

## FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting  
Monday, January 3, 2022

*The meeting began after the adjournment of the 2022 Reorganizational Meeting.*

### ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Monday, January 3, 2022 as a virtual zoom meeting. In attendance were:

<b>Board:</b>	Laura Dininni, Chair	<b>Staff:</b>	David Pribulka, Township Manager
	Lisa Strickland, Vice Chair		Eric Endresen, Director of Finance
	Hillary Caldwell		Dave Modricker, Director of Public Works
	Patty Stephens		Jenna Wargo, Director of Planning and Zoning
	Tierra Williams		

Others in attendance included: Rhonda Demchak, Recording Secretary; Bill Keough, Ferguson Township Resident and Ferguson Township Planning Commission; Jeremie Thompson, Ferguson Township Resident and Ferguson Township Planning Commission; Paul Takac, Ferguson Township Resident, Steve Miller, Ferguson Township Resident; Michael Twomely, Ferguson Township Resident; Brian Becker, Ferguson Township Resident, Dave Stone, Nittany Valley Environmental Coalition; Susan Buda, Ferguson Township Resident, Lisa Campbell, Ferguson Township Resident, Dorthey Blair, Nittany Valley Environmental Coalition; Angela Kalke, Staff, Ferguson Township; Wes Glebe, Ferguson Township Resident; Pam Steckler, Ferguson Township Resident; Aaron Miller, Ferguson Township Resident

### I. CALL TO ORDER

Ms. Dininni called the Monday, January 3, 2022, regular meeting to order at 8:05 p.m.

Mr. Pribulka reminded everyone to stay muted unless acknowledged by the Chair.

### II. CITIZENS INPUT

None

### III. APPROVAL OF MINUTES

Ms. Stephens moved that the Board of Supervisors **approve** the December 6<sup>th</sup> and December 13<sup>th</sup> Regular Meeting Minutes. Ms. Williams seconded the motion. The motion passed unanimously.

### IV. SPECIAL REPORTS

#### a. COVID-19 Local Response Report

Mr. Pribulka reported that there has not been changes in the operational aspect of the Township from the last update. Centre County has 24,242 positive cases with 291 deaths. There have been 86,583 reported negative cases reported on the PA COVID-19 Dashboard for Centre County. Across the Commonwealth, the cases have reached 1,727,079 and there have been 36,799 deaths. Centre County full vaccination rate shows that 91,194 residents have been fully vaccinated with 12,814 having received one dose. The County vaccination rate is at 58.3% and 66.4% have been partially vaccinated. There are just under 7 million people in PA fully vaccinated as of today. As of January 3<sup>rd</sup>, Mount Nittany Medical Center has 49 positive patients in their care ranging in ages from 29 to 89 years of age. 31 of the 49 hospitalized were unvaccinated with one patient on a ventilator. Mr. Pribulka reported there are five variants of concern and noted the testing site



moved from the Nittany Mall to Transfer Road at the Centre County Refuse and Recycling Center. The Centre for Disease Control has shortened the length of time recommended for isolation. More information can be found on their [website](#). Ferguson Township residents are urged to get vaccinated.

Ms. Strickland requested that the Communications Department keep sharing information on the Township Website and social media.

## V. UNFINISHED BUSINESS

### a. Review 2021 Ferguson Township Playground Safety Inspection Reports

Ms. Martin noted that at the Regular Meeting held on December 13, 2021, the Board requested the 2021 playground safety inspection report for review and discussion prior to the Capital Improvement Program (CIP) Budget and Operating Budget development. A letter report is prepared by the Township's Zoning Administrator, Mr. Ressler, for each park following a playground inspection. Provided with the agenda is a copy of each letter report provided to the Director of Centre Region Parks and Region (CRPR). Mr. Ressler plans to complete the 2022 playground safety inspections prior to CIP development and the expiration date of his playground safety inspection certification for Board review.

Ms. Strickland asked about feedback on the safety reports and follow up on the items that needed attention. Ms. Martin reported that prior to COVID it was a streamlined process, but since COVID there is lag time due to prioritization.

Ms. Caldwell stated that Fairbrook and Autumwood Parks lack accessibility and asked when they would be addressed. Ms. Martin noted that there is no time frame, but a meeting will be set up with Mr. Ressler, Ms. Martin, CRPR, and the Assistant Township Engineer. Ms. Martin stated that Fairbrook Parks is having a master plan update.

Mr. Pribulka reported that when inspecting parks, Mr. Ressler is looking for safety issues and not accessibility.

## VI. NEW BUSINESS

### 1. Consent Agenda

- a. Voucher Report – November 2021
- b. Treasurers Report - October 2021 for Acceptance
- c. Pay Application: 2021-C23 Science Park Pole Replacement: \$42,532.99
- d. Pay Application: 2021-C14 Science Park / College - Cabinet Replacement: \$5,766

Ms. Stephens moved that the Board of Supervisors **approve** the Consent Agenda. Ms. Williams seconded the motion. The motion passed unanimously.

### 2. Review DRAFT Zoning and Subdivision & Land Development Ordinance Amendments

Ms. Wargo noted that in November 2019, the Township completed its comprehensive update to the Zoning and Subdivision and Land Development Ordinances. Since the amendments, staff have been tracking errors and omissions while interpreting the ordinances and is recommending additional amendments to address these issues. The Board was provided with a draft during the November 1, 2021, and the December 6, 2021, regular meetings and provided additional comments and recommendations to staff. Provided with the agenda is an updated copy of the draft ordinance amendments for the Board to review. During the December 6, 2021, Regular Meeting, the Board authorized staff to advertise a public hearing for February 7, 2022.



Provided with the agenda is a redlined version of the ordinance amendments as advertised for public hearing on February 7, 2022. Also provided with the agenda are two amended "Quick View" sections of the Zoning Ordinance applicable to the Rural Agricultural (RA) and Agricultural Research (AR) Zoning Districts. Jenna Wargo, Director of Planning & Zoning will introduce the item and review the major amendments proposed. This item is for discussion only and no action is required of the Board.

Ms. Strickland pointed out that on the redlined version on page 83 of the agenda packet the second sentence should be, not to exceed 55 feet.

A discussion ensued regarding Bed and Breakfasts and Short-Term Rentals, with no action items.

Ms. Strickland expressed concerns parking of food trucks within the parks for 13 weeks. Ms. Dininni concurred and suggested restricting food trucks from parking overnight without a special permit.

Ms. Strickland moved that the Board of Supervisors **amend** the draft zoning amendments to prohibit food trucks from parking overnight in Township Parks unless special permission is granted by staff. Ms. Dininni seconded the motion. The motion passed unanimously.

Ms. Dininni discussed places of assembly definitions with regards to adjunct uses. Ms. Dininni suggested adding back into the code the qualifications that places of assembly may not function fulltime in the manor that qualifies as a business.

Mr. Keough stated that he is the President of Baileyville Community Hall and if Ms. Dininni's suggestion is accepted, it will take away a major source of income for the hall. Mr. Pribulka stated that he does not have an answer regarding the hall. Ms. Wargo stated that the Township Solicitor will need to review to decide.

Ms. Caldwell moved that the Board of Supervisors **table** the DRAFT Zoning and Subdivision & Land Development Ordinance Amendments. Ms. Williams seconded the motion.

Ms. Wargo reported that the hearing will not be able to take place on February 7<sup>th</sup> do to suggested changes from December and possibly from tonight. Ms. Williams suggested to review the amendments from December and review the ones from tonight prior to meeting again on January 18<sup>th</sup>.

The motion passed unanimously.

### 3. Acceptance of the Resignation of Daivid Pribulka, Ferguson Township Manager

Mr. Pribulka reported that provided with the agenda is a copy of his resignation letter effective February 28<sup>th</sup>. Mr. Pribulka thanked the community for the last 9 years. Expressed appreciation to the current and past board members and thanked the people on the authority boards on the ABC's. Thanked Chief Albright, Dave Modricker, Centrice Martin, Angela Kalke, Jenna Wargo, and Eric Endresen. Mr. Pribulka thanked all the staff as well as the residents of Ferguson Township.

Ms. Stephens moved that the Board of Supervisors **accept** the resignation of Township Manager David Pribulka effective February 28, 2022. Ms. Caldwell seconded the motion.

Ms. Strickland congratulated Mr. Pribulka. Ms. Dininni thanked Mr. Pribulka for his service to the Township.

The motion passed unanimously.



4. Award of Executive Recruitment Contract – GovHR, USA

Mr. Pribulka noted that provided with the agenda is a proposed contract with GovHR, USA to conduct the executive recruitment for the position of Township Manager. The Township has used the firm multiple times for similar engagements including the prior recruitments of the Township Manager and Chief of Police and is recommended to facilitate this project.

Ms. Caldwell moved that the Board of Supervisors **award** the contract to GovHR, USA. Ms. Strickland seconded the motion. Ms. Williams seconded the motion. The motion passed unanimously.

**VII. STAFF AND COMMITTEE REPORTS**

**1. COG COMMITTEE REPORTS**

- a. Executive Committee – Ms. Dininni reported that the only topic was the Executive Director evaluation.

**2. OTHER COMMITTEE REPORTS**

There were none.

**3. STAFF REPORTS**

- a. Manager's Report – Mr. Pribulka noted that he will be out of the office next week and will appoint Ms. Martin as acting Township Manager

**VIII. COMMUNICATIONS TO THE BOARD**

**IX. CALENDAR ITEMS – JANUARY**

- a. Ferguson Township upcoming committee meetings:
1. Planning Commission, Monday, January 10
  2. Tree Commission, Monday January 10
  3. Pine Grove Mills Small Area Plan Committee – January 27
- b. Coffee and Conversation, Baileyville Community Hall, Saturday, January 15

**X. ADJOURNMENT**

With no further business to come before the Board of Supervisors, Ms. Williams motioned to adjourn the meeting. Ms. Caldwell seconded the motion. The motion passed unanimously. The meeting adjourned at 9:37 p.m.

Respectfully submitted,



David Pribulka, Township Manager  
For the Board of Supervisors

Date approved by the Board: 01-18-2022