Control for Contract 2015-C8 Line Painting \$9,337.93 and a surety release for Old Gatesburg Extension in the amount of \$39,100. Mr. Clemson seconded the motion. The motion passed unanimously.

### **X. REPORTS**

#### **1. Manager**

Mr. Kunkle stated budget worksessions have been established for November 10<sup>th</sup> and November 11<sup>th</sup> at 6pm and the budgets will be distributed to the Board on Wednesday, November 4<sup>th</sup>. The Township hosted a Coffee and Conversation on Saturday with a small turnout but a very good discussion about a variety of Township issues.

#### **2. Public Works Director**

Mr. Modricker stated brush collection started this morning. Curbside leaf collection began this morning and will continue every work day until winter operations begin with some collection occurring into the evening and the weekends. Last week fine grading was completed at the Haymarket Basin. Nastase Construction is working at Rosemont Drive / Selders Circles. Staff has solicited requests for proposals for engineering costs for intersections. The public works portion of the Teener field has been completed.

#### **3. Planning and Zoning**

Mr. Pribulka stated the October 12<sup>th</sup> Planning Commission meeting was cancelled. At the next meeting the Commission will discuss the draft weed and ordinance, the proposed tutoring centers ordinance amendment and the Centre Region Bicycle plan. Six plans are under review and none of which have been heard by the Board. The Cottages have submitted their final PRD plan, with a current deadline of November 17<sup>th</sup>. PA Act 42 was signed by governor, allowing governing bodies to appoint up to three alternates to the Planning Commission.

#### **4. Chief of Police**

Chief Conrad stated both Part One and Part Two crimes are consistent with last year. All crime is up 2.5%. Other activities including citations, tickets, traffic stops are all similar and hearings are down by 8%. The department held senior citizens triad training and has worked over 200 hours for Penn State football games. The department has completed over 100 child safety seat checks.

#### **5. COG Committee Reports**

##### **a. Finance**

Mr. Mascolo held on October 8<sup>th</sup> was a wrap up of the six budget review sessions.

**b. Public Services and Environmental**

Mr. Killian stated the committee received a briefing on UAJA related projects. The UAJA Board of Directors approved \$51,000 in funding for the Centre Regional Planning Agency. Patton Township held a meeting about pipe outside of the regional growth boundary to replace three pump stations. People are concerned with the sewer pipes running in their land that they can't tap in to. The refuse and recycling rates were discussed on the costs with the CNG fleet. A brush and leaf educational video was created showing residents the proper steps for collection of brush and leaves. The also discussed fiber optics and received three different models.

**XI. MINUTES**

Mr. Killian made a motion to APPROVE the minutes for the Board and Borough Council Joint Worksession from September 21, 2015, the Board regular meeting from September 21, 2015 and the Board regular meeting from October 5, 2015. Mr. Miller seconded the motion. The motion passed unanimously.

**XII. ADJOURNMENT**

Mr. Killian made a motion to ADJOURN the meeting. Mr. Miller seconded the motion. The motion passed unanimously.

With no further business to come before the Board of Supervisors, Mr. Mascolo adjourned the regular meeting at 10:06 pm.

Respectfully submitted,



Mark Kunkle, Township Manager  
For the Board of Supervisors

Date approved by the Board: 11/02/2015