

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Monday, March 1, 2021  
7:00 PM

### ATTENDANCE

The Board of Supervisors held its first regular meeting of the month on Monday, March 1, 2021, via Zoom in a webinar format. In attendance were:

**Board:** Laura Dininni, Chair  
Lisa Strickland, Vice Chair  
Steve Miller  
Prasenjit Mitra  
Patty Stephens

**Staff:** Dave Pribulka, Township Manager  
Dave Modricker, Director of Public Works  
Jenna Wargo, Director, Planning and Zoning  
Eric Endresen, Director of Finance  
Lance King, Township Arborist  
Ron Seybert

Others in attendance included: Rhonda Demchak, Recording Secretary; Bill Keough, Ferguson Township Resident; Mr. Fred Grau, Ferguson Township Resident; Danielle Bleier, Develop Manager, Aspen Heights Partners; Doug Hill, Senior Engineer, Wooster and Associates; Jeremy-White, Architect, Aspen Heights Partners; David Helfrich, President, East Division, Aspen Heights Partners; Mr. James Grave, Ferguson Township Resident

### I. CALL TO ORDER

Ms. Dininni called the Monday, March 1, 2021, regular meeting to order at 7:00 p.m.

Mr. Pribulka noted that the Board of Supervisors meeting had been advertised in accordance to the PA Sunshine Act as a virtual meeting via Zoom in a webinar format. There was also an audio conference bridge that was accessible by dialing the Ferguson Township's main line at 814-238-4651 and then dialing extension 3799. Persons attending the webinar as members of the public and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen. Mr. Pribulka noted that attendees will not be permitted to speak unless addressed by the Chair. Mr. Pribulka will share more information on how attendees can interact with the Board at the appropriate time of the meeting. C-NET is recording as well. Mr. Pribulka took Roll Call and there was a quorum.

### II. THE PLEDGE OF ALLEGIANCE

### III. CITIZENS INPUT

Mr. Kevin Mullen, Ferguson Township Resident owner, expressed concerns with UAJA Wastewater for over charging him the last 5 years.

### IV. APPROVAL OF MINUTES

Ms. Stephens moved that the Board of Supervisors **approve** the Regular meeting Minutes of February 16, 2021. Mr. Mitra seconded the motion. The motion passed unanimously.

### V. SPECIAL REPORTS

#### a) COVID-19 (Coronavirus) Response Report

Mr. Pribulka noted that local or regional updates can be found on the Centre Region Ready [Facebook page](#) or the [COG website page](#). Also, information can be found on the [Township website](#) and [State College Borough website](#).

The Municipal Building has reopened with limited hours. The lobby is open between 10:00 a.m. – 2:00 p.m., Monday through Friday. The police lobby remains open for walk-ins Monday-Friday during normal hours of operation, but residents are encouraged to meet virtually. Staff is working both remotely and in the office. The public is encouraged to make appointments virtually.

Penn State announced plans for a phase return of students this summer with the goal of having the fall semester resemble the normal in person classes.

Staff has been monitoring the progress of the \$1.9 trillion federal COVID relief package. The bill includes \$350 billion for all municipalities, counties, states, tribes and territories. \$65 billion has been earmarked for municipalities. Mr. Pribulka noted that it is too early to determine Ferguson Township allotted funds.

There have been 11,897 confirmed cases county-wide and 61,293 negative cases in the State College area as of February 28, 2021. There have been 209 deaths due to the virus in Centre County. There have been 803,000 reported cases in Pennsylvania and an additional 130,261 probable cases. There have been 24,026 deaths.

Mr. Pribulka thanked the residences and business owners in Ferguson Township for their patience and understanding as the Township recovers.

Ms. Dininni requested to add the COVID-19 Hospitality Industry Recovery Program (CHIRP) link to the township's website.

b) State College Borough Water Authority Report

Mr. Ford Stryker gave a brief report that included the Nixon-Kocher Water Treatment Facility that is under construction and should be completed in 2022. Mr. Stryker noted that there were brief discussions regarding the Whitehall Road Regional Park and the lack of communication.

## **VI. UNFINISHED BUSINESS**

### **1. PUBLIC HEARING – TREE PRESERVATION AND PROTECTION ORDINANCE**

Ms. Wargo reported that the Public Works and Planning & Zoning Department has drafted an amendment to Chapter 22, Subdivision and Land Development to establish a new part, Tree Preservation and Protection. The intent of this chapter is to encourage the protection of trees through sound land use and tree management practices. This chapter will preserve, protect and maintain existing trees in Ferguson Township, as well as increase the overall tree canopy and understory with native species. It will aid in improving tree and ecosystem health on both public and private lands. The Board authorized staff and the Ferguson Township Tree Commission in September 2018 to draft a Tree Preservation Ordinance. Planning Commission reviewed the draft and provided comments to staff. The updated draft based on the comments that were received is included in the agenda. At the February 8, 2021 Planning Commission meeting, Planning Commissioners recommended approval to the Board and authorized staff to advertise a public hearing. The recommended motion is for the Board of Supervisors to authorize advertisement of a public hearing adopting a new tree preservation ordinance for Monday, April 5, 2021.

Ms. Strickland asked about the applicability portion in regard to the types of properties it would be applied. Mr. Modricker stated that it applies to any land development subdivision plan and reviewed the Applicability section of the draft.

Ms. Dininni asked for clarification with Applicability c.-iii. with regard to the types of residential structures that it would refer to. Ms. Wargo noted that it applies upward to duplexes. Ms. Dininni noted that in Pennsylvania a property could be logged first then later submit a land develop plan and asked if it would be applicable. Mr. Pribulka noted that it would be on a case-by-case basis. Mr. King reviewed the incentives and noted that it would be cheaper for the developer to preserve trees than to build extra required parking.

Mr. Miller asked if the Township would enforce the fine if a property owner would remove a tree that might be the third owner of the property. Mr. King noted that the objective is to preserve trees during the land development process. Mr. Pribulka stated that landscaping enforcement is mostly complaint driven.

Mr. Mitra asked about the percentage of native trees and other species. Mr. Modricker noted that it is site specific, and the Tree Commission pushes for native trees, but also recognizes there are non-native and invasive trees as well. Mr. Mitra asked about parcels size and the application of the ordinance. Mr. Modricker noted that the Planning Commission added the single lot subdivision off of an agriculture property during their review. Ms. Dininni expressed shock with the minor alteration and is concerned whether the exemption is going to apply to more than it should. Ms. Dininni asked about the risks and is in favor of making a modification to change Applicability c. ii to a two-parcel subdivision. Mr. Mitra stated that he would be in favor of the two-parcel but is not too concerned. Mr. Miller stated that generally if there is a subdivision outside of agricultural there will be a land development plan to follow and doesn't see the purpose of the exemption with the subdivisions. Ms. Dininni asked if staff is interrupting farm-based businesses being exempt as agricultural parcels. Mr. Pribulka noted that if it were to be reduced from four parcels to two parcels it would address the concerns of the agricultural examples. Mr. Miller suggested making it three parcels because it is allowed to break off two parcels from a 50 plus acre farm at the same time.

Mr. Bill Keough, Ferguson Township Resident, noted that there were a lot of discussions regarding what the agricultural businesses represented during the Planning Commission meetings. Mr. Keough is in favor of three parcels.

Ms. Dininni moved that the Board of Supervisors **change** the exemption from a four-lot subdivision to a three-lot subdivision. Ms. Strickland seconded the motion. The motion passed unanimously.

Ms. Strickland asked how the fines are assessed and will the fines be assessed once the development is built. Mr. Modricker noted that the offense wouldn't be per tree, but per incident and would be done after the development. Mr. Pribulka noted there will always be a responsible party defined.

Ms. Strickland moved that the Board of Supervisors **authorize** advertisement of a public hearing adopting a new tree preservation ordinance for Monday, April 5, 2021. Ms. Stephens seconded the motion. The motion passed unanimously.

## 2. CONTINUED DISCUSSION – STORMWATER FEE NON-PROFIT EXEMPTION POLICY

Mr. Pribulka presented the policy and noted that on February 1, 2021, the Board reviewed a draft Non-Profit Exemption Policy as part of its consideration of the Stormwater Management Utility Fee. The Board concluded the discussion by closing the public hearing and directing staff to amend the draft to encompass other exempt organizations that may demonstrate sufficient hardship to warrant exemption from the fee. The draft that is provided with the agenda reflects the changes to expand the allowable categories for the non-profit exemption to include 501(c)(19) status, or Veteran's Organizations, 501(c)(13) status, or Cemetery Companies Mr. Pribulka recommended removing 501(d) organizations after further review. In order to qualify for the exemption, the organization

must demonstrate that their fee would equal or exceed one percent (1%) of the annual revenue for the organization.

Ms. Dininni inquired about Form 990 and would it qualify. Mr. Pribulka noted that it is not exclusive to Form 990's and the way the policy is written it gives the finance director the authorization to review and approve.

Ms. Dininni moved that the Board of Supervisors **remove** 501(d) from the list of organizations that qualify for exemption. Ms. Strickland seconded the motion. The motion passed unanimously.

Mr. Miller expressed concern with the hard cutoff with regards to the 1%. Mr. Pribulka stated that the Board could review additional options if the Township receives a lot of organizations. Mr. Endresen concurred with Mr. Pribulka. Ms. Dininni suggested having a check-in to ensure there are no issues and if there are, the Board can review options.

Ms. Strickland moved that the Board of Supervisors **authorize** advertisement of a public hearing on a resolution adopting a Non-Profit Exemption Policy for the Stormwater Management Utility Fee for Monday, April 5, 2021. Mr. Mitra seconded the motion. The motion passed unanimously.

### 3. CONTINUED DISCUSSION – PINE GROVE MILLS STREETLIGHT CONVERSION PROJECT

Mr. Modricker led the discussion by sharing slides of the Ornamental Lighting. There is funding in the budget to do some work. The problems include that the lights have no power cutoffs and cannot be serviced by Ferguson Township; 10-year maintenance agreement with West Penn Power expired and that never worked well; existing bulbs are not energy efficient; solar sensors not working; and they are hard to trouble shoot to repair. The scope of work would include installing power cut offs at certain locations such as the Millbank slimline commercial pedestal with meter, power on and off, solar sensor, install conduit to connect certain lights and limit number of pedestals. Mr. Modricker noted that another area that emerged from meeting with the Pine Grove Mills Small Area Advisory Board, was the replacing of the HPS bulb with the "corn cob" style LEDs. Another scenario would be to replace the entire Hagerstown light fixture on top of the pole using 2700K LED or keep the current HPS lamps. Mr. Modricker reviewed the pros and cons and asked the Board for their guidance with next steps.

Ms. Dininni inquired about the budget for the wiring and the light fixtures. Mr. Modricker stated that it will be \$100,000 for the wiring and \$33,000 for the fixtures.

Mr. Miller asked how much it would cost in electricity with the current lamps. Mr. Modricker estimated about four times greater than the LEDs but would rather have a consultant/staff research more closely.

Ms. Dininni stated that she would rather see the money be used to achieve the aesthetic and environmental goals of the small area plan with not switching over the electrical at this time. Ms. Dininni suggested changing one out to review the difference in Kelvin's and to see if it is worth it. Mr. Modricker noted that it wouldn't be possible.

Ms. Strickland asked if there is another 2700 light that the Board could look at. Ms. Strickland noted that lights are to be installed near a residential area and should consider the brightness. Mr. Modricker has not yet had a discussion regarding dimmability with the designer. Mr. Modricker stated that if the Board would decide to abandon the project, the Township would hire electricians when there are issues.

Ms. Dininni expressed that she is leaning towards doing nothing or doing everything while acknowledging there currently isn't a budget for it. Ms. Stephens stated she is in favor of

abandoning at this time. Mr. Miller concurs with Ms. Stephens and noted that he isn't sure if we would save enough energy. Mr. Miller stated that it should be left as it is and use the HPS bulbs. Mr. Mitra expressed concerns with the aesthetics and agrees to do nothing at this time. Ms. Strickland suggested delaying the project until the other lights are ready to be installed near the residential area and make this one big project.

The Board agreed to obtain an estimate on the entire project to be included in the CIP. Ms. Dininni asked if the wiring would be completed at this time. Mr. Pribulka suggested completing the wiring. The Board agreed to complete the wiring.

## VII. NEW BUSINESS

### 1. CONSENT AGENDA

- a. Contract 2018-PWGG-Electrical, Pay App #10: \$60,297.66
- b. Contract 2020-C4, Pay App #8: \$8,471.58
- c. Surety Reduction – Harner 4 Lot Subdivision reduced by: \$786,429.04
- d. Board Member Request – Whitehall Road Regional Park

Mr. Mitra moved that the Board of Supervisors **approve** the Consent Agenda. Ms. Strickland seconded the motion. The motion passed unanimously.

### 2. PUBLIC HEARING – BCH JOINT VENTURE EASEMENT RESOLUTION

Mr. Pribulka introduced the resolution and noted that the Traffic Impact Study that was completed for the Penn State West Campus Parking Structure required an improvement to be made at the intersection of North Atherton Street and Blue Course Drive/Clinton Avenue. All costs related to this improvement are being paid by the permittee - Penn State. The required improvement is the installation of a flashing yellow arrow signal for traffic turning left from North Atherton Street onto Blue Course Drive. Mr. Pribulka reviewed a slide of the area and noted the resolution is attached to the agenda.

Mr. Miller moved that the Board of **adopt** the resolution accepting an easement agreement with BCH Joint Venture. Ms. Stephens seconded the motion.

ROLL CALL: Mr. Mitra – Yes: Ms. Stephens – Yes: Ms. Strickland – Yes: Ms. Dininni – Yes: Mr. Miller – Yes

### 3. PRELIMINARY LAND DEVELOPMENT PLAN – WEST COLLEGE STUDENT HOUSING

Ms. Wargo introduced the plan and noted that Penn Terra Engineering, Inc. has submitted a Land Development Plan and Lot Consolidation Plan on behalf of their client, Aspen Heights Partners LLC/York Acquisitions. The parcels are located at the intersection of West College Ave and Buckhout Street. Tax Parcels 24-002A,015, 24-002A,016, 24- 002A,017, 24-002A,018, and 36-010-006 are to be consolidated to form a 1.136 acre parcel. Four parcels are located in the Terraced Streetscape District (TSD) in Ferguson Township and Parcel 36-010-006 is located partially in the Borough of State College's Planned Commercial District (CP-2). The land development plan proposes a 6-story multi-family residential apartment building with commercial/retail space on the first floor. The applicant is utilizing height incentives found in §27-304.3.B.(2) and has provided additional parking in the parking structure to share for use by others. The applicant is eligible for an additional 20 feet to be added to the permitted maximum height (55 feet). The building will consist of two subsurface floors of underground parking, one floor containing commercial space and 5 floors of multi-family residential apartments. There are 96 residential units (268 beds) and a total of 8,696 square feet (7,488SQFT in Ferguson Township) of non-residential

spaces. The plan calls for 159 parking spaces, 151 of which will be located in the parking structure. A variance was granted by the Ferguson Township Zoning Hearing Board on February 25, 2020 to allow parking on the first floor of the building. There are 14 short-term bicycle parking spaces proposed on site. Planning Commission reviewed this Preliminary Land Development Plan at their February 8, 2021 Regular Meeting and recommended approval to the Board of Supervisors. Provided is a [Dropbox link](#) to access the land development plan. Provided with the agenda is a memorandum from Kristina Aneckstein, Community Planner, summarizing Planning Commission's comments on the plan. Staff has also included all outstanding staff review comments, as well as comments provided by the Borough of State College's advisory review bodies.

Mr. Pribulka reviewed a slide that contained an aerial of the project site. Mr. Helfrich, President, East Division, Aspen Heights Partners, presented a company overview via a PowerPoint. Aspen Heights is based in Austin, Texas and was founded in 2006. Aspen Heights has currently developed 34 different projects, including six that are under construction. Aspen Heights is consistently ranked among top developers in the country since the company's conception.

Mr. Jeremy White, Architect, reviewed the project highlights.

- 5-story apartments consisting of 96 two and three bedroom units
- Indoor and outdoor amenity areas
- On-site management and security staff
- Accessed controlled buildings, common area, units, and bedrooms
- Approximately 7,400 square feet of retail/commercial space

Mr. White reviewed the plan that included parking, commercial space, electrical charging stations, bike parking, roof terrace, integrated clubhouse with a fitness area and study lounge. Mr. White presented a slide of what the building will look like when completed.

Mr. Sepp reviewed the Land Development Plan and noted that the project follows the TSD ordinance. The CATA bus stop was relocated. The Calder Way alley will be widened to 18 feet. There will be additional landscaping along Calder Way and lights as well.

Mr. Hill reviewed the traffic impact study for the project. The scope of work was completed on the four corners of the site area. Traffic data for most of the intersections were obtained from historical data, pre-pandemic. Recommendations from the study included pedestrian upgrades to the southern crossing at the intersection of College Avenue and Buckhout Street. In addition to the upgrades, there is recommended signage for pedestrian crossing ahead on West College Avenue that will be placed for traffic going east on College Avenue. At the intersection of College Avenue and Butz Street there is an existing operational deficiency and does not meet the Township standard for level of service. Installing a traffic light would be the ideal fix; however, there would need to be one Traffic Signal Warrant from the state for a traffic signal to be installed, and the intersection doesn't satisfy any warrants from the state.

Mr. Miller asked if there were calculations completed based on PSU move-in and move-out time. Mr. Hill noted that the traffic input study requires the study to be performed during normal conditions. Mr. Helfrich noted that the apartments are fully furnished, and they schedule the move-in and out times.

Ms. Stephens asked how many floors are residential. Mr. White stated that there is five.

Ms. Dininni questioned the access ramp to the lower floors in the parking area and noted that they are narrower than the requirement by the building code of 24 feet, but the plan lists 20 feet. Ms. Dininni asked staff to obtain clarification from Walt Schneider, Agency Director at Centre Region Code Administration.

Ms. Dininni asked about the width of the Calder Way Alley and noted that a resident measured it at 18 feet. Ms. Wargo stated that Calder Way Alley will be a 20-foot right-of-way and 18 feet of that will be a paved cartway. The applicant will be widening the alley to make the right-of-way 20 feet. Ms. Wargo noted that the shrubs are in the right-of-way. Mr. Pribulka noted that the Township is limited in what they can intervene in with respect to private streets.

Ms. Dininni asked several questions regarding Calder Way Alley and enforcements. Mr. Pribulka noted that the Township would be able to enforce stop signs at the intersection of Calder and Buckhout, but not parking or other traffic violations between the stop signs. Mr. Modricker stated that the officer on duty when the incident would occur, would make the determination to enforce a violation. Ms. Dininni inquired about a left no turn sign at the Butz/Calder intersection. Mr. Modricker noted that traffic can be regulated legally and would need to complete a traffic study.

Ms. Dininni expressed concerns with blocking the road with lifts, unloading and loading items, etc. along the street where the project is being constructed. Ms. Wargo stated that the Township's ordinance doesn't allow for loading areas along West College Avenue and there will be signage placed.

Mr. Miller asked about access to the commercial part of the building and is there a way to get into the back of the building. Mr. White noted there could be an opportunity to have access on the front side of West College Avenue.

Ms. Stephens noted that more electrical charging stations would be a good idea and asked about the type of lights that will be utilized outside along West College Avenue. Mr. Sepp stated that it will be similar to what is used in Pine Grove Mills. Mr. Modricker suggested having a discussion on what type of Kelvin bulb will be used. Ms. Dininni suggested reviewing the Township's Lighting Ordinance because it is outdated.

Ms. Dininni asked if more bike racks could be installed. With regards to the underground stormwater facility, Ms. Dininni asked how the facility is going in underground, but the parking couldn't because of gasoline contamination. Mr. Modricker noted that there was cleanup, and a series of monitoring wells installed because of a leak at the Uni-Mart. Mr. Sepp stated that the underground stormwater detention is a 4-foot diameter pipe, and it might be 6 feet deep.

Ms. Dininni noted that gating of the space between Nittany Property Management and the project seems contradictory to pedestrian flow and doesn't support the idea. Ms. Dininni recommends having motion detection lighting and if the developer would like to remove any of the dusk to dawn lightening, that would be welcomed through a modification.

Ms. Strickland inquired about the loading/unloading in the back of the building and if the purpose is for Uber and rideshares or is there a different area for that. Mr. Sepp noted that it could be utilized for Uber and rideshares. Ms. Strickland expressed concerns with loading/unloading on West College Avenue. Ms. Strickland asked if the sidewalk behind the building will continue to Butz Street. Mr. Sepp stated that it would not. Ms. Strickland asked who would plow the alleyway. Mr. Modricker indicated the Township does not plow. Ms. Strickland asked about changes when there is no deed ownership. Mr. Modricker stated that would be a question for the solicitor. Mr. Pribulka noted that it comes down to discussion between property owners. Mr. Pribulka stated that the applicant will assume all responsibilities to the private street. Mr. Helfrich will follow up with the property owners.

Ms. Strickland expressed concerns with the pattern at Buckhout and how it has to be maneuvered. Ms. Dininni asked if the traffic study included the pattern Ms. Strickland noted. Mr. Hill stated that it was not included but did look at movement from College and making a left onto Buckhout to

merge over a lane to Calder Way. Mr. Hill indicated there was a GAP Study completed. Ms. Strickland asked how many additional parking spaces were provided for the incentive that was given. Ms. Wargo stated that they were originally given seven. Ms. Wargo noted that the Township's TSD Ordinance does not specify how many parking spaces need to be shared. Ms. Dininni and Ms. Strickland expressed frustration with loopholes in the ordinance. Ms. Strickland suggested adding more spaces for bikes.

Ms. Dininni has concerns with a crosswalk on a curve and asked why a straightaway was not considered. Mr. Hill noted that the crosswalk currently exists at the current location.

Mr. James Graef, Ferguson Township resident, stated he supports the development, but noted that there are a few items that could make it better such as reducing parking requirements and gave examples as to why reduction of parking is better. Also, Mr. Graef expressed concerns with the bus stop being moved further from the development and suggested adding a crosswalk on all four sides of the College and Buckhout intersection.

#### 4. MODIFICATION REQUEST – WEST COLLEGE STUDENT HOUSING

Ms. Wargo presented the request and noted that included in the agenda is a copy of the Application for modification submitted by Penn Terra Engineering, Inc. as part of the West College Student Housing Land Development Plan. The modification is requesting relief from Section 22.502.5.1.(3)(b). This requires the applicant to design all entrance drives serving more than four dwelling units and all other uses in this category shall be laid out to conform to the design, service, and access standards established in this chapter for the classification of street based on expected ADT. Meaning that the entrances to the parking deck would have to be designed at 26' wide. The proposed entrances to the parking deck are designed to meet Township parking lot design criteria. The applicant believes that the access provided (24' wide) is adequate to provide safe access to the building. Planning Commission reviewed this application during the February 8, 2021 meeting and recommended approval of the request. Township Staff has reviewed the request and recommends that the Board approve the modification.

Mr. Miller moved that the Board of Supervisors **approve** the request for modification for the West College Avenue Student Housing Land Development Plan. Mr. Mitra seconded the motion. The motion passed unanimously.

#### 5. 2021 OPERATING BUDGET AMENDMENT AUTHORIZATION

Mr. Pribulka introduced the amendment that is completed each fiscal year.

Mr. Eric Endresen noted that there are two revisions, and they are the West Gatesburg Road Microsurfacing and the Cure in place pipelining.

Mr. Miller moved that the Board of Supervisors **authorize** advertisement of a public hearing on a resolution adopting an amendment to the 2021 Ferguson Township Annual Operating Budget for Monday, March 15, 2021. Mr. Mitra seconded the motion. The motion passed unanimously.

#### 6. BOARD MEMBER REQUEST – FINANCIAL ADVISORY COMMITTEE

Ms. Strickland introduced the request that she and Mr. Mitra brought forward to the Board. Ms. Strickland noted that the idea of the committee did not come about as a repagaction to any particular initiatives or projects. The proposed draft Advisory Committee would have a three-fold purpose, education, public participation, and recommendation. With regards to education, Ms. Strickland noted that committee membership would include specialist with the bigger cost centers and people with expertise in financial matters. The committee would look at where the money is



being spent and how it aligns with the goals. Also, the committee would explore detail reviews of purposed spending verses actual spending. Mr. Mitra noted that it would be another way to receive ideas and input from other people in the community. Ms. Strickland reviewed a list of potential projects that the committee could review and advise. Ms. Strickland reiterated that the committee would be just an Advisory Committee.

Ms. Stephens asked what staff member would be working with the committee. Ms. Strickland noted they would look to Mr. Endresen and perhaps Ms. Martin for assistance. Mr. Pribulka stated that according to the Home Rule Charter it is up to the manager to delegate staff representation. Mr. Mitra would like the Advisory Committee to review the COG budgets as well.

Mr. Miller expressed concerns with how the committee would fit into the Home Rule Charter and suggested getting an opinion from the solicitor.

Ms. Stephens concurred with Mr. Miller, but noted it is a good idea to get community members to assist; however, worries about the time commitment and decision making.

Ms. Dininni stated that she is neutral at this time and noted that she is not ready to have an ordinance written.

Mr. Mitra compared the committee to a financial policy research group and would be engaged all year long.

Ms. Dininni suggested having an ad-hoc group set up at first.

Ms. Strickland and Mr. Mitra will take the comments made and continue to develop the committee for consideration.

## 7. CONTRACT 2021-C6 – CURB AND RAMP UPGRADES

Mr. Modricker presented the upgrades that were included in the agenda. On February 23, 2021, bids were opened publicly and read out loud. The bid was advertised in the Centre Daily Times on February 9, 2021 and sent out to potential bidders. This contract involves the replacement or installation of curb ramps compliant with the American with Disabilities Act (ADA) at intersections of streets that will receive either microsurfacing or paving in 2021 consistent with the capital improvement plan (CIP). Four (4) bids were received as follows:

Wolyniec Construction	\$39,953.50
Glenn O. Hawbaker	\$40,601.45
Antares Site Work	\$47,828.20
Gordon L. DeLozier	\$66,906.34

Ms. Strickland moved that the Board of Supervisor **award** Contract 2021-C6, Curb and Ramp Upgrades to Wolyniec Construction in accordance with their bid in the amount of \$39,953.50. Ms. Stephens seconded the motion. The motion passed unanimously.

## VIII. STAFF AND COMMITTEE REPORTS

### 1. COG COMMITTEE REPORTS

- a. CCMPO Coordinating Committee – Ms. Strickland reported that the committee met on February 23, 2021 and Eric Bernier was elected as the Chair and Michael Pipe was elected as the Vice-Chair. The committee spent a lot of time on funding challenges regarding PennDot. The next meeting will be on April 27, 2021.

## 2. OTHER COMMITTEE REPORTS

- a. SEDA COG – Ms. Strickland reported that she was reappointed for another year. Another round of PPP loans were open for two weeks starting on February 24, 2021. Information on the CHIRP grants will be available mid-March and Ms. Strickland will share the link when it becomes available to be placed on the Township's website.
- b. Representation Matters – Mr. Mitra reported that he participated in a [webinar](#) on February 5, 2021 regarding people of color in public service.
- c. Spring Creek Watershed Commission – Mr. Mitra reported that there was a brief presentation made on a water plan that the commission has been working on for a couple of years. The commission plans to present to each township and will be asking to charge the commission to get a plan done.

## 3. STAFF REPORTS

- a. Manager's Report – Mr. Pribulka noted that the report is included in the agenda packet.
- b. Public Works Director – Mr. Modricker noted that the report is included in the agenda packet. Ms. Dininni asked if the Pine Grove Mills traffic study could be restarted. Mr. Modricker will follow-up.
- c. Planning and Zoning Director – Ms. Wargo's report was included in the agenda packet.

## IX. COMMUNICATIONS TO THE BOARD

Ms. Dininni and Mr. Mitra received communication regarding maintenance work at Saybrook Park. Ms. Dininni will forward the communication to Mr. Modricker.

Mr. Mitra received an email from Mr. Glebe regarding student housing.

## X. CALENDAR ITEMS – MARCH

- a. Park Hills Drainageway Project Second Public Meeting, March 3, 2021, 7:00 p.m.

## XI. ADJOURNMENT

With no further business to come before the Board of Supervisors, Ms. Stephens motioned to adjourn the meeting. The meeting adjourned at 11:45 p.m.

Respectfully submitted,



David Pribulka, Township Manager  
For the Board of Supervisors

Date approved by the Board: 03-15-2021