

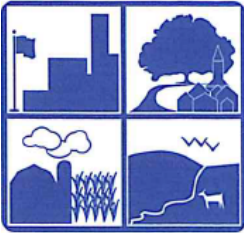
FERGUSON TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting Agenda
Tuesday, February 16, 2021, 7:00 PM

Join Zoom Meeting:
<https://us02web.zoom.us/j/88575479202>
Meeting ID: 853 7932 5460
[Zoom Access Instructions](#)

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZENS INPUT**
- IV. APPROVAL OF MINUTES**
 - 1. February 16, 2021, Board of Supervisors Regular Meeting Minutes
- V. SPECIAL REPORTS**
 - a. COVID-19 (Coronavirus) Response Report
 - b. State College Borough Water Authority Report
- VI. UNFINISHED BUSINESS**
 - 1. Public Hearing – Tree Preservation and Protection Ordinance
 - 2. Continued Discussion – Stormwater Fee Non-Profit Exemption Policy
 - 3. Continued Discussion – Pine Grove Mills Streetlight Conversion Project
- VII. NEW BUSINESS**
 - 1. Consent Agenda
 - 2. Public Hearing – BCH Joint Venture Easement Resolution
 - 3. Preliminary Land Development Plan – West College Student Housing
 - 4. Modification Request – West College Student Housing
 - 5. 2021 Operating Budget Amendment Authorization
 - 6. Board Member Request – Financial Advisory Committee
 - 7. Contract 2021-C6 – Curb and Ramp Upgrades
- VIII. REPORTS**
 - 1. COG Committee Reports
 - 2. Other Regional Reports
 - 3. Staff Reports
- IX. COMMUNICATIONS TO THE BOARD**
- X. CALENDAR ITEMS – MARCH**
- XI. ADJOURNMENT**



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TOWNSHIP OF FERGUSON

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**Board of Supervisors
Regular Meeting Agenda
Monday, March 1, 2021
7:00 P.M.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN'S INPUT

IV. APPROVAL OF MINUTES

1. February 16, 2021, Board of Supervisors Regular Meeting Minutes

V. SPECIAL REPORTS

10 minutes

1. COVID-19 (Coronavirus) Response Report – David Pribulka, Township Manager
2. State College Borough Water Authority Report – Ford Stryker

VI. UNFINISHED BUSINESS

- 1. AUTHORIZATION FOR ADVERTISEMENT OF A PUBLIC HEARING ON AN ORDINANCE AMENDING CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT; PART 5, DESIGN AND IMPROVEMENT STANDARDS BY ESTABLISHING SECTION 515, TREE PRESERVATION AND PROTECTION.** 20 minutes

Narrative

The Public Works and Planning & Zoning Department have 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 received is included in the agenda. At the February 8 Planning Commission meeting, Planning Commissioners recommended approval to the Board and authorize staff to advertise a public hearing.

Recommended motion: That the Board of Supervisors authorize advertisement of a public hearing adopting a new tree preservation ordinance for Monday, April 5th.

Staff Recommendation

That the Board of Supervisors **authorize** advertisement of the public hearing.

2. A CONTINUED DISCUSSION OF THE PROPOSED EXEMPTION FOR NON-PROFIT ORGANIZATIONS FROM THE FERGUSON TOWNSHIP STORMWATER MANAGEMENT UTILITY FEE. 20 minutes

Narrative

On February 1st, 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. Provided with the agenda is a copy of the amended draft Non-Profit Exemption Policy. The document has been amended to incorporate organizations that qualify for 501(c)(13) status, or Cemetery Companies; and 501(c)(19) status, or Veteran's Organizations as qualified exemptions from the Stormwater Management Utility Fee. The document also reflects the provision that, 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. Organizations that are eligible for 501(c)(3) status may also qualify for the exemption provided the additional criteria are met. This evening, the Board is asked to provide any additional comment on the draft policy and authorize a resolution for public hearing adopting the exemption.

Recommended Motion: 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 5th.

3. A CONTINUED DISCUSSION OF THE PINE GROVE MILLS STREETLIGHT CONVERSION PROJECT 20 minutes

Narrative

The 2021 budget includes \$133,000 in funding to improve 35 streetlights in Pine Grove Mills on SR 26 and Nixon Road. Improvements are needed to allow the Township to continue to maintain the streetlights including installing power disconnects, meters, and new dusk dawn light sensors. Currently, Township public works has limited ability to troubleshoot lighting issues, cannot disconnect the power source to do work, and our agreement with West Penn Power has expired. Additionally, staff is suggesting switching from high pressure sodium bulbs to LED to save energy costs. The current engineer's estimate for the work is at the limit of the budget. Staff investigated the lowest Kelvin rated bulb to retrofit the existing lamp fixtures and the lowest available is a "corn cob" style 3000K bulb. One such bulb is installed on a pole on the south side of SR26 near the Naked Egg Café. Installing 2700K bulbs would require replacement of the entire fixture on the pole. Options for lighting include:

1. Keep the existing 100-watt high pressure sodium lights
\$0 x 35 each = \$0

2. Replace ballast and install 3000K “corn cob” style LEDs
\$250 x 35 each = \$8,750
3. Replace entire fixture head on each pole with new 2700K LED fixtures
\$2,000 x 35 each = \$70,000

There are pros and cons to each option including life of fixture, cost of installation, energy power savings, and color/light output considerations.

Staff Recommendation

That the Board of Supervisors **discuss** the presentation and **direct** staff to proceed based on the desired option.

VII. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- 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

- 2. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA ACCEPTING AN EASEMENT AGREEMENT FROM BCH JOINT VENTURE FOR PROPERTY LOCATED ON TAX PARCEL 24-012-,001-,0000- WITH AN ADDRESS OF 1301 NORTH ATHERTON STREET FOR A NON-EXCLUSIVE PERMANENT EASEMENT AS DESCRIBED IN EXHIBIT “A” OF THE GRANT OF EASEMENT ATTACHED HERETO AND MADE PART OF THIS RESOLUTION.**

10 minutes

Narrative

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. To complete this improvement, a new traffic signal pole needs to be installed. Other improvements at the intersection to be completed by Penn State also includes installing LED luminaires to replace the high pressure sodium luminaires, as well as other necessary upgrades to the cabinet and wiring to make the improvements functional. The original design that was approved was found during construction to have a conflict between the pole foundation and the sanitary sewer main and thus required a revision to the plan. The proposed pole location to avoid the sewer main is on land owned by BCH Joint Venture, who has agreed to provide an easement for the pole. The grant of easement has been reviewed by our solicitor and signed by BCH Joint Venture.

Recommended motion: That the Board of Supervisors adopt the resolution accepting an easement agreement with BCH Joint Venture.

Staff Recommendation

That the Board of Supervisors **adopt** the resolution.

3. PRELIMINARY LAND DEVELOPMENT PLAN – WEST COLLEGE STUDENT HOUSING

15 minutes

Narrative

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 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 Regular Meeting and recommended approval to the Board of Supervisors. Provided below 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.

[West College Student Housing Preliminary Land Development Plan](#)

Staff Recommendation

That the Board of Supervisors *discuss* the plan.

5. REQUEST FOR MODIFICATION - WEST COLLEGE AVENUE STUDENT HOUSING LAND DEVELOPMENT PLAN

15 minutes

Narrative

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 8th meeting and recommended approval of the request. Township Staff has reviewed the request and recommends that the Board approve the modification.

Recommended motion: That the Board of Supervisors approve the request for modification for the West College Avenue Student Housing Land Development Plan.

Staff Recommendation

That the Board of Supervisors **approve** the modification/waiver.

4. AUTHORIZATION OF A PUBLIC HEARING ON AN AMENDMENT TO THE 2021 FERGUSON TOWNSHIP ANNUAL OPERATING BUDGET 20 minutes

Narrative

The township incorporates the concept of zero-based budgeting when preparing the annual operating budget. This concept requires staff to re-budget items from year to year rather than carryover amounts from one year to the next. This concept saves the Township considerable sums of money over the years and reduces waste that would otherwise occur under a non-zero-based budget.

Given the size and complexity of the operating budget, including the zero-based budgeting style; it is not uncommon for staff to underestimate a budgeted amount or for an item to be overlooked. Depending on the timing and amount of the item, it may be necessary to adjust the budget to reflect such events. For 2021, the proposed budget amendments are included with the draft resolution provided with the agenda. Staff is requesting that the Board authorize advertisement of a public hearing on Monday, March 15th to amend the 2021 Annual Operating Budget as provided in the attached resolution.

Recommended motion: That the Board of Supervisor authorize advertisement of a public hearing on a resolution adopting an amendment to the 2021 Ferguson Township Annual Operating Budget for Monday, March 15th.

Staff Recommendation

That the Board of Supervisors **authorize** advertisement of the public hearing.

5. BOARD OF SUPERVISORS REQUEST – FINANCIAL ADVISORY COMMITTEE 20 minutes

Narrative

In accordance with the Board of Supervisors Procedures Manual, Supervisors Mitra and Strickland submitted an agenda item for discussion concerning the establishment of a Financial Advisory Committee. Provided with the agenda is a description of the requested agenda item and a draft scope of work for the Financial Advisory Committee. Chapter 1, Administration and Government; Section 1-402 permits the Board to establish additional commissions or boards when deemed necessary and under certain restrictions. The requested agenda item is summarized as follows:

A discussion on the creation of a Financial Advisory Committee. Committees such as this serve to review and make recommendations on municipal financial matters in an effort to increase efficiency, accountability, and transparency in the use of funds. A Financial Advisory Committee would further the Township's strategic planning goals of "Increas(ing) Participatory Government" by "utiliz(ing) both ad hoc and standing citizen advisory boards with subject matter experts from the Township and the region to address issues related to parkland development and other matters of community interest" (2017 Strategic Plan). Furthermore, the committee addresses the desires of township residents expressed in the 2016

Strategic Planning workshops to have “citizen advisory boards,” “an engaged and involved community,” and “financial stability” (2017 Strategic Plan).

Recommended motion: That the Board of Supervisor direct staff to draft an ordinance amending the Ferguson Township Administrative Code to establish a Financial Advisory Committee.

6. AWARD OF CONTRACT 2021-C6, CURB AND RAMP UPGRADES 5 minutes

Narrative

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).

Recommended motion: 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.

Staff Recommendation

That the Board of Supervisors award Contract 2021-C6.

VIII. STAFF AND COMMITTEE REPORTS

1. **COG COMMITTEE REPORTS** 5 minutes
- a. CCMPO Coordinating Committee

2. **OTHER COMMITTEE REPORTS** 5 minutes

- IX. STAFF REPORTS** 15 minutes
- a. Manager’s Report
 - b. Public Works Director
 - c. Planning and Zoning Director

X. COMMUNICATIONS TO THE BOARD

XI. CALENDAR ITEMS – MARCH

- a. [Park Hills Drainageway Project Second Public Meeting, March 3, 2021, 7:00 p.m.](#)

XII. ADJOURNMENT

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
Tuesday, February 16, 2021
7:00 PM

ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Tuesday, February 16, 2021, via Zoom in a webinar format. In attendance were:

Board:	Laura Dininni, Chair	Staff:	Dave Pribulka, Township Manager
	Lisa Strickland, Vice Chair		Dave Modricker, Director of Public Works
	Steve Miller		Jenna Wargo, Director, Planning and Zoning
	Prasenjit Mitra		Chris Albright, Chief of Police
	Patty Stephens		Centrice Martin, Assistant to the Township Manager
			Ron Seybert, Township Engineer
			Eric Endresen, Director of Finance

Others in attendance included: Rhonda Demchak, Recording Secretary; Bill Keough, Ferguson Township Resident; Mr. Fred Grau, Ferguson Township Resident; Mr. Gregory Harrold, Ferguson Township Resident; Mr. Dan Harner, Ferguson Township Resident; Mr. Denny Malinowski, Ferguson Township Resident; Mr. Mark Kunkle, Ferguson Township Resident; Mr. Jared Ernico, Ferguson Township Resident

I. CALL TO ORDER

Ms. Dininni called the Tuesday, February 16, 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. POLICE RECOGNITION

Ms. Strickland read the following statement:

On January 21, 2016, the life of Jean Tuggy of Pine Grove Mills was tragically cut short by a murderer who, until last week, remained at-large. The charges filed against Christopher Kowalski on January 8th will not bring Jean Tuggy back to us, but it will hopefully help bring closure to her friends and family who have had to grieve her loss knowing that her killer remained free.

On behalf of the Board of Supervisors, I wish to congratulate and commend the hard work of the Ferguson Township Police Department in bringing Jean's killer to justice. I would especially like to

recognize the Cold Case Team and the Criminal Investigation Unit, particularly Detective Caleb Clouse, for their tireless hours spent following leads and ensuring that no stone was left unturned. We would also like to acknowledge and congratulate Special Investigator Chris Weaver and the Office of the Attorney General, as well as the Pennsylvania State Police and the Isle of Palms Police Department of South Carolina for their assistance in this investigation.

This was truly a team effort and, while we still mourn the loss of Jean Tuggy and grieve as a community alongside her family, we now do so with the peace of knowing that justice has been served. For our cold case team, however, we know the celebration will be short-lived – as they will continue to focus all their resources on finding the missing persons, Jennifer Shadle and Cindy Song. We, as a Board, are proud of the accomplishments of the Ferguson Township Police Department and I, Lisa Strickland, would like to read the following commendation into the record and move to **approve** the same:

WHEREAS, on January 21, 2016, the life of Jean Tuggy of Pine Grove Mills was tragically cut short when she was murdered in her own home by an armed assailant; and

WHEREAS, under the leadership of Chief Christopher Albright, the Ferguson Township Police Department formed a Cold Case Team in 2018 to bring Jean Tuggy’s murderer to justice; and

WHEREAS, Detective Caleb Clouse was selected to lead the Team in their pursuit of justice for the unresolved criminal investigations that have shaken our community and left the loved ones of the victims mourning and unable to find closure; and

WHEREAS, thanks largely to the coordination of the Ferguson Township Police Department, the Cold Case Team, the Pennsylvania State Police, and the Office of the Attorney General, a suspect confessed to the murder of Jean Tuggy and charges of criminal homicide were filed on February 8, 2021; and

WHEREAS, the conclusion of this investigation will help bring peace of mind to the friends and family of the victim in knowing that the perpetrator of this heinous crime will be held accountable.

NOW, THEREFORE, the Ferguson Township Board of Supervisors hereby commends the tireless efforts of the Ferguson Township Police Department, especially the Cold Case Team led by Detective Caleb Clouse, in bringing the murderer of Jean Tuggy to justice.

Ms. Dininni seconded the motion. The motion passed unanimously.

IV. CITIZENS INPUT

None.

V. APPROVAL OF MINUTES

Ms. Dininni noted that there was an Executive Session regarding personnel and land acquisition prior to the Board meeting.

Mr. Miller moved that the Board of Supervisors **approve** the Stormwater Management Utility Fee Worksession Minutes of January 12, 2021 and the Regular meeting Minutes of February 1, 2021. Ms. Stephens seconded the motion. The motion passed unanimously.

VI. 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 lobbying 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.

The COG Public Safety Committee directed staff to submit letters urging the PA Department of Health to coordinate and improve the COVID-19 distribution process. The PA Department of Health issued an order that will be in effect on February 19, 2021 requiring all vaccine distribution sites to provide telephone access and web access to register for the vaccine. Mount Nittany will be allocated more vaccines in the near future and details will be shared on the Township's website when it becomes available.

There have been 11,398 confirmed cases county-wide and 59,382 negative cases in the State College area as of February 15, 2021. There have been 206 deaths due to the virus in Centre County. There have been 775,305 reported cases in Pennsylvania and an additional 121,555 probable cases. There have been 23,119 deaths.

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

b) Schlow Centre Region Library Reports

Ms. Susan Werner, Board of Trustees, Schlow Library, presented the report. Ms. Werner introduced Ms. Ziff as the newest Library Board member. There will be a new Library Director appointed and thanked the outgoing director, Ms. Alloway for her outstanding leadership. The library continues to provide door side pickup and public computing by appointment during the pandemic. The Schlow Foundation annual fundraising campaign has been the most successful and thanked everyone for their contributions. The library has seen a 40% increase in e-resources. The library is loaning wi-fi internet modems for a 6-week period. The modems were made possible through a grant from Centre Foundation. The busiest remote book return location in 2020 was in Ferguson Township at the North Atherton Giant.

c) Ferguson Township Climate Action Committee Report

Ms. Brandi J. Robinson, Chair of the Ferguson Township Climate Action Committee presented the report via PowerPoint. Ferguson Townships Metric Tons of Carbon Dioxide Equivalent is at 222,812. Energy makes up the most emissions followed by Transportation, Agriculture, Solid Waste, and Water/Wastewater. Ms. Robinson reviewed Appendix A: Community Inventory Details that was included in agenda packet. Ms. Robinson noted that Ferguson Township is 27% of the COG total. Next steps for spring 2021 include a Ferguson Township Community Resilience Building Workshop, Centre Region Climate Survey, and COG Community Climate Change Virtual Forum on April 13, 2021. Ms. Robinson reviewed how the Climate Action Committee can continue to help. Establish interim target by sector for 2030 and 2040 to support net zero by 2050; identify and promote township actions to reduce emissions and build resiliency; align climate priorities with other township priorities; review township ordinances to identify opportunities to support climate action; collaborate with other ICLEI communities; monitor and track realized reductions from adopted strategies. The next inventory is for calendar year 2022 with completion in 2023.

VII. UNFINISHED BUSINESS

1. PUBLIC HEARING – STORMWATER MANAGEMENT UTILITY FEE ORDINANCE

Mr. Pribulka noted there are 48 people in attendance and that provided with the agenda is a copy of the ordinance advertised for a continued public hearing and action this evening establishing a Stormwater Management Utility Fee. The ordinance, as reviewed by the Board and the public at the February 1, 2021 public hearing as well as several prior discussions, establishes the billing unit methodology and procedure; appeal process; exemptions and credits; and enforcement provisions. The single substantive change made from the February 1 discussion is to establish under Section 6 – Stormwater Utility Fee Credits, that all revenue reduced by the invocation of credits by private property owners shall be supplemented through interfund transfers from the Township's General Fund. If enacted, the ordinance would go into effect on January 1, 2022.

Mr. Fred Grau, Ferguson Township Resident, suggested taking Ms. Strickland's idea of implementing the practical aspects of the ordinance for up to a year to ensure it will work before it becomes a permanent ordinance. Mr. Grau noted that the Supervisors who vote in favor are initially voting against the people who placed them in office.

Mr. Pribulka reiterated that staff made no recommendation for or against the ordinances.

Mr. Gregory Harrold, Ferguson Township Resident, noted that he is not in favor and is a disadvantage to farmers.

Ms. Diane (no last name given) noted she has commented in the past and is still against the fee. Diane expressed concerns with paying \$250,000 on a consultant to establish the best way to establish the fee, but no other alternatives were explored. Also, Diane noted concern that the Board has the ability to increase or decrease the fee. Mr. Miller noted that the budget can't absorb everything that needs to be done.

Mr. Dan Harner, Ferguson Township Resident, thanked the board, staff, and committees for the hard work that was completed. Mr. Harner recommends tabling the ordinance and noted it is never too late to back out of a program.

Mr. Denny Malinowski, Ferguson Township Resident, commended everyone for a job well done. Mr. Malinowski gathered signatures a few months ago in opposition of the fee and noted that 85% of the people he talked with were not aware of the fee. Mr. Malinowski recommended having the ordinance be listed on the primary ballot to be voted on.

Mr. Harold (no last name given), Ferguson Township Resident, noted that there have been several engineers in his back yard for the last year looking at trees to be removed because of the Park Hills Drainageway Project and asked how much is being spent on the engineers. Mr. Modricker stated that the Park Hills Drainageway Project has been considered for approximately 30 years and in recent years it is moving forward within the Capital Improvement Program (CIP). The Park Hills project is included in the proposed stormwater fee program and is currently in the design phase. Mr. Modricker noted that there have been engineers evaluating which trees will remain and which trees will need to be taken out but did not have a cost estimate.

Ms. Strickland thanked everyone in attendance. Given the constraints with the economy from the pandemic, Ms. Strickland remains concerned that the fee is not a good fit or solution at this time. Ms. Strickland reiterated her suggestion from the last board meeting and that is to vote no on the ordinance. Ms. Strickland suggested replicating the 2021 plan for 2022 with accessing the pipes and conducting neighborhood realignment projects with funding from the General Fund. During the CIP and budget discussions in 2023, Ms. Strickland stated that board could review the progress of the assessments and projects to determine actual repairs and costs.

Mr. Mitra concurred with the concerns Ms. Strickland stated. Mr. Mitra stated that a fee is a good policy because it will provide an incentive to businesses and people to reduce the amount of paved surfaces. Mr. Mitra noted with climate change there will be spikes in the amount of rainfall/snow and that will place stress on the stormwater infrastructure. Mr. Mitra is in favor of the fee, but not at this point. Ms. Stephens stated that she has been wavering but will vote in favor because of frequent storm events and pipes needing to be replaced.

Ms. Dininni assured everyone that the project was researched extensively by the past board and now with the current board. Ms. Dininni noted that Ferguson Township holds the majority of the water in the region and has the opportunity to protect the integrity of the water. Ms. Dininni stated that many times municipalities will engage with a consultant to explore an issue and sometimes they don't move forward with the consultant's solution. Ms. Dininni noted that if the board approves the fee, it is not because a previous board initiated a contract with a consultant, but rather because of the results of the deliberations, changes within the ordinance, and the supporting resolutions that have resulted in a beneficial project for the Township. Ms. Stephens stated that the fee is more appealing over a tax increase. Ms. Dininni noted that there are resolutions that supports a hardship exemption for individuals and non-profits.

Mr. Miller moved that the Board of Supervisors **adopt** the ordinance establishing a utility fee for stormwater collection and management. Ms. Stephens seconded the motion.

Mr. Miller stated that the board is aware of the potential impact the fee will have on community members. Mr. Miller noted that a year and a half ago the fee was going to be considered, but there were three new members elected to the board and decided it wasn't an appropriate time.

Ms. Dininni concurred with Mr. Miller's statement. Ms. Dininni noted that program funding can be decreased, and projects can be placed further out in the CIP.

ROLL CALL: Ms. Dininni – Yes: Mr. Miller – Yes: Mr. Mitra – No: Ms. Stephens – Yes: Ms. Strickland – No

The motion passed 3-2.

a. Continued Public Hearing – Credit Policy Manual Resolution

Mr. Modricker introduced the resolution that was provided with the agenda. There was an addition to the Credit Policy Manual to reflect the February 1, 2021 discussion by adding a credit for Best Management Practices for stormwater rate control on properties. Mr. Modricker reviewed Table 1. Summary of Available Credits by Property Taxes and noted the addition allows for a credit with older basins.

Mr. Mark Kunkle, Ferguson Township Resident, asked technical questions regarding downspouts and sumps. Mr. Modricker noted that some of the developments that were approved had designs for downspouts and will need to be self-certified but doesn't feel that documentation will be required. Mr. Pribulka noted that the credit manual is a self-certification with the Township completing spot checks or compliance measures. Mr. Kunkle noted that MS4 Permit Holders such as Penn State are listed at 50% and not 40%. Mr. Modricker will make the change to 40% on Table 1. Summary of Available Credits by Property Taxes.

Mr. Jared Ernico, Ferguson Township Resident, opposes the fee but supports stormwater management.

Ms. Strickland asked Mr. Modricker about the process of editing and updating the manual. Mr. Modricker noted that any changes will be revised and brought to the board as a resolution.

Mr. Miller moved that the Board of Supervisors **adopt** the resolution establishing a credit policy manual for the Ferguson Township Stormwater Management Utility Fee. Ms. Stephens seconded the motion.

Ms. Dininni moved that the Board of Supervisors **amend** the Credit Policy Manual to set the maximum credit for MS4 Permit Holders to 40%. Ms. Stephens seconded the motion. The motion passed 4-1 with Mr. Mitra opposing.

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

b. Continued Public Hearing – Agricultural Properties Partial Exemption Resolution

Mr. Pribulka introduced the resolution that was provided in the agenda. The resolution was advertised for a continued public hearing and action this evening establishing a partial exemption for qualified properties that meet the definition of agricultural use as defined in the Pennsylvania Farmland and Forest Land Protection Act of 1974. Mr. Pribulka noted the only change was a provision that was added to reflect the February 1, 2021 discussion to allow the fees assessed to agricultural properties to be further reduced by any qualified credits that apply.

Mr. Miller moved that the Board of Supervisors **adopt** the resolution establishing a partial exemption for agricultural properties from the Ferguson Township Stormwater Management Utility Fee. Ms. Stephens seconded the motion.

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

c. Continued Public Hearing – Economic Hardship Exemption Resolution

Mr. Pribulka introduced the resolution and noted that provided with the agenda is a copy of the resolution advertised for a continued public hearing and action this evening establishing a partial and full exemption for qualified individuals and families who are experiencing an economic hardship. The policy remains unchanged from the February 1, 2021 draft reviewed by the Board of Supervisors. As provided for in the policy, individuals and families whose income is less than or equal to two hundred percent (200%) of the Federal Poverty Income Level would qualify for a full exemption from the Stormwater Management Utility Fee, and individuals and families whose income is between two hundred percent (200%) and two hundred and fifty percent (250%) of the Federal Poverty Income Level would qualify for a fifty percent (50%) exemption. Mr. Bill Keough, Ferguson Township Resident, asked if there is a way to track all of the property owners that would qualify for the hardship exemption through a database. Mr. Pribulka noted that they do not have access to property owner income data within the Township.

Ms. Strickland recommended when improvements are made, to update the credit manual.

Mr. Mitra moved that the Board of Supervisors **adopt** the resolution establishing an economic hardship exemption from the Ferguson Township Stormwater Management Utility Fee. Ms. Strickland seconded the motion.

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

d. Public Hearing – Fund Balance Limit Resolution

Mr. Pribulka introduced the resolution that was provided in the agenda that was advertised for a continued public hearing and action this evening establishing a maximum fund balance permitted to accrue in the Township’s Stormwater Fund. The resolution limits the allowable fund balance in Fund 20, Stormwater to thirty percent (30%) of the budgeted expenditures in the fiscal year. By adopting the resolution, the Board intends to stabilize the fee assessed by setting a maximum allowable reserve. If the budget projects a fund balance in excess of thirty percent (30%), the Board would either apply the excess to a one-time expenditure or reduce the stormwater fee to lower the fund balance to less than or equal to thirty percent (30%).

Mr. Mitra moved that the Board of Supervisors **adopt** the resolution establishing a maximum fund balance permitted to accrue in Fund 20, Stormwater. Ms. Stephens seconded the motion.

Ms. Dininni noted that the resolution came to fruition from public input and it was valuable towards the function of the ordinance.

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

VIII. NEW BUSINESS

1. CONSENT AGENDA

- a. 2021 SCWC C-NET Coverage Sponsorship Request
- b. 2021 Ferguson Township Tree Commission Work Plan
- c. Letter to PA Acting Secretary of Health – Centralized COVID-19 Vaccine Registration Process
- d. Contract 2018-PWGG, HVAC, Pay App #4: \$365,587.77
- e. Contract 2018-PWGG, HVAC, Pay App #6: \$41,800.00
- f. Contract 2018-PWGG, Electrical, Pay App #9: \$64,045.16
- g. Contract 2018-PWGG, General, Pay App #10: \$439,553.60

Mr. Miller moved that the Board of Supervisors **approve** the Consent Agenda with the exception of item C. Mr. Mitra seconded the motion. The motion passed unanimously.

2. PUBLIC HEARING RESOLUTION – AUTHORIZING ADOPTION AGREEMENT FOR 457(B) COMP PLAN

Mr. Pribulka introduced the resolution that was included in the agenda packet. In 2020, the Non-Uniformed Pension Advisory Committee voted to consider other companies to manage the non-uniform pension investments. At the recommendation of the committee, the Board awarded the contract to Voya Financial. Over the last several months, the committee, Cornerstone and Voya have been working on the process to move the investments from ICMA-RC. This includes communicating with the pension members of the change to Voya and processes to work with Voya. It also includes processes for payroll and human resources related to the 457(b) plan contributions and loans, rollovers, etc. The 401(a) Defined Contribution Plan will be transitioned at the same time as the 457(b) Deferred Compensation Plan. The Township will also transition its Retirement Health Savings Plan from ICMA-RC to the firm TASC at the same time. Provided with the agenda is a copy of the resolution advertised for public hearing authorizing the Township Manager to execute the Adoption Agreement for the 457(b) Deferred Compensation Plan for Government Employers. This is a necessary precursor to transition the Township’s non-uniformed pension investments to Voya from ICMA-

RC. Appended to the resolution, as Exhibits “A” and “B” are the Adoption Agreement and the Basic Plan Document, respectively.

Ms. Strickland moved that the Board of Supervisors **adopt** the resolution authorizing the Township Manager to execute an adoption agreement for the 457(b) Deferred Compensation Plan for government employers. Mr. Miller seconded the motion.

Mr. Mitra asked what the advantages were changing to Voya. Mr. Pribulka noted there were a number of components that were considered, but in the end, ICMA-RC were underperforming. Mr. Endresen noted that VOYA has a better cost structure, portfolio is stronger, and a better training format than ICMA-RC.

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

3. PUBLIC HEARING RESOLUTION – AUTHORIZING ADOPTION AGREEMENT FOR 401(A) COMP PLAN

Mr. Pribulka noted that the resolution is largely the same as the 457 (b) plan and the structure of the plan is employer funded.

Mr. Mitra moved that the Board of Supervisors **adopt** the resolution authorizing the Township Manager to execute an adoption agreement for the 401(a) Defined Contribution Plan for government employers. Ms. Stephens seconded the motion.

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

4. ZONING/VARIANCE REQUEST – 3795 WEST COLLEGE AVENUE

Mr. Pribulka introduced the request. The State College Borough Water Authority—3795 W College Avenue (24-004-096-0000), zoned Rural Agricultural (RA), is requesting a variance from §27-701.3.C.—Floodplain Conservation, Use Limitations; §27-701.3.H.—Floodplain Conservation, Floodways; and §27-701.3.I.—Floodplain Conservation, Use Buffer to replace an existing bridge on SR 0026 (W. College Ave.) near the intersection of SR 0026 and SR 0045 (Shingletown Road). This bridge replacement is being performed in concurrence with a widening project to allow for enhanced traffic circulation at the intersection of these two roadways. The proposed bridge replacement and roadway widening improvements will require SCBWA to relocate an existing 12” watermain through existing wetlands and the main channel of Slab Cabin Run.

Mr. Miller moved that the Board of Supervisor remain **neutral** on the request for variance at 3795 West College Avenue. Ms. Strickland seconded the motion. The motion passed unanimously.

5. AWARD OF CONTRACT 2021-C23, TRAFFIC SIGNAL POLE REPLACEMENT

Mr. Modricker presented the contract that was included in the agenda packet. Bids were opened on February 9, 2021, for contract 2021-C23 Traffic Signal Pole Replacement via Microsoft Teams. The bid opening was attended by M and B Services, LLC, Kuharchik Construction Company, Inc., as well as township staff. The bid was advertised in the Centre Daily Times on January 18, 2021 and invitations to bid were sent out to qualified bidders. The signal pole replacement is related to a vehicle crash that occurred on December 7, 2020 and

the cost to replace the pole will be covered by insurance. Two bids were received for the project with M and B Services, LLC in the amount of \$46,020.71 and Kuharchik Construction Company, Inc. in the amount of \$49,404.80. Mr. Modricker recommends that the Board of Supervisors award the contract to M and B Services, LLC in the amount of \$46,020.71.

Mr. Mitra moved that the Board of Supervisors **award** contract 2021-C23 Traffic Signal Pole Replacement to the low bidder, M&B services in accordance with their bid amount of \$46,020.71. Ms. Stephens seconded the motion. The motion passed unanimously.

6. LETTER TO PA ACTING SECRETARY OF HEALTH – CENTRALIZED COVID-19 VACCINE REGISTRATION

Ms. Dininni asked the Board if the letter that was included in the agenda packet should be sent, not sent, or modified and send. The Board decided to modify the letter to focus on the centralized system. Ms. Strickland will take the lead modifying the letter.

Ms. Dininni moved that the Board of Supervisors **authorize** Ms. Strickland to modify the letter to be sent to the PA Department of Health and other related parties. Ms. Stephens seconded the motion. The motion passed unanimously.

IX. STAFF AND COMMITTEE REPORTS

1. COG COMMITTEE REPORTS

a. Facilities Committee – Ms. Stephens reported that they viewed a video of the COG Building Code Renovation. There will be HVAC evaluation performed on the COG Building that will be completed mid-March. A Park Forest Pool assessment will be completed mid-March. Screens are being installed at the COG Building. The Millbrook Marsh Nature Center Boardwalk continues. The bids are complete but will be asking for an extension with the bids for the Whitehall Road Regional Park Project. The new Facilities Coordinator set up a SharePoint file site.

b. Joint PSE and TLU – Mr. Mitra noted that the two committees will be merged together.

Ms. Strickland noted they went over the duties of each committees. There will be one or two more joint meetings, then will come back and obtain feedback from the board if combining the committees would be a good plan. Also, will need to decide if one or both representatives are needed.

Mr. Mitra noted that the new name will be Land Use Transportation and Infrastructure (LUTI).

c. Climate Action & Sustainability Committee – Mr. Mitra reported that they discussed the community survey on climate planning that will be sent. The survey is only 10 minutes long. Penn State and the State College Area School District will have non-voting representatives on the committee.

d. Public Safety Committee – Ms. Dininni reported that they met virtually on February 9, 2021. Ms. Kathy Woods and Mr. Brian Sampsel were recognized for their care, diligence, and professional service from a property owner's recent experience working with them. The Committee moved recommendations for the Code Board of Appeals appointments. Mr. Andrew Read, from Penn State's Department of Entomology will give a presentation on COVID Wastewater Research at the Executive Committee at the February 22, 2021 General Forum meeting. Ms. Dininni noted there was a brief discussion about the decrease

in construction from January 2020 versus January 2021. The Regional Code Permitting Software Project has resumed. Mr. Steve Bair presented on the recently completed Fire Protection Program Study. Ms. Dininni reviewed a few examples that can be found on the [COG website](#). Mr. Kauffman's Emergency Management Report was primarily related to COVID response, shortage of vaccines and the rollout. The Public Safety Committee will be embarking on advocacy efforts. There will be a letter written in support of Mr. Bair's recommendations of the SR6 Report and a letter of support to move Police and Fire Personnel to Vaccine Tier 1a. The next Public Safety Committee will be held on March 9, 2021.

- e. Finance Committee – Ms. Dininni reported that the majority of the meeting was a discussion on the retention of Concord Public Financial Advisors to refinance the pools and park loans and discussed additional borrowing of money for the Whitehall Road Regional Park. The Finance Committee recommended the municipalities to consider retaining Mr. Chris Gibbons for the purposes of refinancing both the Centre Region Parks & Recreation Authority Regional Parks and the Pool loans. The motion passed 5-1 with Ferguson Township opposing.
- f. Executive Committee – Ms. Dininni reported that the Committee met today and discussed the new Library Director; Code Board of Appeals; and the retention of the Finance Consultant of Mr. Gibbons. The survey on Community Climate Planning will be funded through the CRPA. COVID leave has been extended until April 30, 2021. There was a discussion about policies with external presentations to the General Forum. Also, discussed the enhancements to the General Forum Room Audio/Video. The COG General Forum meetings will be live on YouTube with no additional charge.

2. OTHER COMMITTEE REPORTS

- a. Library Director Selection Committee – Ms. Dininni reported that the new director will be announced on Monday, February 22, 2021 during the General Forum Meeting.

3. STAFF REPORTS

- a. Manager's Report – Mr. Pribulka met with Ms. Strickland and Mr. Mitra to discuss the formation of the Financial Advisory Committee. Mr. Pribulka met with Municipal Manager of State College Borough regarding the proposed Discrimination Ordinance and formation of a regional Human Relations Commission. Staff met with the Township Solicitor and co-counsel to discuss potential settlement options filed by Circleville Road Partners, LLC and the Nittany Valley Environmental Coalition. Mr. Pribulka and Mr. Modricker have been working with the 7Group to interview respondents to the Request for Proposals for the Solar Power Purchasing Agreement. Staff met to consider options for grant funding for the Park Hills Drainageway project. Ms. Martin noted that the Community Resilience Building Program has been implemented in over 400 communities throughout the U.S. It will be the first program for Pennsylvania and a workshop will be advertised before April 1, 2021.
- b. Public Works Director – Mr. Modricker noted that the report is included in the agenda packet. Mr. Modricker reported that the Public Works Building completion date was moved to the end of the week, February 19, 2021. The building will be occupied sometime in March.
- c. Planning and Zoning Director – Mr. Pribulka noted that the report is included in the agenda. The Planning Commission met on February 8, 2021 and reviewed the West College Student Housing Land Development Plan and Tree Preservation Plan.

- d. Chief of Police – Chief Albright noted that the report is included in the agenda. Police calls were down from last year pre-COVID. Officers assisted the PA Office of Attorney General Child Predator Unit with an execution of a search warrant within the Township and charged a 57-year-old man with 50 counts of child pornography. Act 27 of 2015 requires all police departments, if the victim consents, to submit all sexual assault evidence to an approved laboratory for analysis. Each department must submit an annual backlogged evidence report to the PA State Police. The Township had no untested kits. A 35-year-old State College woman was charged with burglary. Also, a 59-year-old Bellefonte man was charged with Intimidation of Witnesses, Retaliation Against Witnesses and Ethnic Intimidation.

X. COMMUNICATIONS TO THE BOARD

None.

XI. CALENDAR ITEMS – FEBRUARY/MARCH

None.

XII. ADJOURNMENT

With no further business to come before the Board of Supervisors, Ms. Stephens motioned to adjourn the meeting. The meeting adjourned at 10:13 p.m.

Respectfully submitted,

David Pribulka, Township Manager
For the Board of Supervisors

DRAFT

ORDINANCE NO. _____

AUTHORIZATION FOR ADVERTISEMENT OF A PUBLIC HEARING ON AN ORDINANCE AMENDING CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT; PART 5, DESIGN AND IMPROVEMENT STANDARDS BY ESTABLISHING SECTION 515, TREE PRESERVATION AND PROTECTION AND AMENDING PART 202, DEFINITIONS.

The Board of Supervisors of the Township of Ferguson hereby ordains:

Section 1—Chapter 22, Subdivision and Land Development, is hereby amended by establishing a new Section 515, Tree Preservation and Protection as attached hereto as Exhibit “A”.

Section 2—Chapter 22, Subdivision and Land Development, Part 202, Definitions is hereby amended as attached hereto as Exhibit “B”.

Section 3—The forgoing Section 1 and Section 2 shall be effective immediately upon the date of the enactment of this ordinance.

ORDAINED and ENACTED this _____ day of _____ 2021.

TOWNSHIP OF FERGUSON

By: _____
Laura Dininni, Chair
Board of Supervisors

[S E A L]

ATTEST:

By: _____
David G. Pribulka, Secretary

FERGUSON TOWNSHIP
CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT,
PART 5—DESIGN AND IMPROVEMENT STANDARDS,
SECTION 515—TREE PRESERVATION AND PROTECTION

1. Intent.

- a. Trees improve air and water quality. Trees reduce soil erosion, noise, and glare, while providing habitat for desirable wildlife. Trees moderate the climate and enhance community image, property values, and protects the public health, safety, and general welfare. The purpose of these regulations is to encourage the protection of trees through sound land use and tree management practices by:
 - i. Preserving, protecting and maintaining existing native trees in Ferguson Township and increasing the overall tree canopy and understory with native species and improving tree and ecosystem health on both public and private lands.
 - ii. Preserving and evaluating healthy trees on site whenever possible, in partnership with the applicant, by ensuring that all applications for grading permits, land development plans, and subdivision plans respect existing trees as a natural resource.
 - iii. Preserving and protecting all individual and groups of heritage trees as defined herein.

2. Applicability.

- a. Any applicant who submits an application for a grading permit, land development plan, or subdivision plan of five parcels or more shall comply with the terms of this chapter.
- b. Any applicant submits a Minor Alteration Plan (as defined in §22-306.2) may choose to take advantage of incentives within this chapter by compliance with the terms herein.
- c. This chapter is not intended to apply to:
 - i. Farm-based business.
 - ii. Subdivisions of four parcels or fewer.
 - iii. A land development plan for a residential structure unless located within the Ridge Overlay Zoning District.
 - iv. The removal of trees from a lot containing or proposing a single-family residence, unless such removal is a part of grading activities that impact one acre or more of area. However, no owner or occupant shall be permitted to remove trees if such trees have been planted or preserved to meet the requirements of Township ordinances or an application approved by the Township.
 - v. The removal of trees identified as dead or diseased by the Township Arborist.
 - vi. The removal of trees for sale in the ordinary course of business from horticultural properties, such as farms, nurseries or orchards.
 - vii. The removal of any tree, including preserved, Heritage and Significant, which is deemed a probable or imminent hazard by the Arborist as established by ISA Tree Risk Assessment.
 - viii. The removal of trees required for approved utility construction and maintenance within established easement areas.

- ix. Timbering and forestry practices as defined by the Pennsylvania Municipalities Planning Code.

3. Tree preservation, protection and replacement.

- a. Tree Survey Plan.
 - i. All applicable, as defined above, applications for a grading permit, land development plan or subdivision plan shall include an existing tree survey plan and a proposed tree plan except any action that does not include ground coverage disturbance.
 - ii. Minor Alteration Plans that choose to take advantage of the incentives within this Chapter shall submit an existing tree survey plan, a proposed tree plan and comply with the terms of this chapter.
 - iii. All Tree Survey Plans shall be prepared by an engineer, land surveyor, geologist, or landscape architect to ensure accuracy of plats and compliance with §22-400. Plan Requirements.
 - iv. The Existing Tree Survey Plan and Proposed Tree Plan shall be reviewed by the Township Arborist and included as part of staff review comments for Preliminary and Final Plan approval.
 - v. The number of trees shall be calculated using the guidelines listed in this chapter.
 - vi. Heritage, Significant and boundary trees shall be individually noted on the existing and proposed tree plans.
- b. Existing Tree Survey Plan.
 - i. The Existing Tree Survey Plan shall be prepared at the time of §22-401 Preliminary Plan Contents and Review and §22-402 Final Plan Contents and Review as its own sheet.
 - ii. The existing tree survey plan shall contain existing topographic contour lines at vertical intervals of two feet for land with average undisturbed slope of 4% or less, and at intervals of five feet for land with average natural slopes exceeding 4%, including source of topographic data and shall show all existing buildings and structures, driveways, parking areas, drainage structures, water detention/retention areas, utilities and all limits of grading.
 - iii. The existing tree survey plan shall denote each tree currently on the lot over 6 inches in caliper and the existing canopy coverage. It will denote each tree that will be saved, the location of the tree protection fences for each tree to be saved and trees to be removed.
 - 1. Existing tree survey methodologies must be approved by the Township Arborist.
- c. Proposed Tree Plan.
 - i. The Proposed Tree Plan shall be prepared at the time of §22-401 Preliminary Plan Contents and Review and §22-402 Final Plan Contents and Review as its own sheet.
 - ii. The Proposed Tree Plan shall contain proposed topographic information at two-foot contour intervals and shall show all proposed buildings, structures, driveways, parking areas, drainage structures, water detention/retention areas, utilities and all limits of grading.

- iii. The proposed tree plan shall denote the proposed tree replacement schedule, including the pre-existing trees that will be saved, and the proposed tree canopy of the replacement trees at maturity. The species of proposed replacement and additional trees shall be species listed on the Official Township Planting List.
 - iv. The proposed tree plan shall also include the landscaped buffer and all interior landscaping as required in §27-707, Landscaping.
- d. Tree preservation and protection.
- i. Tree preservation. Every application for a grading permit, land development plan or subdivision plan application shall preserve 20% of the existing tree canopy on the lot, except where it can be demonstrated that it is not practical to do so and approved by the Township Arborist. The conditions for determining the practicality of tree preservation on a given lot shall be as follows:
 - 1. Condition: Trees that are dead or determined to be in poor condition by the Township Arborist are not eligible for preservation.
 - 2. Species: Any invasive species as defined by this ordinance is not eligible for preservation.
 - 3. Zoning Ordinance Regulations.
 - ii. The applicant may preserve more than the required 20% of the existing tree canopy on the lot to offset parking requirements for that site (as required by §22-501.C, Off-Street Parking and Loading in the Subdivision and Land Development Ordinance), not to exceed 20% of parking credited.
 - iii. The applicant may plant additional trees on the lot to increase the overall tree canopy to offset parking requirements for that site (as required by §22-501.C, Off-Street Parking and Loading in the Subdivision and Land Development Ordinance), not to exceed 20% of parking credited.
 - iv. The credit (round up) for approved preserved trees and additional canopy tree plantings to offset parking requirements shall be calculated as follows:

Percentage of Existing Tree Canopy	Parking Credit
20%	Required
30%	10%
40%	15%
50%	20%

- 1. Approved preserved trees around the perimeter of the property may offset the buffer requirements for the land development or subdivision (as required by §27-707, Landscaping, of the Zoning Ordinance). The number of trees required to be planted in buffer yards may be reduced by canopy tree credit for approved preserved trees as follows:
 - a. The credit for approved preserved trees to offset buffer yard landscaping requirements shall be calculated as follows:

Diameter of Trunk of Preserved Tree (DBH in inches)	Number of Trees Credited
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EXHIBIT "A"

30 or greater	8
18 to 29	6
12 to 17	4
6 to 11	2

2. Any tree preserved within 20 feet of any proposed building or within five feet of a proposed road or sidewalk (measured from edge of curb or edge of right of way) shall not be considered an approved preserved tree by this Ordinance.
 3. The Township Arborist will perform a tree assessment for each proposed preserved tree on the lot to assess the health and structure prior to credit calculations.
- v. The applicant is encouraged to maintain contiguous tree masses.
 - vi. Additional tree planting requirement.
 1. If the applicant chooses to increase the tree canopy by planting additional trees, every additional tree must measure at a minimum 2 inches in caliper at time of planting and be listed on the Official Township Plant List.
 2. The species of additional planted canopy trees shall be subject to the recommendation of the Tree Commission. Species are to be hardy to the area and noninvasive and 60% shall be native, consistent with the provisions of this section. The applicant can refer to Ferguson Township's Official Plant List for selections.
 - vii. Subject to the approval of the Tree Commission:
 1. A Maximum of 30% of the additional planted canopy trees may be replaced with evergreen trees (at a minimum of 6 feet in height at the time of planting) at a ratio of two evergreen trees per required two-inch-caliper canopy tree.
 2. A maximum of 20% of the additional planted canopy trees may be replaced with ornamental/flowering trees at a ratio of two understory trees per required two-inch-caliper canopy tree.
 3. A maximum of 10% of the additional canopy trees may be replaced as shrubs with a minimum size of 2 gallons at time of planting and will reach 24" in height at maturity at a ratio of six shrubs per required two-inch-caliper canopy tree.
 4. A maximum of 10% of the additional canopy trees may be replaced as groundcover at a ratio of 40 plants to one two-inch-caliper canopy tree. The minimum size of the groundcover will be a one-gallon container.
 - viii. Calculation and estimation of existing trees and canopy to be indicated on the existing tree survey plan shall be performed before any clearing commences and shall be performed in the presence of the Township Arborist.
 - ix. Protective fencing.
 1. Every application subject to this Ordinance shall be prepared in such a manner to preserve the healthy trees and shrubs on the site.

2. Prior to the preconstruction conference with the Township Arborist, protective fencing shall be placed around trees to minimize damage to root systems. Fencing shall be a minimum of 8 feet in height and constructed of chain link or other material approved by the Township Arborist.
 3. The protective fencing shall be placed around the dripline of the tree. Nothing shall be stored, stockpiled, temporarily placed, excavated or allowed in the protective fencing
 4. This fence will be installed prior to any and all earth disturbance.
 5. No fuel storage, refueling or maintenance of equipment or wash down of cement handling equipment shall be permitted within any protective fencing.
 6. Any damage to the fencing or encroachment on the protected areas shall be remedied immediately. Any observed damage to the trees or roots shall be immediately reported to the Township Arborist and remedied as soon as is practicable.
- e. Tree Replacement.
- i. At the discretion of the Township Arborist, approved preserved trees that have not been adequately protected or damaged may be required to be removed and replaced within a 10' diameter of the removed tree and not within the buffer yard. This is to be at the expense of the applicant in addition to paying a fine as follows:
 1. First offense—\$500.00 per tree;
 2. Second offense—\$750.00 per tree; and
 3. Third and subsequent offenses—\$1000.00 per tree.
 - ii. If the approved preserved tree was identified as a Heritage Tree, the applicant will be required to remove and replace the Heritage Tree in addition to paying a fine of \$1,000.00 and the appraised value of the Heritage tree as determined by the Township Arborist in accordance with established ISA tree appraisal standards.
 - iii. All replacement and additional tree plantings shall be guaranteed and maintained in a healthy and/or sound condition or shall be replaced with a new tree of the same species with a minimum caliper of 2 inches to maintain conformance with the approved subdivision or land development plan.
- f. Construction Conferences.
- i. Preconstruction conference.
 1. Upon approval of any permit subject to this Ordinance, and prior to any construction, or earth disturbance on the site, a preconstruction conference shall be held on the site between the Township Arborist and the applicant.
 2. The Preconstruction Conference shall coincide with §22-401 Preliminary Plan Contents and Review.
 3. The Arborist shall inspect the tree protection fences and other protective devices which have been installed to protect trees.
 - ii. Notification.

EXHIBIT "A"

1. After the preconstruction conference, the Township Arborist shall notify the Planning and Zoning Director of his/her findings in writing.
 2. Upon approval of the tree protection measures by the Township, grading and construction may proceed, provided that all pertinent permits have been secured with Preliminary and Final Review.
- iii. Invasive vines. Invasive vines which threaten the health of any approved preserved tree shall be cut at the base using a hand saw, snips or loppers, and treated with a basal herbicide to minimize regrowth. The vine shall not be pulled out of the tree but shall be allowed to die in place.
- iv. Post-construction Conference.
1. Calculation of approved trees remaining after construction shall be performed by the applicant and reviewed and approved by the Township Arborist based on a procedure similar to that used in completing the Tree Survey Plans. In the event the completed project is not in compliance with the approved schedule of preserved trees on the final plan, the applicant shall receive written instructions from the Township addressing reparation for all removed trees. The applicant shall complete the reparation, weather permitting, within 45 days of receiving such notification.

**FERGUSON TOWNSHIP
CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT,
PART 2—TERMINOLOGY, SECTION 202—DEFINITIONS**

Definitions.

Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in this section. All words and terms not defined herein shall be used with a meaning of standard usage as defined in Merriam Webster's Collegiate Dictionary, Eleventh Edition.

ARBORIST—The Arborist of Ferguson Township. The Arborist is a professional in the practice of arboriculture. This term shall include the Township Arborist as well as any consultants engaged to perform similar services in the promulgation and enforcement of the Ferguson Township Ordinances.

APPROVED PRESERVED TREE—Any tree that is inside the limit of disturbance and is to be properly protected and not destroyed or injured during construction as required by this chapter and as suggested by the owner and approved by the Township Arborist.

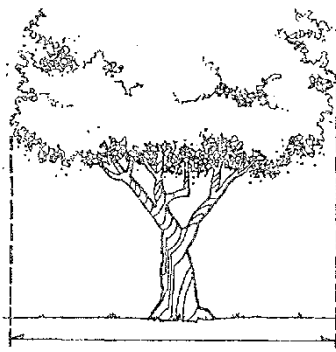
BOUNDARY TREE—A tree on an adjacent property whose root drip line intrudes across the property line of the property under consideration.

CALIPER—As defined by the American Standards of Nursery Stock. Typically, the diameter of a tree at the height of six inches from the top of the root ball. In the case of a multistem tree, the caliper is determined by the average of the stems.

CANOPY TREE—A tree, either single-stemmed or multi-stemmed (clump form), which has a caliper of at least 2 inches at planting and is of a species which, at maturity, shall reach a height of at least 30 feet with a spread of at least 30 feet. See the Township's official plant list for a listing of permitted canopy trees.

DIAMETER AT BREAST HEIGHT (DBH)—A measure of a tree trunk diameter in inches, taken at 4 ½ feet above the natural ground line. The measured section of the tree should be free of branches and representative of the typical age of the tree species. DBH measurement is applied to existing trees (compared to caliper used for nurse stock).

DRIPLINE—The boundary created by the outermost branches of a tree.



DRIPLINE

Rendering for illustrative purposes only.

EVERGREEN TREE—A tree, either single-stemmed or multi-stemmed (clump form), which is a minimum of six (6) feet tall at planting and is a species which at maturity can be expected to reach a height of at least 20 feet. See the Township's official plant list for a listing of permitted evergreen trees.

FARM-BASED BUSINESS—A scale of operation essential to farm activities and based on production of products. This use shall be considered of similar nature and function as a home-based business.

FLOWERING/ORNAMENTAL TREE—A tree, either single-stemmed or multi-stemmed (clump form), which has a caliper of at least 1 1/2 inches at planting and is of a species which, at maturity, can be expected to reach a height of at least 10 feet. See the Township's official plant list for a listing of permitted trees.

GROUND COVER—A low-growing perennial plant.

HEDGEROW—A narrow linear vegetated area with a mix of woody trees and shrubs enclosing or separating farm fields and pastures.

HERITAGE TREE—Any tree or stand of trees located on public or private property, of landmark importance due to age, size, species horticultural quality or historic importance that has a DBH greater than 36 inches or an age greater than 75 years, and has been approved as a heritage tree by the Board of Supervisors and which has been accepted by the tree owner or responsible party.

INVASIVE SPECIES—Any plant that appears in the most recent invasive plants list published by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

LIMIT OF DISTURBANCE—Boundary line to be shown on a plan delineating the area outside of which no activity of any sort relating to transplanting, demolition, grading, construction, drainage, storage or any other project activities is permitted.

NATIVE PLANTS—A plant species indigenous to the Northeastern United States that occurs naturally in a particular region, state, ecosystem, and habitat without direct or indirect human actions.

REMOVED TREE—Any tree that is destroyed, injured or otherwise not protected according to the provisions of this chapter.

REPLACEMENT TREE—A tree required to be planted per this chapter to compensate for the removal or damage of existing trees on a site.

SIGNIFICANT TREE—Any tree or stand of trees located on public or private property that is of landmark importance due to age, size, species, horticultural quality or historic importance that has been approved as a significant tree by Ferguson Township's Tree Commission and which status has been accepted by the tree owner or responsible party.

TREE—Any hard-wooded perennial plants, whether evergreen or deciduous, or a species which normally reaches a height of eight feet or more at maturity.

TREE CANOPY—The layer of leaves, branches, and stems of a tree or trees that cover the ground when viewed from above.

TREE COMMISSION—Ferguson Township's Tree Commission.

EXHIBIT "B"

TREE CONDITION—An assessment of tree health and structure by the Arborist or a qualified arborist as approved by Ferguson Township's Arborist.

TREE PROTECTION ZONE—An area approved by the Arborist that is radial in all directions to the trunk of a tree to be protected. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. Where a group of trees or woodlands is to be protected, the tree protection area shall be the aggregate of the protection areas for the individual trees.

TREE RISK RATING—A method that ranks both the relative degree of risk and consequence of tree failure by considering tree condition and defects, the size of the tree part prone to failure and the vulnerability and value of any target that may be struck. Tree risk ratings include:

IMPROBABLE—Tree is not likely to fail even in severe weather.

POSSIBLE—Failure could occur but is unlikely during normal weather conditions.

PROBABLE—Tree failure is expected under normal weather conditions.

IMMINENT—Tree failure has started or will occur in near future.

TREE SURVEY PLAN—Plan identifying the size, location, species and canopy of all existing trees having a diameter at breast height (DBH) of six inches or greater.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA ESTABLISHING AN EXEMPTION POLICY FOR ELIGIBLE NON-PROFIT ORGANIZATIONS AS DESCRIBED IN EXHIBIT "A".

WHEREAS, the Ferguson Township Board of Supervisors adopted Ordinance #1066 on February 16, 2021 establishing a Stormwater Management Utility Fee for all property owners in Ferguson Township; and

WHEREAS, the intention of the ordinance and fee is to offset the direct and indirect costs of stormwater management in Ferguson Township; and

WHEREAS, the Board of Supervisors is desirous of establishing a full exemption process for non-profit organizations who demonstrate eligibility under the requirements described in the attached policy; and

NOW THEREFORE, the Ferguson Township Board of Supervisors hereby establishes a full exemption from the Stormwater Management Utility Fee for non-profit organization who demonstrate compliance with the eligibility guidelines described in the policy attached hereto and made part of this Resolution as Exhibit "A".

RESOLVED this ____ day of _____, 2021.

TOWNSHIP OF FERGUSON

By: _____
Laura Dininni, Chair
Board of Supervisors

[S E A L]

ATTEST:

David G. Pribulka, Secretary

**Ferguson Township
Stormwater Management Utility Fee
Non-Profit Hardship Exemption Policy**

Adopted: _____

Amended: _____

Purpose

The Ferguson Township Board of Supervisors enacted Ordinance #1066 on February 16, 2021, establishing a Stormwater Management Utility Fee for the purposes of funding the Township's obligation to maintain its stormwater management infrastructure; complying with state and federal permit requirements; and to more equitably assess all property owners in accordance with each property's total impervious area. This policy is intended to provide a process by which certain qualified non-profit organizations may request an exemption from the stormwater utility fee.

Policy

- 1) It shall be the policy of the Township to provide a full (100%) exemption from the Stormwater Management Utility Fee to an organization exempt from taxation, or would qualify from exemption from taxation under §501(c)(3); §501(c)(13); §501(c)(19); or §501(d) of the Internal Revenue Code and assessed an annual stormwater utility fee payment that equals or exceeds one percent (1%) of the organization's total (taxable or non-taxable) annual revenue prior to deductions for applicable credits or exemptions. To determine eligibility under this policy, the Township requires the organization meet the following conditions:
 - a. Applicant can provide verification that the organization is exempt or qualifies for exemption from taxation under §501(c)(3); §501(c)(13); §501(c)(19); or §501(d);
 - b. Applicant organization is an equitable owner of a property subject to the assessment of the stormwater management utility fee;
 - c. Applicant organization's total annual revenue does not exceed one million dollars (\$1 million); and
 - d. The annual assessment on the property for which the exemption would apply equals or exceeds one percent (1%) of the organization's total annual revenue.
 - i. For example, a qualified non-profit organization whose annual stormwater management utility fee is \$1,785, and whose total annual revenue is \$150,000 would qualify for the exemption: \$1,785 stormwater fee / \$150,000 annual revenue x 100 = 1.19%
- 2) Qualified organizations with intent to request this exemption must file the Non-Profit Hardship Exemption Application with the Township no later than September 30th of each year prior to the fiscal year for which the exemption is being requested. It is the responsibility of the applicant to complete and submit the application and supporting documentation such as the most recent Form 990 or organizational audit filed for the most recent fiscal year of the organization. Other supporting documentation may be requested for review and acceptance by the Director of Finance.
- 3) Applications for exemptions shall be filed annually. No applications shall be accepted after September 30th of each year without written authorization from the Township Manager. Applicants who fail to reapply for the exemption, or who do not demonstrate compliance

with the provisions of this Policy, shall be deemed ineligible for the exemption and will be subject to the applicable stormwater management utility fee for their respective property in the following fiscal year.

- 4) By October 31st of each year, the Director of Finance shall review each application for an exemption under this policy and provide a written response to the applicant communicating the outcome of the review. Applications which are deemed rejected or non-compliant may be appealed to the Township Manager no later than November 30th of each year. On appeal, the Township Manager shall make a determination as to whether the guidelines prescribed above have been met and whether the organization is eligible for the exemption. The outcome of the appeal to the Township Manager shall be communicated to the applicant no later than December 31st of each year. The decision of the Township Manager shall be binding and not subject to further appeal under this policy.
- 5) The revenue source for the implementation of this non-profit hardship exemption policy shall be separate and distinct from the stormwater management utility fee and shall be deposited by the Township from the General Fund into the Stormwater Fund. Nothing shall prevent the Board of Supervisors from modifying or eliminating the policy. Any such modification or elimination may apply to beneficiaries of the existing policy at the discretion of the Board of Supervisors.
- 6) Only organizations which are exempt or that qualify for exemption from taxation under §501(c)(3); §501(c)(13); §501(c)(19); or §501(d) of the Internal Revenue Code may apply for an exemption under this Policy. Applicant organization must be an equitable owner of a property subject to the assessment of the stormwater management utility fee.

APPLICATION AND CERTIFICATE FOR PAYMENT

To (OWNER): FERGUSON TWP
3147 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Project: FERGUSON PUBLIC WORKS
3147 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Application No: 10
Invoice No: 10 JAN20
Period To: 1/31/2021

From: WESTMORELAND ELECTRIC SERVICES LLC
193 CENTRAL ROAD
TARRS, PA 15688

Via (Architect):

Architect's
Project No:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	16,567.27	0.00
Approved this month	0.00	0.00
TOTALS	16,567.27	0.00
Net change by change orders	16,567.27	

1. ORIGINAL CONTRACT SUM	\$	846,000.00
2. Net change by Change Orders	\$	16,567.27
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$	862,567.27
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	761,656.05
5. RETAINAGE	\$	38,082.80
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$	723,573.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	663,275.59
8. SALES TAX	\$	0.00
9. CURRENT PAYMENT DUE	\$	60,297.66
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	138,994.02

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: WESTMORELAND ELECTRIC SERVICES LLC

By: [Signature] Date: 2/16/2021

State of: Pennsylvania County of: Westmoreland
Subscribed and sworn to before me this 16th day of February, 2021

Notary Public: Lori R. Stoner
My Commission expires: 11-22-2023

[Signature]

Commonwealth of Pennsylvania - Notary Seal
Lori R. Stoner, Notary Public
Westmoreland County
My commission expires November 22, 2023
Commission number 1360056
Member, Pennsylvania Association of Notaries

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED... 60,297.66 \$

(Attach explanation if amount certified differs from the amount applied for.)

Construction Manager: Brad E. Wade
Brad E. Wade, PE

By: on behalf of David Modricker Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Contract: 2018-PWGG
Fund: 30.409.750
02/16/2021

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application Number: 10
 Application Date: 1/31/2021
 Period To: 1/31/2021
 Architect's Project No:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
E-1	JOB MOBILIZATION-M	42,601.00	42,601.00	0.00	0.00	42,601.00	100	0.00	2,130.05
E-2	SUBMITTALS-M	20,000.00	20,000.00	0.00	0.00	20,000.00	100	0.00	1,000.00
E-3	SUPERVISION & PROJECT MANAGEMENT-L	23,000.00	21,160.00	460.00	0.00	21,620.00	94	1,380.00	1,081.00
E-4	COMMISSIONING-L	3,680.00	0.00	0.00	0.00	0.00	0	3,680.00	0.00
E-5	NETA TESTING-M	5,000.00	3,750.00	0.00	0.00	3,750.00	75	1,250.00	187.50
E-6	NETA TESTING-L	1,840.00	1,380.00	0.00	0.00	1,380.00	75	460.00	69.00
E-7	CLOSE OUT AND PUNCH LIST-M	25,380.00	6,345.00	0.00	0.00	6,345.00	25	19,035.00	317.25
E-8	JOB DE-MOBILIZATION-M	20,000.00	0.00	0.00	0.00	0.00	0	20,000.00	0.00

DWG C-007 SITE UTILITIES PLAN

E-9	FEEDER CONDUIT-M	5,000.00	5,000.00	0.00	0.00	5,000.00	100	0.00	250.00
E-10	FEEDER CONDUIT-L	10,120.00	10,120.00	0.00	0.00	10,120.00	100	0.00	506.00
E-11	TELECOM CONDUIT-M	2,000.00	2,000.00	0.00	0.00	2,000.00	100	0.00	100.00
E-12	TELECOM CONDUIT-L	4,600.00	4,600.00	0.00	0.00	4,600.00	100	0.00	230.00
E-13	FIBER-M	1,000.00	0.00	0.00	0.00	0.00	0	1,000.00	0.00
E-14	FIBER-L	276.00	0.00	0.00	0.00	0.00	0	276.00	0.00
E-15	GENERATOR-M	130,000.00	130,000.00	0.00	0.00	130,000.00	100	0.00	6,500.00
E-16	GENERATOR-L	4,600.00	4,600.00	0.00	0.00	4,600.00	100	0.00	230.00
E-17	EXCAVATION-L	9,660.00	9,660.00	0.00	0.00	9,660.00	100	0.00	483.00
E-18	COUNTERPOISE-M	3,500.00	3,500.00	0.00	0.00	3,500.00	100	0.00	175.00

CONTINUATION SHEET

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E-19	COUNTERPOISE-L	920.00	920.00	0.00	0.00	920.00	100	0.00	46.00
		171,676.00	170,400.00	0.00	0.00	170,400.00	99	1,276.00	8,520.00

DWG C-011 SITE LIGHTING PLAN

E-20	BRANCH CONDUIT-M	1,000.00	1,000.00	0.00	0.00	1,000.00	100	0.00	50.00
E-21	BRANCH CONDUIT-L	1,840.00	1,840.00	0.00	0.00	1,840.00	100	0.00	92.00
E-22	BRANCH WIRE-M	1,000.00	750.00	250.00	0.00	1,000.00	100	0.00	50.00
E-23	BRANCH WIRE-L	920.00	460.00	460.00	0.00	920.00	100	0.00	46.00
E-24	ESCAVATION-L	3,680.00	3,680.00	0.00	0.00	3,680.00	100	0.00	184.00
E-25	FIXTURES-M	6,240.00	0.00	6,240.00	0.00	6,240.00	100	0.00	312.00
E-26	FIXTURES-L	1,196.00	0.00	0.00	0.00	0.00	0	1,196.00	0.00
E-27	LIGHT BASES-M	2,000.00	2,000.00	0.00	0.00	2,000.00	100	0.00	100.00
E-28	LIGHT BASES-L	736.00	736.00	0.00	0.00	736.00	100	0.00	36.80
		18,612.00	10,466.00	6,950.00	0.00	17,416.00	94	1,196.00	870.80

DWG E-101 1ST FL LTG PLAN

E-29	BRANCH LIGHTING-M	3,000.00	3,000.00	0.00	0.00	3,000.00	100	0.00	150.00
E-30	BRANCH LIGHTING-L	9,200.00	9,200.00	0.00	0.00	9,200.00	100	0.00	460.00
E-31	FIXTURES-M	23,868.49	0.00	23,868.49	0.00	23,868.49	100	0.00	1,193.42
E-32	FIXTURES-L	4,600.00	0.00	2,300.00	0.00	2,300.00	50	2,300.00	115.00
E-33	LIGHTING CONTROL DEVICES	7,500.00	0.00	0.00	0.00	0.00	0	7,500.00	0.00

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
	ROUGH-IN-M								
E-34	LIGHTING CONTROL DEVICES ROUGH-IN-L	3,450.00	3,450.00	0.00	0.00	3,450.00	100	0.00	172.50
E-35	LIGHTING CONTROL DEVICES-M	7,631.51	7,631.51	0.00	0.00	7,631.51	100	0.00	381.58
E-36	LIGHTING CONTROL DEVICES-L	3,450.00	0.00	3,450.00	0.00	3,450.00	100	0.00	172.50
		62,700.00	23,281.51	29,618.49	0.00	52,900.00	84	9,800.00	2,645.00

DWG E-102 2ND FL/ROOF LTG PLAN

E-37	BRANCH LIGHTING-M	4,000.00	3,000.00	1,000.00	0.00	4,000.00	100	0.00	200.00
E-38	BRANCH LIGHTING-L	6,440.00	4,830.00	1,610.00	0.00	6,440.00	100	0.00	322.00
E-39	FIXTURES-M	30,000.00	0.00	30,000.00	0.00	30,000.00	100	0.00	1,500.00
E-40	FIXTURES-L	5,750.00	0.00	4,600.00	0.00	4,600.00	80	1,150.00	230.00
E-41	LIGHTING CONTROL DEVICES ROUGH-IN-M	4,500.00	0.00	0.00	0.00	0.00	0	4,500.00	0.00
E-42	LIGHTING CONTROL DEVICES ROUGH-IN-L	2,070.00	2,070.00	0.00	0.00	2,070.00	100	0.00	103.50
E-43	LIGHTING CONTROL DEVICES-M	4,500.00	4,500.00	0.00	0.00	4,500.00	100	0.00	225.00
E-44	LIGHTING CONTROL DEVICES-L	2,070.00	0.00	2,070.00	0.00	2,070.00	100	0.00	103.50
		59,330.00	14,400.00	39,280.00	0.00	53,680.00	90	5,650.00	2,684.00

DWG E-201 1ST FL PWR PLAN

E-45	FEEDER CONDUIT-M	12,000.00	12,000.00	0.00	0.00	12,000.00	100	0.00	600.00
E-46	FEEDER CONDUIT-L	20,700.00	20,700.00	0.00	0.00	20,700.00	100	0.00	1,035.00
E-47	FEEDER WIRE-M	30,000.00	30,000.00	0.00	0.00	30,000.00	100	0.00	1,500.00
E-48	FEEDER WIRE-L	3,680.00	3,680.00	0.00	0.00	3,680.00	100	0.00	184.00

CONTINUATION SHEET

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
E-49	GROUNDING-M	1,500.00	1,500.00	0.00	0.00	1,500.00	100	0.00	75.00
E-50	GROUNDING-L	1,840.00	1,840.00	0.00	0.00	1,840.00	100	0.00	92.00
E-51	BRANCH POWER (OVERHEAD)-M	20,000.00	20,000.00	0.00	0.00	20,000.00	100	0.00	1,000.00
E-52	BRANCH POWER (OVERHEAD)-L	32,200.00	28,980.00	3,220.00	0.00	32,200.00	100	0.00	1,610.00
E-53	BRANCH POWER (IN WALL)-M	550.00	550.00	0.00	0.00	550.00	100	0.00	27.50
E-54	BRANCH POWER (IN WALL)-L	2,530.00	2,530.00	0.00	0.00	2,530.00	100	0.00	126.50
E-55	WIRING DEVICES-M	1,100.00	1,100.00	0.00	0.00	1,100.00	100	0.00	55.00
E-56	WIRING DEVICES-L	506.00	0.00	0.00	0.00	0.00	0	506.00	0.00
E-57	CORD REELS-M	2,250.00	2,250.00	0.00	0.00	2,250.00	100	0.00	112.50
E-58	CORD REELS-L	414.00	0.00	0.00	0.00	0.00	0	414.00	0.00
E-59	SPECIAL PURPOSE DEVICES-M	100.00	0.00	0.00	0.00	0.00	0	100.00	0.00
E-60	SPECIAL PURPOSE DEVICES-L	46.00	46.00	0.00	0.00	46.00	100	0.00	2.30
E-61	HVAC AND MOTORS-M	1,000.00	0.00	1,000.00	0.00	1,000.00	100	0.00	50.00
E-62	HVAC AND MOTORS-L	920.00	0.00	920.00	0.00	920.00	100	0.00	46.00
E-63	CHARGE POINT CHARGING STATION-M	15,000.00	0.00	10,533.08	0.00	10,533.08	70	4,466.92	526.65
E-64	CHARGE POINT CHARGING STATION-L	920.00	460.00	0.00	0.00	460.00	50	460.00	23.00
E-65	RADIANT HEAT TRACE-M	18,000.00	18,000.00	0.00	0.00	18,000.00	100	0.00	900.00
E-66	RADIANT HEAT TRACE-L	3,680.00	3,680.00	0.00	0.00	3,680.00	100	0.00	184.00

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

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ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
		168,936.00	147,316.00	15,673.08	0.00	162,989.08	96	5,946.92	8,149.45

DWG E-202 2ND FL/ROOF PWR PLAN

E-67	FEEDER CONDUIT-M	600.00	600.00	0.00	0.00	600.00	100	0.00	30.00
E-68	FEEDER CONDUIT-L	920.00	920.00	0.00	0.00	920.00	100	0.00	46.00
E-69	FEEDER WIRE-M	2,000.00	2,000.00	0.00	0.00	2,000.00	100	0.00	100.00
E-70	FEEDER WIRE-L	460.00	460.00	0.00	0.00	460.00	100	0.00	23.00
E-71	PANELBOARDS-M	2,000.00	0.00	2,000.00	0.00	2,000.00	100	0.00	100.00
E-72	PANELBOARDS-L	460.00	230.00	230.00	0.00	460.00	100	0.00	23.00
E-73	BRANCH POWER (OVERHEAD)-M	7,000.00	7,000.00	0.00	0.00	7,000.00	100	0.00	350.00
E-74	BRANCH POWER (OVERHEAD)-L	18,400.00	13,800.00	4,600.00	0.00	18,400.00	100	0.00	920.00
E-75	BRANCH POWER (IN WALL)-M	2,600.00	2,600.00	0.00	0.00	2,600.00	100	0.00	130.00
E-76	BRANCH POWER (IN WALL)-L	1,196.00	1,196.00	0.00	0.00	1,196.00	100	0.00	59.80
E-77	WIRING DEVICES-M	520.00	520.00	0.00	0.00	520.00	100	0.00	26.00
E-78	WIRING DEVICES-L	239.20	0.00	0.00	0.00	0.00	0	239.20	0.00
E-79	FLOOR BOXES-M	1,250.00	1,250.00	0.00	0.00	1,250.00	100	0.00	62.50
E-80	FLOOR BOXES-L	230.00	184.00	0.00	0.00	184.00	80	46.00	9.20
E-81	HVAC AND MOTORS-M	1,000.00	0.00	1,000.00	0.00	1,000.00	100	0.00	50.00
E-82	HVAC AND MOTORS-L	920.00	0.00	920.00	0.00	920.00	100	0.00	46.00
E-83	RADIANT HEAT TRACE-M	2,000.00	1,004.11	0.00	0.00	1,004.11	50	995.89	50.21

CONTINUATION SHEET

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 Period To: 1/31/2021
 Architect's Project No:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
E-84	RADIANT HEAT TRACE-L	920.00	460.00	0.00	0.00	460.00	50	460.00	23.00
		42,715.20	32,224.11	8,750.00	0.00	40,974.11	96	1,741.09	2,048.71

DWG E-301 1ST FL SYSTEMS PLAN

E-85	FIRE ALARM BRANCH-M	1,000.00	1,000.00	0.00	0.00	1,000.00	100	0.00	50.00
E-86	FIRE ALARM BRANCH-L	2,760.00	2,760.00	0.00	0.00	2,760.00	100	0.00	138.00
E-87	FIRE ALARM (IN WALL)-M	1,000.00	1,000.00	0.00	0.00	1,000.00	100	0.00	50.00
E-88	FIRE ALARM (IN WALL)-L	3,680.00	3,680.00	0.00	0.00	3,680.00	100	0.00	184.00
E-89	FIRE ALARM WIRE-M	500.00	375.00	0.00	0.00	375.00	75	125.00	18.75
E-90	FIRE ALARM WIRE-L	1,840.00	0.00	920.00	0.00	920.00	50	920.00	46.00
E-91	FIRE ALARM DEVICES-M	6,450.00	0.00	0.00	0.00	0.00	0	6,450.00	0.00
E-92	FIRE ALARM DEVICES-L	1,978.00	0.00	0.00	0.00	0.00	0	1,978.00	0.00
E-93	DATA (IN WALL)-M	500.00	500.00	0.00	0.00	500.00	100	0.00	25.00
E-94	DATA (IN WALL)-L	1,840.00	1,840.00	0.00	0.00	1,840.00	100	0.00	92.00
E-95	DATA CABLING-M	2,000.00	0.00	2,000.00	0.00	2,000.00	100	0.00	100.00
E-96	DATA CABLING-L	920.00	0.00	0.00	0.00	0.00	0	920.00	0.00
E-97	DATA JACKS-M	680.00	0.00	680.00	0.00	680.00	100	0.00	34.00
E-98	DATA JACKS-L	391.00	0.00	0.00	0.00	0.00	0	391.00	0.00
E-99	DATA TESTING-L	368.00	0.00	0.00	0.00	0.00	0	368.00	0.00
E-100	SECURITY (IN WALL) RACEWAYS ONLY-M	1,000.00	1,000.00	0.00	0.00	1,000.00	100	0.00	50.00

CONTINUATION SHEET

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E-101	SECURITY (IN WALL) RACEWAYS ONLY-L	3,680.00	3,680.00	0.00	0.00	3,680.00	100	0.00	184.00
E-102	FIRE ALARM PANEL-M	2,500.00	0.00	0.00	0.00	0.00	0	2,500.00	0.00
E-103	FIRE ALARM PANEL-L	460.00	0.00	0.00	0.00	0.00	0	460.00	0.00
		33,547.00	15,835.00	3,600.00	0.00	19,435.00	58	14,112.00	971.75

DWG E-302 2ND FL/ROOF SYS PLAN

E-104	FIRE ALARM BRANCH-M	300.00	300.00	0.00	0.00	300.00	100	0.00	15.00
E-105	FIRE ALARM BRANCH-L	920.00	920.00	0.00	0.00	920.00	100	0.00	46.00
E-106	FIRE ALARM (IN WALL)-M	500.00	500.00	0.00	0.00	500.00	100	0.00	25.00
E-107	FIRE ALARM (IN WALL)-L	1,840.00	1,840.00	0.00	0.00	1,840.00	100	0.00	92.00
E-108	FIRE ALARM WIRE-M	300.00	225.00	0.00	0.00	225.00	75	75.00	11.25
E-109	FIRE ALARM WIRE-L	920.00	0.00	690.00	0.00	690.00	75	230.00	34.50
E-110	FIRE ALARM DEVICES-M	2,550.00	0.00	0.00	0.00	0.00	0	2,550.00	0.00
E-111	FIRE ALARM DEVICES-L	782.00	0.00	0.00	0.00	0.00	0	782.00	0.00
E-112	DATA (IN WALL)-M	300.00	300.00	0.00	0.00	300.00	100	0.00	15.00
E-113	DATA (IN WALL)-L	920.00	0.00	0.00	0.00	0.00	0	920.00	0.00
E-114	DATA CABLING-M	1,500.00	0.00	1,500.00	0.00	1,500.00	100	0.00	75.00
E-115	DATA CABLING-L	690.00	0.00	0.00	0.00	0.00	0	690.00	0.00
E-116	DATA JACKS-M	520.00	0.00	520.00	0.00	520.00	100	0.00	26.00
E-117	DATA JACKS-L	299.00	0.00	0.00	0.00	0.00	0	299.00	0.00

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E-118	DATA TESTING-L	368.00	0.00	0.00	0.00	0.00	0	368.00	0.00
E-119	SECURITY (IN WALL) RACEWAYS ONLY-M	100.00	100.00	0.00	0.00	100.00	100	0.00	5.00
E-120	SECURITY (IN WALL) RACEWAYS ONLY-L	184.00	184.00	0.00	0.00	184.00	100	0.00	9.20
E-121	FIRE ALARM PANEL-M	1,000.00	0.00	0.00	0.00	0.00	0	1,000.00	0.00
E-122	FIRE ALARM PANEL-L	230.00	0.00	0.00	0.00	0.00	0	230.00	0.00
		14,223.00	4,369.00	2,710.00	0.00	7,079.00	50	7,144.00	353.95

DWG E-401 ENLRGD PWR/SYS PLAN

E-123	BRANCH POWER (OVERHEAD)-M	2,200.00	2,200.00	0.00	0.00	2,200.00	100	0.00	110.00
E-124	BRANCH POWER (OVERHEAD)-L	4,600.00	3,450.00	1,150.00	0.00	4,600.00	100	0.00	230.00
E-125	BRANCH POWER (IN WALL)-M	3,900.00	3,900.00	0.00	0.00	3,900.00	100	0.00	195.00
E-126	BANCH POWER (IN WALL)-L	1,794.00	1,794.00	0.00	0.00	1,794.00	100	0.00	89.70
E-127	WIRING DEVICES-M	780.00	780.00	0.00	0.00	780.00	100	0.00	39.00
E-128	WIRING DEVICES-L	358.80	0.00	0.00	0.00	0.00	0	358.80	0.00
E-129	DATA (IN WALL)-M	300.00	300.00	0.00	0.00	300.00	100	0.00	15.00
E-130	DATA (IN WALL)-L	920.00	920.00	0.00	0.00	920.00	100	0.00	46.00
E-131	DATA CABLING-M	3,000.00	0.00	813.35	0.00	813.35	27	2,186.65	40.67
E-132	DATA CABLING-L	1,840.00	0.00	0.00	0.00	0.00	0	1,840.00	0.00
E-133	DATA JACKS-M	520.00	0.00	520.00	0.00	520.00	100	0.00	26.00
E-134	DATA JACKS-L	299.00	0.00	0.00	0.00	0.00	0	299.00	0.00

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E-135	DATA TESTING-L	368.00	0.00	0.00	0.00	0.00	0	368.00	0.00
E-136	DATA RACKS AND EQUIPMENT-M	2,000.00	0.00	0.00	0.00	0.00	0	2,000.00	0.00
E-137	DATA RACKS AND EQUIPMENT-L	920.00	0.00	0.00	0.00	0.00	0	920.00	0.00
E-138	PANELBOARDS AND EQUIPMENT-M	18,000.00	18,000.00	0.00	0.00	18,000.00	100	0.00	900.00
E-139	PANELBOARDS AND EQUIPMENT-L	4,140.00	3,680.00	460.00	0.00	4,140.00	100	0.00	207.00
E-140	MDP AND METERING-M	28,000.00	28,000.00	0.00	0.00	28,000.00	100	0.00	1,400.00
E-141	MDP AND METERING-L	2,300.00	2,300.00	0.00	0.00	2,300.00	100	0.00	115.00
E-142	ATS-M	24,000.00	24,000.00	0.00	0.00	24,000.00	100	0.00	1,200.00
E-143	ATS-L	920.00	920.00	0.00	0.00	920.00	100	0.00	46.00
		101,159.80	90,244.00	2,943.35	0.00	93,187.35	92	7,972.45	4,659.37

TEMPORARY

E-144	TEMPORARY-M	2,000.00	2,000.00	0.00	0.00	2,000.00	100	0.00	100.00
E-145	TEMPORARY-L	4,600.00	4,600.00	0.00	0.00	4,600.00	100	0.00	230.00
		6,600.00	6,600.00	0.00	0.00	6,600.00	100	0.00	330.00

LIGHTNING PROTECTION

E-146	LIGHTNING PROTECTION-S	25,000.00	22,500.00	2,500.00	0.00	25,000.00	100	0.00	1,250.00
		25,000.00	22,500.00	2,500.00	0.00	25,000.00	100	0.00	1,250.00

CO1	COR 1R2	1,338.85	803.32	267.77	0.00	1,071.09	80	267.76	53.55
CO1A	COR 2R1	3,570.13	1,249.54	2,320.59	0.00	3,570.13	100	0.00	178.51

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CO1B	COR 4R1	11,658.29	4,080.40	7,577.89	0.00	11,658.29	100	0.00	582.91
		862,567.27	639,004.88	122,651.17	0.00	761,656.05	88	100,911.22	38,082.80

SUBCONTRACTOR

RELEASE AND WAIVER OF LIENS AND CLAIMS

The undersigned (the "Releasor") is a seller, supplier, vendor, or subcontractor on the Ferguson Public Works Building at 3147 Research Drive, State College, PA 16801 ("The project") on which Westmoreland Electric Services, LLC is the prime contractor to Ferguson Township ("Owner").

Intending to be legally bound and conditioned only on the receipt of the sum of \$60,297.66 which releasor agrees is the current progress payment amount due it through the date of January 31st, 2021 (net of retainage) in connection with the Project, Releasor, for itself and its subcontractors and/or material and equipment suppliers, does hereby waive, release and forever discharge Contractor, Owner and their respective employees, officers, directors, agents, representatives, successors and assigns from any and all liens or encumbrances against any property of the Owner through the date of this release. Further, Releasor waives, releases and forever discharges Contractor from all claims, causes of action, demands, or damages arising out of or related in any way to the Project including, but not limited to, Releasor's furnishing of labor, materials, equipment or delay and/or inefficiencies of services on the Project through the date of January 31st, 2021 excepting those claims which Releasor has provided written notice in accordance with its subcontract or purchase order.

Westmoreland Electric Services, LLC
(Company Name)


State of Pennsylvania

Phillip E. Hunt
(Title)

County of Westmoreland

 (Seal)
(Signature of authorized representative)

Given under my hand and seal this

16th day of February, 2021


Managing Partner
(Title)

Notary Public Lori R. Stoner

2/16/2021
(Date)

November 22, 2023

My commission expires

Commonwealth of Pennsylvania - Notary Seal
Lori R. Stoner, Notary Public
Westmoreland County
My commission expires November 22, 2023
Commission number 1360056

Member, Pennsylvania Association of Notaries

Invoice

NTM Engineering Inc.
130 West Church Street, Suite 200
Dillsburg, PA 17019-1278

February 19, 2021
Project No: 14003.06
Invoice No: 000000010726

Ryan Scanlan
Ferguson Township
3147 Research Drive
State College, PA 16801

Project 14003.06 Suburban Park Permitting and LOMR

Professional Services from January 1, 2021 to February 6, 2021

Task 01.00 SWM and NPDES Permit - Supp 1

Professional Personnel

	Hours	Rate	Amount	
Brown, Scott	1.00	162.25	162.25	
Nguyen, James	49.50	116.80	5,781.60	
Olexa, Tracey	13.50	143.75	1,940.63	
Totals	64.00		7,884.48	
Total Labor				7,884.48
		Total this Task		\$7,884.48

Task 02.00 Hydrology and Hydraulics


Professional Personnel

	Hours	Rate	Amount	
Emm, Emily	.50	124.20	62.10	
Kambic, Matthew	5.00	105.00	525.00	
Totals	5.50		587.10	
Total Labor				587.10
		Total this Task		\$587.10

Total this Invoice \$8,471.58

Pay
RTS

2020-C4 Pay App 8
 Suburban Park
 Acct# 34.454.020
 Pay: \$8,471.58



Billing Backup

Friday, February 19, 2021

NTM Engineering Inc.

Invoice 000000010726 Dated 2/19/2021

10:52:03 AM

Project 14003.06 Suburban Park Permitting and LOMR

Task 01.00 SWM and NPDES Permit - Supp 1

Professional Personnel

			Hours	Rate	Amount	
040	00 - 9 - Brown, Scott	1/11/2021	1.00	162.25	162.25	
041	00 - 11 - Nguyen, James	1/4/2021	1.50	116.80	175.20	
041	00 - 11 - Nguyen, James	1/5/2021	4.00	116.80	467.20	
041	00 - 11 - Nguyen, James	1/6/2021	5.50	116.80	642.40	
041	00 - 11 - Nguyen, James	1/7/2021	4.00	116.80	467.20	
041	00 - 11 - Nguyen, James	1/8/2021	8.00	116.80	934.40	
041	00 - 11 - Nguyen, James	1/11/2021	8.50	116.80	992.80	
	PCSM and E&S plan set development.					
041	00 - 11 - Nguyen, James	1/12/2021	5.00	116.80	584.00	
	PCSM and E&S plan set development.					
041	00 - 11 - Nguyen, James	1/13/2021	4.00	116.80	467.20	
	PCSM and E&S plan set development.					
041	00 - 11 - Nguyen, James	1/14/2021	9.00	116.80	1,051.20	
	PCSM and E&S plan set development.					
048	00 - 3 - Olexa, Tracey	1/15/2021	2.00	143.75	287.50	
048	00 - 3 - Olexa, Tracey	1/18/2021	4.00	143.75	575.00	
048	00 - 3 - Olexa, Tracey	1/19/2021	4.00	143.75	575.00	
048	00 - 3 - Olexa, Tracey	1/20/2021	2.00	143.75	287.50	
048	00 - 3 - Olexa, Tracey	1/25/2021	1.50	143.75	215.63	
	Totals		64.00		7,884.48	
	Total Labor					7,884.48
				Total this Task		\$7,884.48

Task 02.00 Hydrology and Hydraulics

Professional Personnel

			Hours	Rate	Amount	
032	00 - 5 - Emm, Emily	1/12/2021	.50	124.20	62.10	
072	00 - 6 - Kambic, Matthew	1/3/2021	1.50	105.00	157.50	
072	00 - 11 - Kambic, Matthew	2/4/2021	2.00	105.00	210.00	
072	00 - 11 - Kambic, Matthew	2/5/2021	1.50	105.00	157.50	
	Totals		5.50		587.10	
	Total Labor					587.10
				Total this Task		\$587.10
				Total this Project		\$8,471.58
				Total this Report		\$8,471.58




TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

Telephone: 814-238-4651 • Fax: 814-238-3454

www.twp.ferguson.pa.us

TO: Ferguson Township Board of Supervisors

FROM: Ronald A. Seybert, Jr., P.E.
Township Engineer 

DATE: February 17, 2021

SUBJECT: **HARNER 4 LOT SUBDIVISION
SURETY REDUCTION No. 2**

As requested by Mark Torretti of Penn Terra Engineering, Inc., I have reviewed surety reduction request number 2 for the Harner 4 Lot Subdivision.

The requested reduction is for completion of a portion of the sanitary sewer, water, and stormwater improvements onsite.

Based upon a review of the submitted checklist and a site evaluation, I recommend approval of the surety reduction as outlined below.

Current Surety Amount	\$ 2,175,426.38
Amount of Reduction	\$ 786,429.04
Revised Surety Amount	\$ 1,388,997.34

cc: Harner 4 Lot Subdivision Surety File

From: [Dininni, Laura](#)
To: [Pribulka, David](#)
Subject: consent agenda request
Date: Thursday, February 25, 2021 6:46:13 PM

Hi Dave,

Could you put the following request in the upcoming consent agenda? There are a lot of attachments; I can provide all of them.

As seen below, attachments can be categorized into 4 areas: Plans and costs, public and municipal opinions, agreements and use, and recent historical framing of Phase 1 options.

Although it is unnecessary to include the actual attachments, please do include the list of proposed attachments so we all understand the scope of this discussion.

If the Board prefers a worksession on this topic due to the depth and scope of this agenda item, I am amenable to that, and we can discuss that as a possible option during the agenda item discussion.

Thank you,

Laura

Discussion on Whitehall Road Regional Park (WRRP) Option to include restroom facility.

The scaled down WRRP Phase 1 option that the Park Authority (CRPRA) has presented to the Ferguson Township Board via the General Forum is approximately \$800,000 over budget and does not incorporate a restroom facility into the Phase 1 construction.

The Park Authority has requested approximately 1.6 million additional dollars from the COG to build their recommended Phase 1 design. Multiple COG municipalities have emphasized how essential a restroom facility is to WRRP. Thus far, CRPRA has not gained the mandated unanimous approval from COG on this additional borrowing. At this point the Ferguson Board has twice taken a position that we prefer no additional borrowing and would like restrooms incorporated into Phase 1 construction.

The Park Authority Chair has asked Ferguson Township to recommend a strategy by which the restroom facility can be incorporated into Phase 1 construction and remain within the allocated budget of 4.8 million dollars. The Board should discuss what the Park Authority has requested and, if reaching consensus on the matter, forward a recommendation to the Park Authority.

Attachments:

Plans and costs

WRRP Master Plan

WRRP Land Development Plan

WRRP scaled down Phase 1 options packet from ad hoc committee

WRRP bid document (current Phase 1 option)

WRRP budget document (current Phase 1 option)

Public and municipal opinions

First regional survey results (paper form)

CRPR Comprehensive plan and second regional survey results (paper form)

FT RPOS Plan and associated survey results

SCBWA memos to CRPRA or COG re: WRRP

FT BOS memos to CRPRA or COG re: WRRP

Municipal Questions and Answers September 2016

Municipal Questions and Answers 2020/2021

Agreements and use

Regional Agreement for Planning and Development of Regional Parks

Exclusive use agreements between the CRPRA and HVAB and CSA

Recent historical framing of Phase 1 options

CRPRA Board Regular meeting minutes 8-18-16

CRPRA Agenda 9-15-16

COG Executive Director memo 9-20-2016

COG General Forum Agenda 1-23-17

IMPORTANT WARNING: The information in this message (and the documents attached to it, if any) is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken, or omitted to be taken, in reliance on it is prohibited and may be unlawful. If you have received this message in error, please delete all electronic copies of this message (and the documents attached to it, if any), destroy any hard copies you may have created and notify me immediately by replying to this email. Thank you.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA ACCEPTING AN EASEMENT AGREEMENT FROM BCH JOINT VENTURE FOR PROPERTY LOCATED ON TAX PARCEL 24-012-,001-,0000- WITH AN ADDRESS OF 1301 NORTH ATHERTON STREET FOR A NON-EXCLUSIVE PERMANENT EASEMENT AS DESCRIBED IN EXHIBIT "A" OF THE GRANT OF EASEMENT ATTACHED HERETO AND MADE PART OF THIS RESOLUTION.

WHEREAS, BCH Joint Venture owns real estate situated at 1301 North Atherton Street, Suite #3, State College, PA, as more particularly described in Centre County Record Book 0637, Page 1061, and identified as Parcel Number 24-12-1, and

WHEREAS, the parties have agreed that, in lieu of condemnation, BCH Joint Venture will convey to the Township a permanent easement for maintenance of a traffic signal; and

WHEREAS, Ferguson Township and BCH Joint Venture desire this Easement Agreement to provide for the permanent non-exclusive easement and temporary non-exclusive construction easement.

NOW THEREFORE, the Ferguson Township Board of Supervisors does hereby resolve to authorize the Chair and Secretary to execute the Easement Agreement between the Township and BCH Joint Venture attached hereto as Exhibit "A".

RESOLVED this 1st day of March 2021.

TOWNSHIP OF FERGUSON

By: _____
Laura Dininni, Chair
Board of Supervisors

[S E A L]

ATTEST:

David Pribulka, Secretary

Exhibit "A"

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this _____ day of _____, 20___, by and between BCH JOINT VENTURE, a Pennsylvania Partnership with offices at 1301 North Atherton Street, Suite #3, State College, Centre County, Pennsylvania 16803, hereinafter referred to as "BCH", and the TOWNSHIP OF FERGUSON, a Home-Rule Municipality with offices at 3147 Research Drive, State College, Centre County, Pennsylvania 16801, hereinafter referred to as "TOWNSHIP" (BCH and TOWNSHIP are each a "Party" and collectively the "Parties").

RECITALS

BCH owns a certain property located in Ferguson Township adjacent to North Atherton Street (State Route 3014) whose street address is 1301 North Atherton Street, State College, Pennsylvania, and has a Centre County Uniform Parcel Identifier Number of 24-12-1, which property is hereinafter referred to as the "Property".

TOWNSHIP desires to maintain traffic signalization adjacent to North Atherton Street and said signalization will be modified by The Pennsylvania State University by permit for construction at the intersection of North Atherton Street (State Route 3014) and West Clinton Avenue (Township Road 743) and, for this purpose, is desirous of obtaining a permanent non-exclusive permanent easement on the Property for construction, maintenance and repair of traffic signalization equipment and signage, and a temporary non-exclusive construction easement on the Property, both as described by easement boundary description, which is attached hereto, made a part hereof as "Exhibit A", and as both shown and designated on the drawing prepared by Trans Associates dated January 25, 2021, which is attached hereto, made a part of hereof as "Exhibit B," and as may be amended ("Easement"). The temporary construction easement shall terminate upon TOWNSHIP acceptance of all work as complete under the traffic signal permit.

BCH is agreeable to the granting of such permanent and temporary non-exclusive Easement to the TOWNSHIP for the purpose of constructing and maintaining signage and equipment for traffic signalization.

NOW THEREFORE, intending to be legally bound hereby, and for good and valuable consideration, the Parties agree that BCH hereby grant, bargain, sell, transfer and convey to TOWNSHIP, its successors and assigns, a perpetual non-exclusive Easement for the purpose of installing, reconstructing, repairing and maintaining, traffic signalization, signage and equipment over, on and under the Property, and a temporary non-exclusive construction easement as both described in the Recitals above, and at the places as set forth and noted on the attached hereto "Exhibits A and B", and as may be amended.

TOGETHER with the right of ingress and egress over BCH Property as necessary for the purposes for which the aforementioned Easement and rights are granted.

2. This Easement is given on condition that TOWNSHIP, upon completion of any future installation, reconstruction, maintenance and/or repairs to the traffic signalization, signage and equipment, shall restore the lands of BCH to the same condition as before the maintenance and/or repairs to the traffic signalization, signage and equipment as nearly as is possible. BCH, its successors and assigns, shall have the right to make use of the Property which does not interfere with TOWNSHIP's use in accordance with this Easement.

3. The TOWNSHIP will hold harmless and indemnify BCH from any and all claims of any nature, including attorney's reasonable fees that may arise from the Easement that is granted to the TOWNSHIP by BCH or from any installation, reconstruction, maintenance, repair or other work performed by TOWNSHIP pursuant to this Easement.

4. BCH, for itself, its successors and assigns, agrees with TOWNSHIP that neither BCH, nor its successors and assigns, shall at any time hereafter ask, demand, recover or receive any sums of money, except as specifically provided herein, from TOWNSHIP, its successors or assigns, for Easement. BCH, for itself, its successors and assigns, agrees that it will not do anything to obstruct the Easement area nor place any permanent plantings and/or structures within the Easement area.

5. This Agreement, together with the provisions of the Easement, shall constitute a perpetual covenant running with the land of BCH for the benefit of the TOWNSHIP and shall be binding on BCH, its successors and assigns.

6. This Agreement shall be construed under the laws of Pennsylvania and any actions regarding the same shall be brought in the Court of Common Pleas of Centre County, Pennsylvania.

IN WITNESS WHEREOF, the Parties hereunto set their hands and seals the day and year first written above.

ATTEST:

BCH JOINT VENTURE

By: Robert G. Madson - Partner
NAME

ATTEST:

TOWNSHIP OF FERGUSON

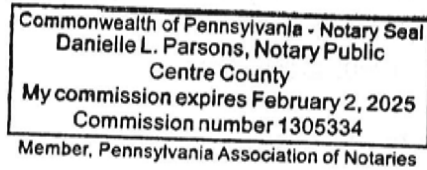
David G. Pribulka, Secretary

By: _____
Laura Dininni, Chair, Board of Supervisors

STATE OF PENNSYLVANIA } ss:
COUNTY OF CENTRE }

On this the 17th day of February, 2021, before me, a Notary Public in and for said county and state, the undersigned officer, personally appeared Robert Medsger, known to be the Partner of BCH Joint Venture, a Pennsylvania Partnership, and that he/she as Chairperson, being authorized to do so, executed the foregoing instrument for purposes therein contained, by signing the name of the Partnership by himself/herself as Chairperson.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at 2568 Park Centre Blvd. State College, Pennsylvania.



Danielle L. Parsons
Notary Public

My commission expires: February 2, 2025

STATE OF PENNSYLVANIA } ss:
COUNTY OF CENTRE }

On this the _____ day of _____, 20____, before me, a Notary Public in and for said county and state, the undersigned officer, personally appeared Laura Dininni, known to be the Chairperson of Ferguson Township Board of Supervisors, a Home-Rule Municipality, and that she as Chairperson, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Municipality by himself/herself as Chairperson.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at _____, Pennsylvania.

Notary Public

My commission expires:

"Exhibit A"

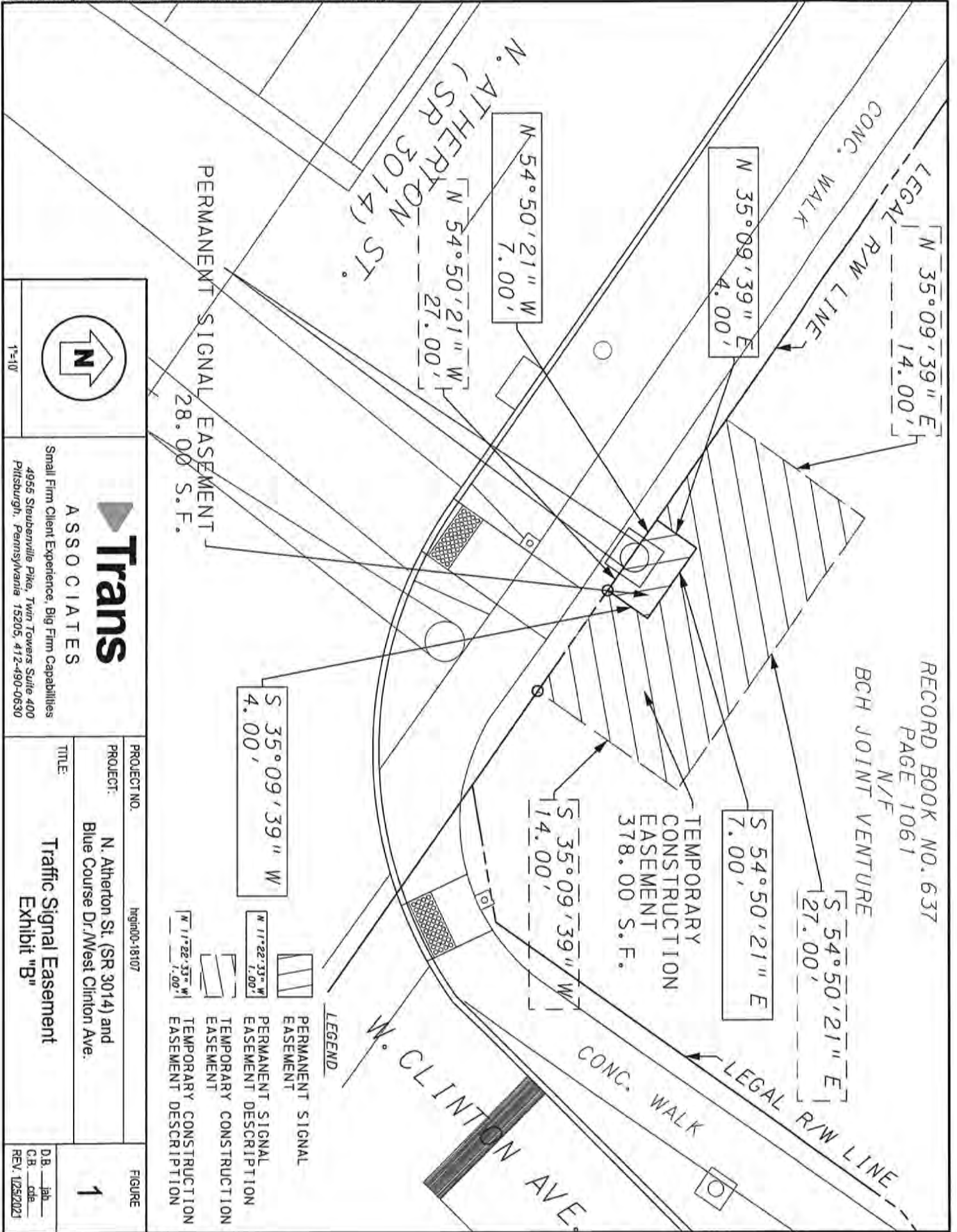
Permanent non-exclusive easement description:

Beginning at a point on the southwesterly border of the lands now or formally of BCH Joint Venture (Record Book No. 637, Page 1061), said point also lying along the northeasterly right of way line of North Atherton Street (SR 3014) and being 19.34 feet from the intersection of the northwesterly right of way line of West Clinton Avenue; thence along said right of way, North 54 degrees 50 minutes 21 seconds West a distance of 7.00 feet, thence North 35 degrees 09 minutes 39 seconds East for a distance of 4.00 feet, thence South 54 degrees 50 minutes 21 seconds East for a distance of 7.00 feet, thence South 35 degrees 09 minutes 39 seconds West for a distance of 4.00' to the point of beginning. Containing 28.00 square feet.

Temporary non-exclusive construction easement description:

Beginning at a point on the southwesterly border of the lands now or formally of BCH Joint Venture (Record Book No. 637, Page 1061), said point also lying along the northeasterly right of way line of North Atherton Street (SR 3014) and being 9.34 feet from the intersection of the northwesterly right of way line of West Clinton Avenue; thence along said right of way, North 54 degrees 50 minutes 21 seconds West a distance of 27.00 feet, thence North 35 degrees 09 minutes 39 seconds East for a distance of 14.00 feet, thence South 54 degrees 50 minutes 21 seconds East for a distance of 27.00 feet, thence South 35 degrees 09 minutes 39 seconds West for a distance of 14.00' to the point of beginning. Containing 378.00 square feet.

AND BEING KNOWN as Centre County Uniform Parcel Identifier Number



RECORD BOOK NO. 637
PAGE 1061
N/F



1"=10'

Trans

ASSOCIATES

Small Firm Client Experience, Big Firm Capabilities
4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

PROJECT NO.

hrghn00-18107

FIGURE

1

PROJECT:

N. Atherton St. (SR 3014) and
Blue Course Dr./West Clinton Ave.

TITLE:

Traffic Signal Easement
Exhibit "B"

D.B. jah
C.B. cde
REV. 1/25/2021



Department of
PLANNING AND ZONING

Interoffice Memorandum

TO: Ferguson Township Board of Supervisors

FROM: Jenna Wargo, AICP, Director of Planning & Zoning

DATE: February 24, 2021

SUBJECT: West College Avenue Student Housing Preliminary Land Development Plan

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 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 8th Regular Meeting and recommended approval to the Board of Supervisors.



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

TO: Board of Supervisors

FROM: Kristin Aneckstein
Community Planner

DATE: February 24, 2021

SUBJECT: Planning Commission Comments on West College Avenue
Student Housing Land Development Plan

On February 8, 2021, the Ferguson Township Planning Commission reviewed the Preliminary West College Avenue Student Housing Land Development Plan and recommended the Board of Supervisors approve the plan pending outstanding staff comments.

-The Planning Commission expressed many concerns over Calder Way since this private alley will be the main ingress and egress of traffic to the proposed building. There were concerns over whether or not the 18-foot Right-of-Way can safely handle trucks for deliveries.

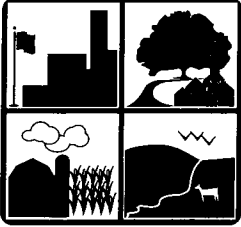
-The applicant stated that they will be responsible for the maintenance of the alley. Planning commission questioned what standards will be used to maintain the alleyway since the Township does not have alley standards. Planning Commission also expressed concerns for the adjacent property owners and impacts construction will have.

-Another concern voiced by the Planning Commission is space for loading and unloading. The TSD ordinance doesn't require a loading area for developments proposing 10,000SQFT and less of commercial space. After the Planning Commission meeting, the applicant has chosen to include a loading zone designated on the rear side of the building and it is meeting Township standards.

-Safety concerns were brought up in regard to the space between the proposed building and the existing building at 938 West College Avenue. The Planning Commission recommends that this walkway be lighted or gated to limit access. The applicant is going to work with the neighboring property owner on a solution.

-A CATA bus stop is currently located in front of 900 West College Avenue as well as across the street. CATA has recommended to maintain these stops and Planning Commission is concerned over traffic delays and cars trying to pass the bus on W. College Avenue heading east towards the Borough of State College and pedestrians not crossing at the appropriate crosswalks for the stop located across the street.

- A Planning Commissioner expressed concerns about the gas meter located on the neighboring property and the potential for it to be hit by vehicles entering and exiting the alley. The gas meter is not on the applicant's property, nor in the Right of Way. The applicant has reached out to that property owner to address any concerns they may have and have come to the solution of installing bollards to protect the meter.



TOWNSHIP OF FERGUSON

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www.twp.ferguson.pa.us

TO: Jenna Wargo, Planning and Zoning Director

From Kristina Aneckstein, Community Planner

DATE: February 24, 2021

**SUBJECT: West College Student Housing Preliminary Plan Review 5th Review
Comments**

Jeff Ressler, Zoning Officer Comments:

1. The proposed use of a rental leasing office is not permitted for the first floor. Chapter 27-304.B.3.b.1. **Comment not addressed. A small portion of the leasing office is still located on the Ferguson Township Side of Municipal Boundary.**
2. The location of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.A.1.m) **Comment Not Addressed. If signs are later to added to the site and or building a minor alteration plan will need to be approved.**
3. The face area of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.A.1.m) **Comment Not Addressed. If signs are later to be added to the site or building a minor alteration plan will need to be approved.**
4. The height of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.A.1.m) **Comment Not Addressed. If signs are later to be added to the site or building a minor alteration plan will need to be approved,**
5. Proposed street address and address for each unit, if applicable, must be included on the plan. (Chapter 22, Section 401.A.3.q) **Street Addressed has been assigned. Interior addressing will be completed by the Township.**
6. Surety must be posted for all public improvements. (Chapter 22, Section 304) **Comment Remains.**
7. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline. **Comment Remains.**
8. The seal of the professional licensed engineer or registered landscape architect must be affixed to the plan. (Chapter 22, Section 401.C.1.k) **Comment Remains.**

Ron Seybert, Township Engineer's Comments:

1. *The Township stormwater engineer needs to review and approved the stormwater management site plan. Only sheets PC1 through PC 5 should be recorded with the agreement. These are the only sheets that are necessary for the Stormwater Management Site Plan (SWMSP) and all required information needs to be depicted on these sheets. Sheets ES-1 through ES-3 are not part of the SWMSP. **Not resolved. The LD plan includes PCSM sheets, but does not reference the full stormwater management site plan set. Please remove the PCSM sheets from the LD plan set table of contents and reference the stormwater management site plan set. Also, remove all items on the stormwater management site plan set that are not***

required by the stormwater ordinance. As stated earlier, sheets ES-1 through ES-3 are not part of the stormwater management site plan and need removed from that set and remain as part of the LD plan.

2. *A new private street agreement is needed for the new accesses to Calder Way. Not resolved. The note provided does not meet the requirements of Ch 22, Section 504.2.A(2). A private street agreement needs to be prepared and submitted for review that meets the requirements of this section of the ordinance. The applicant suggests a discussion between attorneys to resolve this.*
3. *The improvements to paving on Calder Way are not all within the right of way. An easement should be provided and included within the private street agreement. Not resolved. See response to Comment 7 and provide the easement on the plan.*
4. *The driveway entrances to Calder Way are required to be 26 feet wide with 20 feet radii. Not resolved. A modification request has been submitted.*
5. *The Township Board of Supervisors should review all discretionary approval items of the Streetscape Design (e.g. benches, trash receptacles, color and pattern of pavers, etc.) for concurrence with proposed design. Pending review and action by Board of Supervisors.*
6. *Street lighting comments: c. The plan needs to show the type and location of pull boxes to be placed adjacent to each light fixture. Consider placing the pull boxes that are at the base of each light fixture on the building side of the foundation and run the conduit that is parallel to West College Avenue into the pull box without using sweeps. Not addressed.*
7. *k. Address all comments from Barton Associates. Pending review.*
8. *Sidewalk easements need to be depicted on the plan and an appropriate easement agreement provided for recording with the final plan for public sidewalks located on private property. Once the lot consolidation plan and new deed is recorded, the remaining information can be completed on the agreement, signed by new owner, and submitted for Township signature.*
9. *The existing conditions plan will need to reflect the recorded lot consolidation plan which has to be completed prior to this plan being approved. All ownership data and property lines should be revised pending lot consolidation plan approval. Pending recording of the lot consolidation plan.*
10. *The traffic impact study is still under review and may result in improvements to be added to the plan. Add a project reference note to the plan for the TIS. Pending. The TIS most recent review letter of January 22, 2021 still needs to be addressed. Once approved, any required improvements need to be added to the plan and Note 9.e updated to provide the last revised date of the TIS. This last review identified a deficiency in Level of Service that has not yet been addressed by the applicant.*
9. *The comment response letter indicates that signing has been added to the plan along West College Avenue for parking/stopping restrictions as well as pedestrian crossing. The location of these signs are shown on Sheet 5 with details on Sheet 12.b. The parking/stopping restrictions signs must be approved by Township Ordinance. Please provide the appropriate engineering study to justify the placement of the signs to support the ordinance. Not resolved. Based on the TSD ordinance, no loading is permitted along West College Avenue. All signs therefore will need to be R7-4A. Revise the plan and detail accordingly. The engineering study also needs revised accordingly. The lane widths in the study (F7 and F8) should be 11', not 17'.*

February 22, 2021

Via Email

Township of Ferguson
3147 Research Drive
State College, Pennsylvania 16801

Attn: Ms. Kristina Aneckstein, Community Planner

**RE: Aspen West College Student Housing
Stormwater Management Site Plan and Lighting Plan Review**

Dear Kristina,

We have completed our fifth stormwater management and lighting review for the West College Student Housing Plan. The applicant's Design Professional, PennTerra Engineering, Inc., submitted the following information electronically that serves as the basis of our review:

1. West College Student Housing - Preliminary Land Development Plan, dated August 14, 2020 last revised February 19, 2021.
2. West College Ave. Student Housing - Post Construction Stormwater Management Plan (Drawings), dated February 19, 2021.
3. West College Ave. Student Housing - Post Construction Stormwater Management Plan (report), dated August 14, 2020 and last revised February 19, 2021.
4. Comment response letter dated February 19, 2021.
5. Lighting Agreement executed November 6, 2020.
6. Architectural Plumbing Plans (22 sheets) dated February 15, 2021.
7. Roof Plan (1 sheet) dated February 15, 2021.

NTM has reviewed these plans for compliance with Township lighting and stormwater management ordinances (Chapters 4 of the Township Code and 26 of the Township Code). Our continuing comments are provided in bold face text below:

Chapter 4, Part 1 – Outdoor Lighting

3. The luminance levels of the Type B fixture on the west corner of the building towards South Butz Street exceeds the maximum maintained illuminance levels allowed at property lines. The remaining proposed lighting meets the requirements for the maximum maintained illuminance levels allowable at property lines.

2020 11 19 Comment: Applicant indicates that the adjoiner will provide an easement for this encroachment. A copy of the executed easement agreement will be required prior to plan approval.

2021 01 19 Comment: November 19 comment acknowledged by applicants Engineer. Comment remains.

2021 02 22 Comment: Comment addressed

Chapter 26 – Stormwater Management

1. On the Cover Sheet Identify which plan sheets are to be recorded as part of the Stormwater Management Site Plan.

2020 11 19 Comment: The sheets identified do not include all the information required per §26-402 3.B. Specifically items (1), (6), (9), (14), (15), (21), (22), (25), (26), (27), (28), (29). Some of this information is included on other plan sheets. All sheets intended to meet the requirements of §26-402 3.B. should be identified.

Per Township Engineer Comment 1, a separate Stormwater Management Site Plan must be submitted including all information identified in §26 Article IV.

2021 01 19 Comment: It has been brought to my attention that all plan content items identified in §26-402 3.B must be included on Stormwater Management site plan sheets which need to be separate from sheets used to meet content requirements for the preliminary plan. This includes appropriate signature blocks, notes, and any documentation related to the stormwater design.

Information not currently included on plan sheets identified in the Index as being part of the Stormwater Management Site Plan are listed below:

Item (6) requires that an existing conditions plan be included.

Item (21) requires that a note be included identifying that infiltration testing be performed as part of the as-built certification. The note should also identify the minimum infiltration rate that must be achieved.

Item (22) requires that the actual repair detail for the existing site sinkhole be identified and detailed on the plan.

Also, the grading details illustrated on Sheets 7 and 8, all site cover conditions including landscaping located in drainage swales, and all complete roof drainage details must be part of the Stormwater Management Site Plan.

2021 02 02 Comment: Applicant indicates that a separate Stormwater Management Site Plan Drawing set will be submitted under separate cover. Plan set not yet received. Comments from 2021 01 19 remain.

2021 02 22 Comment: Separate Stormwater Management Site Plan Drawings received. The following comments are a continuation of and additions to the January 19, 2021 comments above:

- a) **In the note included in the Infiltration Sump Detail on Sheet PC5, reference that as-built infiltration test results are to be included as part of the as-built stormwater certification documenting that a minimum rate of 0.21 inches per hour was achieved.**
 - b) **Provide a key entry for the hatch pattern illustrated in the south eastern portion of the site.**
 - c) **Note 6(a) on Sheet 2 – Add a revised through date to the Lot Consolidation Plan reference.**
 - d) **Revise Note 10 to indicate that the pre-construction meeting should be coordinated with both the Township Engineer and Borough of State College Engineer.**
10. Provide roof plumbing plans identifying areas tributary to each roof drain line proposed on the Utility Plan. Also provide the location of discharges from the overflow or emergency roof drain system. The roof drainage subareas should also be identified on the drainage area plans.

2020 11 19 Comment: Comment not addressed. Note that the architectural plans specify downspout locations but no emergency overflow locations. The architectural plans also indicate downspouts are designed for 2.5 inches per hour. The local one year 5-minute intensity is 3.7 inches per hour. Please include an explanation of how the roof drainage system works and how any flows exceeding downspout capacities are managed.

2021 01 19 Comment: Comment partially addressed. Architectural Plan Sheet A1.13 provides a tabulation of the design rainfall quantity and downspout sizes for the 3.7 inch per hour 1-year storm event. This analysis and an accompanying graphic clearly illustrating the locations of the gutters and downspouts must be included as part of the Stormwater Management Site Plan Drawings and Report. The report must also include an explanation of how the roof drainage system works and how any flows exceeding gutter or downspout capacities (up to a 100-year event) are to be managed.

2021 02 02 Comment: Applicant indicates that a separate Stormwater Management Site Plan Drawing set will be submitted under separate cover. Plan set not yet received. Comments from 2021 01 19 remain.

2021 02 22 Comment: Separate Stormwater Management Site Plan Drawings received. The following comments are a continuation of and additions to the January 19, 2021 comments above:

- a) **Include the following information from the Architectural Roof Plan and Plumbing Plans as details on the Stormwater Management Site Plan Drawings:**
 - i. **From Sheet A1.13: The Roof Plan and Roof Drain Schedule.**
 - ii. **From Plumbing Plan Sheet P1.0: Storm Drain Piping notes; Sizing of Storm Drainage Piping table; Pump Schedule.**

- b) **On Stormwater Management Sit Plan drawing Sheet PC1 identify a schematic connection between the downspout near the buildings southern corner and the proposed 10" PVC Roof Drain Line. Label the roof drain line leaving the building at this location as connecting to roof DS, garage floor drains, and foundation drains.**
 - c) **On Stormwater Management Sit Plan drawing Sheet PC1 identify a schematic connection between the remaining downspouts on the southeastern side of the building and the 12" PVC roof drain leaving the building on its northeastern side. Label the 12" roof drain line leaving the building at this location as connecting to roof downspouts, garage floor drains, and other floor drains located throughout the building.**
11. Specific plans and details should be included that illustrate how the existing sinkhole in the east corner of the site will be treated.

2020 11 19 Comment: Comment acknowledged but not addressed.

2021 01 19 Comment: §26 402 B. 22 in the Ferguson Township Ordinance and Section 222 b. (21) of the Borough of State College Ordinance require that modifications to sinkholes be detailed on the Stormwater Management Site Plan Drawings. Sinkhole repair shall be identified as a Critical Stage of Construction that is to be observed by a qualified geotechnical engineer or his designee. Also include a note indicating that an as-built detail of the repair shall be provided on the project Stormwater As-Built plans.

2021 02 02 Comment: Revisions were made to the Critical Stages of Construction notes on Sheet ES1 and a note was added to Sheet 4 identifying that the sinkhole repair detail is to be included as part of the Stormwater As-built plans. This information must also be represented on the Stormwater Management Site Plan Drawings.

2021 02 22 Comment: Comment partially addressed. Add a note to Sheet PC1 identifying the location of the required sinkhole repair and referencing the sinkhole repair detail and notes on Sheet PC2. Also include reference to this area in the "Sinkhole Prevention Measure" maintenance activity matrix on Sheet PC5 and in the Stormwater Management Site Plan Narrative.

14. Subsurface Detention Facility:

- c. To minimize the risk of sinkhole development, which could impact Township and Borough infrastructure, add notes and details as appropriate to ensure no leakage from this facility.

2020 11 19 Comment: Comment partially addressed. All joints and connections within and between Extended Detention Basin 1 and 1A should be watertight.

2021 01 18 Comment: Comment partially addressed. Provide a more complete connection detail for OS-1C and OS-1A.

2021 02 02 Comment: Comment partially addressed. The stone limits on Profile B-B do not match the stone limits shown in the plan view. Provide additional graphics or notes defining how OS-1C and OS-1A are to be attached to the R-Tank System. Also provide notes defining how the liner penetration at OS-1A is to be sealed.

2021 02 22 Comment: Comment addressed.

18. Explain how peak discharges from the site will be managed during construction to ensure no increase in runoff to downstream drainage system.

2020 12 04 Comment: Comment not adequately addressed. Update the sequence of construction to identify how site runoff is to be controlled during all stages of construction. The perimeter controls shown on the E&S plan will initially direct all site runoff to the eastern corner of the site. Standard silt sock is not intended to provide sedimentation control for concentrated flows.

The sequence of construction must describe how the sinkhole in the eastern most corner of the site will be repaired and protected from sediment laden runoff.

2021 01 19 Comment: Comment not adequately addressed with respect to sequencing to ensure runoff from the site is not concentrated to the eastern most corner of the site during all phases of construction.

2021 02 02 Comment: Applicant indicates that "Additional notes have been added to the plan." Reviewer was unable to find said notes. Comment from 2020 01 19 remains.

2021 02 22 Comment: Comment not addressed. The Silt Sock in locations shown on Sheet ES1 will function as a diversion sock in both the initial site configuration as illustrated on the existing conditions plan, as well as on the final design condition illustrated on Sheet ES1. Revise the Erosion and Sedimentation Control Plans and construction sequencing to appropriately treat construction period runoff during all stages of construction. To accomplish this several E&S Stages may be required.

The E&S Plans are not to be included as part of the Stormwater Management Site Plan Drawings but should be referenced in the notes on the Stormwater Management Site Plan Drawings.

37. The infiltration sump recharge credit is limited to the lesser of the capture volume or the volume tributary to the sump during the 1-year 24-hr storm.

2020 12 08 Comment: Comment not addressed. Include a clear summary calculation documenting the recharge required per §26 304 C (in cubic feet) and the recharge being provided.

2021 01 19 Comment: Unable to find the summary calculation and data table identified in the response letter.

2021 02 02 Comment: Comment partially addressed. Clearly identify all areas tributary to the infiltration sump on the proposed conditions drainage area map.

2021 02 22 Comment: Comment partially addressed. Provide additional annotation on the proposed drainage area map identifying that the building foundation drain and lower-level garage floor drains are tributary to the infiltration sump.

41. Address all outstanding stormwater related comments in the Township Engineer's comment letter.

2021 01 19 Comment: Stormwater Comments by the Township Engineer have not been addressed at the time of this letter.

2021 02 02 Comment: Comment partially addressed. There is one continuing stormwater comment in the Township Engineer's January 19, 2021 comment memo.

2021 02 22 Comment: Address the Township Engineers Comment 1.

43. Update the DA maps to identify the location of the proposed river stone. Also add the Amended soil hatch to the legend.

2021 02 02 Comment: Comment partially addressed. Include the Riverstone with Amended Soil in the Stormwater Management legend.

2021 02 22 Comment: Comment Addressed.

New Comments at 2021 02 22:

- 44. Provide a location plan identifying the location of the FloGard downspout filters as part of the FloGard Detail on sheet PC5.**
- 45. Internal building floor drains cannot be connected to the external storm sewer system. Disconnect all internal building floor drains from the external storm drainage system. Garage floor drains may be connected to the storm sewer system.**
- 46. Provide NO DUMPING signs and a sign location plan identifying that garage floor drains drain directly to Spring Creek. Signs shall be located to be clearly visible to residents and guests entering the garage from both internal and external building locations.**
- 47. Include signage in the garage identifying that vehicle washing is not permitted. Include these signs on the sign location plan identified in Comment 46.**
- 48. Include an oil and grit separator(s) as treatment for all garage floor drains.**
- 49. Add garage floor drains and the oil and grit separator to the maintenance duty matrix on Sheet PC5 and in the stormwater narrative. The maintenance duty for these drains shall include inspection of floor drains and the signage identified in comments 46 and 47. Also include a garage maintenance protocol for washing down the garage to ensure that no cleaners or other toxic materials are permitted to enter the garage floor drains and/or the external storm drainage system. Include this protocol in the maintenance duty matrix.**
- 50. Expand the internal roof drain section of the Stormwater Management Site Plan report to include a description of the roof drainage system and the elements associated with the building that are connected to the storm conveyance system. Include reference to maintenance requirements for these systems and signage as identified in Comment 46 through 49 above. Include the full set of building plumbing drawings as attachments to the Stormwater Management Site Plan Narrative and highlight all drains and conveyance systems connecting to the external storm drain system.**

If you have any questions or require additional information, please feel free to contact me at 814-862-9191.

Sincerely,
NTM Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'S.A. Brown', with a horizontal line extending to the right.

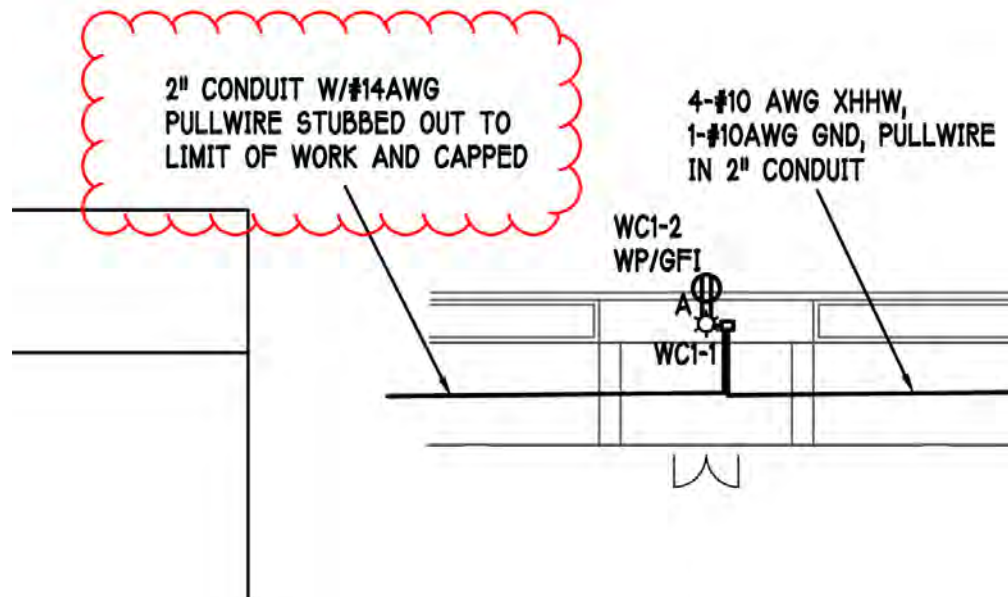
Scott A. Brown, PE, D.WRE
Senior Project Manager

cc: Mr. Ronald Seybert, Township Engineer, Ferguson Township
Mr. Gregory Garth, Borough of State College Senior Planner
Mr. James Coslo, Centre County Conservation District

2021 02 22 West College Student Housing r5

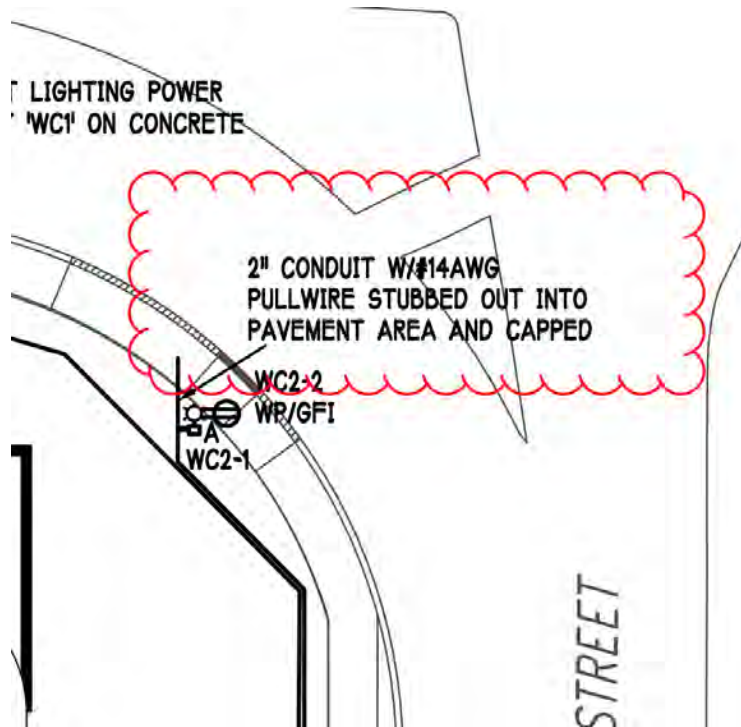
Project: Aspen West College Student Housing Preliminary Land Development Plan (ES-409) **Date:** February 22, 2021
Project No: 2021012.01 **By:** JLH
Submission Date: February 19, 2021

Item No.	Drawing/Spec Section	Comments
1	SL1	Note G indicates “pull string” while the callout for the connection between lighting locations on the plan indicates “pullwire”. Confirm intended wording for this item and correct discrepancy.
2	SL1	Update clouded plan callouts below to correspond with information provided in Note G.



Item No. **Drawing/ Spec Section**

Comments



- 3 SL1 General Note I does not identify which poles receive which base height/detail. Provide note at each pole identifying the intended base height/detail for each instance shown on plan.

- 4 SL2 The uni-strut channel installation for power supplies 'WC1' and 'WC2' indicated in Details 1/SL2 and 2/SL2 is aesthetically not acceptable to Ferguson Township. Provide Milbank Enclosure with West Penn Power compliant meter socket installation as indicated in the previous review comments. Provide Milbank shop drawings to Ferguson Township for review during the Construction Phase.



November 10, 2020

John C. Sepp, P.E.
PennTerra Engineering, Inc.
3075 Enterprise Drive, Suite 100
State College, PA 16801

Reference: Preliminary Land Development Plan - West College Student Housing

Dear Mr. Sepp:

Land development plan approval is vested with the Borough’s Planning Department and it is the Department’s conclusion that the plan works toward meeting the general planning criteria and objectives of the zoning regulations of the Planned Commercial 2 (CP-2) zoning district.

DESIGN REVIEW BOARD COMMENTS (Advisory)

These comments are suggestions offered to help improve plan design, aesthetics, and functionality. The Design Review Board (DRB) reviewed the proposal during its October 6, 2020 meeting and provided the following comments:

1. Consider providing electric vehicle charging stations within the internal parking areas.
2. The DRB suggests placing the mailroom and lobby in the West Calder Way side of the building to avoid potential vehicle stoppages along W College Ave for deliveries and pick up/drop off by taxis, Uber, Lyft, etc. If the developer is unable or unwilling to do this, they should consider adding a pull-off lane/unloading area along W College Ave if it is technically feasible. This may also meet CATA’s objectives for bus service to and from the area.
 - a. *Staff notes that this must be supported by the Traffic Impact Study, and the Borough and Ferguson Township Engineering departments must be consulted.*
3. The main building entrance does not stand out, and people coming from campus would likely enter through the commercial entrance area at the intersection of W College Ave and S Buckhout St.
4. The pedestrian crossing shown in the middle of W College Ave is a potential safety hazard that could be remedied by moving the main entrance to W Calder Way.
5. Is there dedicated parking provided in the building for employees and patrons of the commercial spaces? It should be clearly signed so people know it is available.
6. The DRB strongly encourages bicycle parking within the building’s parking area to avoid residents bringing bicycles up to their apartments and potentially damaging the elevators and corridors.
7. Consider making the kitchens larger and suitable for families in addition to students in the event that the housing market changes in the future and families look to rent apartments in the building.
8. The DRB suggests adding conduits to facilitate the future addition of solar panels on the building roof.
9. Consider pursuing LEED certification for the building.
10. The exterior lighting is missing and needs to be shown on the final plans.
11. Security cameras are recommended inside and outside the building.
12. The DRB recommends upgrading W Calder Way if it is not already required by either municipality.
13. The streetscape along W College Ave is important. Consider providing enough area for outdoor seating.
14. The DRB recommends providing a full-time onsite building manager.

15. Coordinate recycling and refuse accommodations with the Borough Sanitation Foreman and Ferguson Township staff as applicable.

PLANNING COMMISSION COMMENTS (Advisory)

The Planning Commission (PC) reviewed the plans at its October 22, 2020 meeting and offered the following comments:

1. Consider designating areas for UBER, Lyft, and taxis.
2. How will building access be controlled?
3. Consider providing a designated loading area.
4. The overall energy efficiency of the building is important.
5. The PC suggests making accommodations for solar energy.
6. Bicycle parking facilities within the parking area are recommended to avoid damage to the elevators, stairwells, and corridors.
7. The PC suggests providing inclusionary housing units within the building.
8. Consider the impact of lighting to the surrounding houses in the neighborhood.
9. Is a crosswalk at the turn at S Buckhout St optimal for pedestrian/bicycle safety?
10. Pedestrian safety in this area is a major concern. The PC suggests some form of traffic control where the pedestrian accesses are located.
11. Consider improving the entirety of W Calder Way in the surrounding area because of pedestrian and traffic safety concerns all around and along the school crossing area.
12. The Borough should think very carefully about mitigation of pedestrian safety hazards and these potential hazards should be discussed soon with PennDOT.
13. The PC recommends a post-construction traffic study update.
14. The developer may wish to reconsider use of balconies in buildings intended for students.
15. The Planning Commissioners reviewed the following comments provided by the public:
 - a. Consider ways to mitigate potential traffic impacts to the Holmes-Foster neighborhood.
 - b. This development could drastically change the neighborhood and increase noise, present safety concerns to the area around the Corl Street Elementary school, and decrease property values.
 - c. Consider making the curb cuts larger and sidewalks longer where pedestrian crosswalks would be located.
 - d. West Calder Way is a major pedestrian thoroughfare during the evening and the crosswalk at S Buckhout St is very dangerous.
 - e. Contemplate lighting and construction traffic impacts to the surrounding neighborhood.
 - f. Consider a second egress coming from the West Campus Parking Deck.
 - g. The installation of fences along the sidewalks may be appropriate.

BOROUGH ARBORIST COMMENTS (Required)

The Borough Arborist has reviewed the plans and offers the following comments:

1. The trees and plants proposed are appropriate for our area.
2. There is a 3-phase electric line running down the south side of W Calder Way, and the proposed trees will eventually interfere with the lines and they will be pruned by West Penn Power. Smaller trees or columnar trees are recommended in this area.

BOROUGH ENGINEER COMMENTS (Required)

The following engineering comments must be addressed prior to plan approval:

1. § XIX-1216b - Address all stormwater management plan review comments from NTM Engineering. Additionally, please submit a complete stormwater package to the Borough.
2. § XIX-305e - Address all TIS review comments from Stahl Sheaffer Engineering. Please submit all TIS revisions to the Borough.
3. Project constructability will be reviewed as part of the final plan review.

FIRE CHIEF COMMENTS (Required)

The Fire Chief has reviewed the plans and offers the following comments:

1. Although not on the drawings, there is an existing hydrant proximate to the site on the north corner of West College Avenue and S Buckhout St.
2. In the past there have been concerns about the ownership of some portions of West Calder Way in Ferguson Township. Are the Township's traffic ordinances enforceable in the section of West Calder Way adjacent to this site? The fire department needs to have unfettered access to the parking garage and rear of the structure.
3. All remaining site elements are acceptable as proposed.

ZONING/SALDO COMMENTS (Required)

The items listed below are content requirements that are needed on the final plan submission. The applicable sections of the zoning ordinance are cited.

General Comments

1. § XIX-305a.(23) - Provide a minimum of 4 geodetic reference points in degrees, minutes, and seconds or decimal degrees format. This is required by the Centre County GIS Office in order to accurately depict plan elements in geospatial datasets.
2. Refuse and recycling for the site will be the responsibility of Ferguson Township, not State College Borough since the majority of the development will be within the Township.
3. The plans need to be updated to show the consolidated lot rather than the individual lots that existed prior to the proposed consolidation. The lot consolidation plan needs to be approved and recorded prior to land development approval.
4. The plans incorrectly show "N Buckhout St" and need to be updated to show "S Buckhout St."
5. § 19-2706 - Provide a lighting plan meeting the requirements of Part K: Lighting.
6. Provide the following on the final plan:
 - a. § 305a.(9) - A signature block for the property owner, indicating agreement to install and maintain all landscaped areas.
 - b. § 305a.(19) - Signature blocks for the stormwater design engineer, Borough Engineer, and landowners.
 - c. § 305a.(24) - Space labeled "Municipal Approval By" for the signature of the Zoning Officer.
 - d. § 305a.(29) - A space for the stamp of the Centre County Recorder of Deeds.
 - e. § 305a.(35) - An approval signature block for the Borough Arborist.
7. § 305a.(33) - Provide a tree protection zone for each public tree, which shall be the area extending to the drip line of each public tree.
8. § 305a.(34) - Provide a tree protection report prepared by a certified arborist that assesses the health of each affected public tree identified in Section 32 that assesses the amount of canopy and/or root pruning that will result from the proposed land development on each affected public tree and that indicates the steps proposed to be taken by the applicant to mitigate all impacts for any public tree exposed to pruning (of either the root system or limbs) within the tree protection zone, storage of construction materials within the tree protection

zone, soil compaction within the tree protection zone during construction whether by equipment or for any other reason, or site access, whether permanent or temporary, within the tree protection zone.

9. § 305a.(36) - The plans must show the size and material of all proposed utility lines.
10. Based on the total number of parking spaces, a total of 6 ADA spaces are required. At least one of these needs to be van accessible.
11. § 14-118b - Building and property signage within the Borough will need to be separately reviewed and licensed in accordance with the Sign Ordinance (Chapter XV). Signs in Planned Commercial districts also require advisory review by the Design Review Board.
12. § 19-2403 - The civil plans indicate that 859 sq ft of office space will be provided within the Borough side of the building. Based on that square footage and the use of the space as "office," the provided parking is adequate. However, the architectural plans show it as "commercial" space and they do not show the gross occupiable square footage of the space. The civil and architectural plans both need to show the amount of square footage provided, and the proposed use so that the parking requirement can be determined. Any future change to the use of the space within the Borough side of the building will require a change of use permit to ensure that adequate parking is provided.

Sheet 1 - Cover Sheet

13. § XIX-305a.(23) - Please add the municipal boundaries to the Location Map.
14. § XIX-305a.(23) - The plans list both the UAJA and the Borough as sanitary sewer providers. We acknowledge that the UAJA will be responsible for treatment, but the final plan needs to confirm which entity will be responsible for collection and conveyance.

Sheet 4 - Landscaping and Layout/Record Plan

15. Please provide the landscaping plan on a separate plan sheet on the final plan submission.
16. § 1402b.(1) - Show the 30' required front yard setback along both E College Ave and S Buckhout St for the portion of the building within the Borough.
17. § 1402b.(3) - The 7'x7' transformer cannot be located as shown because the CP-2 regulations prohibit buildings and structures within the rear yard setback.
 - a. We also strongly recommend coordinating the placement of the 9'x9' generator pad with Ferguson Township to ensure that there is no pedestrian hazard near the rear entrance of the building.
18. § 1402c.(2) - Note 3.g should be updated to indicate that the open space requirements and calculations relate to the Borough portion of the property. *Staff notes that the provided open space meets the requirement.*

Architectural Plans

19. § XIX-305a.(23) - The plans need to show the gross square footage of the building areas within the Borough. This can be provided as labels or a table, and should exclude stairwells, elevator shafts, and any other non-occupiable space.

PROCEDURE

The Borough's zoning ordinance provides for a two-step land development submission process; preliminary (concept) plan followed by a final plan (Section 305.b). **This letter signifies the completion of the preliminary plan review, and the applicant may now proceed with a final plan submission.**

There is no deadline for submission of the final plan; it may be submitted at the applicant's convenience. The final plan must conform to the requirements of the zoning ordinance and may include any modifications made in response to the advisory comments provided by the Historic and Architectural Review Board (where applicable), Design Review Board, and Planning Commission.

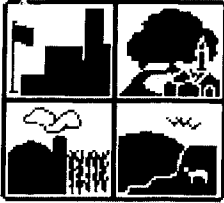
Please call me at (814) 234-7190 or email ggarthe@statecollegepa.us with any questions.

Sincerely,



Gregory J. Garthe, AICP
Planner/Zoning Officer

cc: Ed LeClear, Borough Planning Director
Aaron Jolin, Borough Engineer
Alan Sam, Borough Arborist



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

Submittal Date: 11/9/2020

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

Aspen Heights Partners, LLC

Name

8008 Corporate Centre Drive Charlotte NC

28226

Street Address

City

Zip

8142318285

Phone Number

Property/Plan Information

West College Student Housing

Plan Name

19052

8/14/20

Plan Number

Plan Date

West College Avenue and Buckout Street 24-2A-15

Project Location

Parcel Number

Scott L. and Glenda C. Yocum

Name of Property Owner(s)

P.O. Box 57

Boalsburg

16827

Street Address

City

Zip

Application Type:

Subdivision

Terraced Streetscape District (TSD)

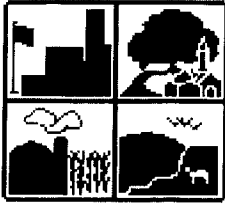
Land Development

Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

22-502-51(3)(b) - 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.



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

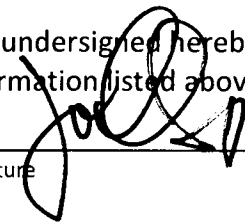
The proposed entrances to the building are designed to meet Township parking lot design criteria.

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

The entrances to the building do not meet township street standards but are more than adequate to provide safe access to the building. Please note that the access to the project is from Calder Way which has a smaller width than the access to the building (Calder is 20' wide, the proposed driveway is 24' wide). The access to the building is actually an access to a parking lot. The design meets Township parking lot design criteria.

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.



Signature

11-9-2020
Date

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AMENDING THE 2021 FERGUSON TOWNSHIP OPERATING BUDGET BY MODIFYING OR INCREASING EXPENDITURES AS DESCRIBED.

WHEREAS, the Ferguson Township Board of Supervisors adopted the 2021 Township Operating Budget on December 14, 2020, projecting revenues and expenditures for the 2021 fiscal year; and

WHEREAS, Section 7.08 of the Ferguson Township Home Rule Charter provides for amendment of the Township Operating Budget after adoption; and

WHEREAS, the Board of Supervisors declared an amendment of the budget on March 1, 2021 and notice of the public hearing was duly and properly advertised.

NOW THEREFORE, the Ferguson Township Board of Supervisors amends the 2021 Township Budget as follows:

Fund & Account		Description	Subtotal	Budget	Change	Revised Budget
1	32.400.439.610	West Gatesburg Road Microsurfacing	175,000	1,533,900	175,000	1,708,900(a)
2	32.400.439.610	Cure in place pipelining	67,000	1,708,900 (a)	73,000	1,781,900

RESOLVED this ___ day of _____ 2021.

TOWNSHIP OF FERGUSON

By: _____
Laura Dininni, Chair
Board of Supervisors

[S E A L]

ATTEST:

David G. Pribulka, Secretary

From: [Strickland,Lisa](#)
To: [Pribulka,David](#)
Cc: [Mitra, Prasenjit](#); [Miller,Steve](#)
Subject: Financial Advisory Committee
Date: Monday, November 2, 2020 6:58:30 PM

Hi Dave,

Prasenjit and I would like to add the item below to the next consent agenda. We can work on the timing of the actual discussion after that. Thanks.

A discussion on the creation of a Financial Advisory Committee. Committees such as this serve to review and make recommendations on municipal financial matters in an effort to increase efficiency, accountability, and transparency in the use of funds. A Financial Advisory Committee would further the Township's strategic planning goals of "Increas(ing) Participatory Government" by "utiliz(ing) both ad hoc and standing citizen advisory boards with subject matter experts from the Township and the region to address issues related to parkland development and other matters of community interest" (2017 Strategic Plan). Furthermore, the committee addresses the desires of township residents expressed in the 2016 Strategic Planning workshops to have "citizen advisory boards," "an engaged and involved community," and "financial stability" (2017 Strategic Plan).

Discussion topics for the Board to consider could include:

Committee duties – Review and comment on budget and financial statements, pensions planning, capital projects planning, tax rates, investment policies, long range infrastructure planning.

Meeting Frequency

Staff Support – Finance Director (Consider asking COG for initial set up support from Finance Director and or other municipal Finance Directors).

Training – Distribution of materials on, for example, municipal budgeting, reading financial and budget documents, capital planning.

Composition of the committee and term lengths –Consider candidates with experience or expertise in budgeting and/or in specialties such as environment, finance, construction, etc.; consider ward representation.

Structure of the committee – standing or ad hoc.

Examples of similar committees:

<https://www.reno.gov/government/boards-commissions/d-r/financial-advisory-board>

<https://www.radnor.com/393/Citizens-Audit-Review-Financial-Advisory>

<https://warwick-bucks.com/finance/>

Financial Advisory Committee Discussion

The goal of this committee would not be to duplicate the efforts of staff. Rather, this group could offer:

1. Education for Board members and the public. Committee membership may consist of specialists in: Accounting, long range financial planning, capital project funding, debt; along with those knowledgeable in specific cost centers such as public safety, road maintenance, low impact development/green infrastructure. Members with such expertise can advise and educate Board members on topics they may not have familiarity with.
2. Public participation. This group would provide an avenue of engagement and enhanced transparency. Residents appointed to the committee will have the opportunity to directly report to the Board. Commentary and recommendations on spending priorities and practices may.

Discussion topics for the Board to consider:

Committee work tasks – Submit to the Board annual reports on proposed CIP and budget with comments and recommendations prior to adoption of each; Monitor quarterly financial reports and observe trends; Prepare long term financial forecasting reports; Review and compare annual financial audits in context of meeting strategic plan goals; Review capital/infrastructure project funding and planning; Review pension plans, benefit offerings; Provide Board members with comment or insight on particular areas of interest as needed (i.e. issuance of bonds, bid processes, materials selection).

Meeting Frequency – Suggested to meet monthly in initial year; Extra meeting times to include CIP and budget work sessions along with Public Hearings.

Staff Support – Finance Director, consider asking COG for initial set up support from Finance Director and or other municipal Finance Directors.

Training – Distribution of materials on, for example, municipal budgeting, reading financial and budget documents, capital projects planning.

Structure and composition of the committee –Candidates with experience or expertise in budgeting or accounting and/or in specialties such as environment, construction, public safety,

etc.; Emphasize ward representation when possible; Suggested term of four years; Suggestion of standing committee with up to 7 members.

Potential Work Plan - First Year:

Provide members with relevant Township documents to include current CIP and Budget, Home Rule Charter.

Review current CIP and budget. Task may include focusing on cost centers of interest to the Board (i.e. public safety, parks, road maintenance), cutting expenses without cutting services, in-house labor versus contracted services, long term planning, etc.

Review previous years' CIPs and budgets to observe trends, budget projections vs. actuals expenditures.

Initial comparison of most recent financial audit with Strategic Plan. Provide comment that may be used to inform Strategic Plan update (if timely).

Potential Work Plan – Typical Year:

Review annual audits. Compare budgeted costs with actual spending (with review of delayed projects vs. spending); review alignment with strategic plan.

Prepare updated financial forecast.

Attend CIP work sessions. Provide to the Manager and the Board comments and suggestions for consideration. Attend public hearing on CIP adoption.

Attend annual budget work sessions. Provide to the Manager and the Board comments and suggestions for consideration. Attend public hearing on budget adoption.

Review pension plans, benefits packages, salaries, hourly wages in comparison with COG and neighboring municipalities annually. Comment on trends that may benefit Township and employees.



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

TO: Ferguson Township Board of Supervisors
FROM: Ryan T. Scanlan, E.I.T., Assistant Township Engineer
DATE: February 23, 2021
SUBJECT: **AWARD OF 2021-C6 CURB AND RAMP UPGRADES**

Bids were opened publicly for Contract 2021-C6 Curb and Ramp Upgrades at 2:00 pm on Tuesday, February 23, 2021 and read aloud over Zoom. The bid opening was attended by Jeff Wert of Glenn O. Hawbaker, Jen of Altoona's Builders Exchange, Jacob DeLozier of Gordon L. DeLozier, E. Reed of Antares Site Work, and Summer Krape, Ron Seybert and myself from Ferguson Township. The bid was advertised in the Centre Daily Times on February 9, 2021 and the invitation to bid was sent to 18 qualified contractors.

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

Attached is a copy of the bid tabulation. The Engineers estimate for this contract is \$47,886.28. There are budgeted funds available to complete this work.

I recommend that the Board of Supervisors award the contract to Wolyniec Construction, Inc. for a total of \$39,953.50 per their bid.

Attachments: 2021-C6 Bid Tabulation

Copy: D. Pribulka (via email)
D. Modricker (via email)
2021-C6 Contract

Project: 2021-C6 Curb and Ramp Upgrades
Bid Tabulation
2/23/2021

QTY	ITEM No. UNIT	DESCRIPTION	ENGINEERS ESTIMATE		Wolyniec Construction		Glenn O. Hawbaker		Antares Site Work		Gordon L. DeLozier	
			UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
22.80	0350 0121 TON	SUBBASE (NO. 2A)	\$100.00	\$2,280.00	\$80.00	\$1,824.00	\$60.00	\$1,368.00	\$64.00	\$1,459.20	\$48.82	\$1,113.10
94.50	4503 0001 SY	PROTECTIVE COATING FOR CEMENT CONCRETE PAVMENT (MODIFIED)	\$6.25	\$590.63	\$6.00	\$567.00	\$4.00	\$378.00	\$27.00	\$2,551.50	\$4.63	\$437.54
1.00	0608 0001 LS	MOBILIZATION	\$2,538.00	\$2,538.00	\$2,250.00	\$2,250.00	\$1,000.00	\$1,000.00	\$3,800.00	\$3,800.00	\$6,374.50	\$6,374.50
12.00	4630 0001 LF	PLAIN CEMENT CONCRETE CURB (MODIFIED)	\$104.74	\$1,256.85	\$95.00	\$1,140.00	\$150.00	\$1,800.00	\$130.00	\$1,560.00	\$111.04	\$1,332.48
105.60	4633 0200 LF	PLAIN CEMENT MOUNTABLE CURB, TYPE A (MODIFIED)	\$115.50	\$12,196.80	\$50.00	\$5,280.00	\$43.00	\$4,540.80	\$87.00	\$9,187.20	\$101.46	\$10,714.18
82.50	4676 0001 SY	CEMENT CONCRETE SIDEWALKS (MODIFIED)	\$210.00	\$17,325.00	\$215.00	\$17,737.50	\$282.00	\$23,265.00	\$249.00	\$20,542.50	\$473.96	\$39,101.70
198.10	4695 0003 SF	DETECTABLE WARNING SURFACE (MODIFIED)	\$50.00	\$9,905.00	\$50.00	\$9,905.00	\$26.50	\$5,249.65	\$38.00	\$7,527.80	\$26.92	\$5,332.85
1.00	0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	\$1,794.00	\$1,794.00	\$1,250.00	\$1,250.00	\$3,000.00	\$3,000.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00
TOTAL			\$47,886.28		\$39,953.50		\$40,601.45		\$47,828.20		\$66,906.34	

*Items in red above show a difference in the amount from Contractors bid. Contractor made a computation error.

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee Meeting

Tuesday, February 23, 2021
6:00 p.m.

MEETING INFORMATION

Please refer to the links below to **REGISTER** to attend the meeting via Zoom and to **LOCATE** the agenda and attachments.

[CLICK here to register to attend the meeting via Zoom](#)

After registering you will receive a confirmation e-mail from Centre Regional Planning Agency containing information about attending the meeting via Zoom.

[CLICK here to locate the AGENDA and ATTACHMENTS](#)

<p>To attend this meeting via phone: +1 301 715 8592 Meeting ID813 5296 2663 Passcode: 560484</p>

Meeting Contact: Marcella Laird (mlaird@crcog.net - 231-3050)

This meeting and the group chat will be recorded and both video and audio files of the meeting will be made available on the COG website upon its conclusion.

- We ask that non-voting participants remain muted with their video turned off unless recognized or are actively speaking. To reduce audio interference, please remain off speakerphone during the meeting.
 - **VOTING PROCEDURES:** Members will provide their vote by voice. Clarification will be sought by the Chair if the vote is unclear. Members opposed to a motion should vote “No”.
 - **PUBLIC COMMENT GUIDELINES:** Members of the public may comment on any items not already on the agenda (five minutes per person). Comments relating to specific items on the agenda should be deferred until that point in the meeting.
 - To access agendas and minutes of previously held meetings, and to learn more about the CCMPO on our website, please click [HERE](#).
-

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee Meeting

Tuesday, February 23, 2021

6:00 p.m.

VIRTUAL MEETING VIA ZOOM
PLEASE CONTACT [MLAIRD@CRCOG.NET](mailto:mlaird@crcog.net) FOR LINK

Written public comments or requests to speak to the Coordinating Committee regarding items on the agenda, or items not on the agenda, may be submitted in advance by emailing Marcella Laird at mlaird@crcog.net.

AGENDA

1. **Call to Order**
2. **[Election of Officers for 2021](#)**
3. **Approval of Minutes:** *November 24, 2020 Coordinating Committee meeting.*
4. **Public Comments:** *For items not on the agenda.*
5. **[PennDOT Pathways Initiative:](#)**
Presentation about state transportation funding study
No action required
6. **[State College Area Connector \(SCAC\) Project:](#)**
Status Report
Action: Provide comments to PennDOT
7. **Performance Based Planning and Programming:**
 - a. **[Annual Update of PM1 Safety Performance Measure Targets](#)**
Action: Support PennDOT's targets
 - b. **[Adjustment to PM3 Travel Time Reliability Performance Measure Targets](#)**
Action: Support PennDOT's adjusted targets
8. **[2021-2024 Centre County Transportation Improvement Program \(TIP\):](#)**
TIP Revisions – Route 64/550 Intersection Safety Project
Action: Approve revisions
9. **[CCMPO Safety Subcommittee:](#)**
Formation of safety subcommittee
Action: Form safety subcommittee
10. **[U.S. Office of Management and Budget \(OMB\) – Federal Register Notice:](#)**
Recommendations to change metropolitan and micropolitan statistical area standards
Action: Authorize staff and the MPO Chair to prepare and submit comments
11. **Member Reports:**
Reports from members about a significant item(s) of interest
No action required
12. **[Announcements](#)**
13. **Adjourn**

Next Coordinating Committee meeting:
April 27, 2021
6:00 p.m.
Anticipated virtual meeting via Zoom

FEBRUARY 23, 2021 MEETING

ITEM 2

ELECTION OF OFFICERS FOR 2021

The Coordinating Committee should elect a Chair and Vice Chair for 2021. In 2020, Eric Bernier (College Township) served as Chair, and Michael Pipe (Centre County Board of Commissioners) served as Vice-Chair.

The Coordinating Committee should also appoint a Secretary for 2021. Traditionally, the Centre Regional Planning Agency (CRPA) Director serves as the CCMPO Secretary. Jim May, CRPA Director, served as Secretary in 2020.

Presented by: Jim May, CCMPO Secretary

Action: Elect officers and appoint a Secretary for 2021.

Voting members of the Coordinating Committee		
Centre County	Michael Pipe	Commissioner
Centre County	Mark Higgins	Commissioner
College Township	Eric Bernier	Council Member
Ferguson Township	Lisa Strickland	Supervisor
Halfmoon Township	Barbara Spencer	Resident
Harris Township	Frank Harden	Supervisor
State College Borough	Theresa Lafer	Council Member
Patton Township	Pam Robb	Supervisor
Nittany Valley Region	Doug Johnson	Bellefonte Borough Council Member
Penns Valley Region	Dick Decker	Potter Township Supervisor
Lower Bald Eagle Valley Region	Dave Veneziano	Boggs Township Supervisor
Upper Bald Eagle Valley Region	Keith Reese	Worth Township Supervisor
Moshannon Valley Region	open	
Mountaintop Region	Ken Hall	Resident
Centre Area Transportation Authority	John Spsychalski	Board of Directors
Centre Regional Planning Commission	Jon Eich	Commission Member
PennDOT Central Office (Harrisburg)	Larry Shifflet	Deputy Secretary of Transportation for Planning
PennDOT District 2-0 Office (Clearfield)	Tom Zurat	District Executive
Non-voting members of the Technical Committee		
Pennsylvania State University	Rob Cooper	Senior Director Energy and Engineering
Federal Highway Administration	Matt Smoker	Innovative Finance & Planning Implementation Manager PA Division Office
Federal Transit Administration	Chelsea Beytas	Community Planner Region III Office

Congratulations!

Recently, Ms. Victoria Rusnak, P.E., Transportation Planning Manager at PennDOT Engineering District 2-0, announced that she was retiring from PennDOT on February 19, 2021 after 35 years of service.

In 2019, Vickie was honored with PennDOT's Star of Excellence Award. At that time, the CCMPO staff noted that Vickie is recognized in District 2-0 and across Pennsylvania for her skill in administering the Transportation Improvement Program, which has resulted in great benefit to the MPOs and RPO in District 2-0. Regularly, District 2-0 and its MPOs and RPO received additional funding for projects and programs because of Vickie's ability to adroitly and creatively manage financial resources.



Beyond the skill that Vickie exhibited in managing financial resources, she collaborated with the Centre and SEDA-COG MPOs and the North Central RPO with great enthusiasm, leading to the development of a cooperative working relationship that delivered many projects that benefit the traveling public. Vickie's willingness to work closely with the MPO and RPO staffs has been a hallmark of District 2-0's efforts for over 30 years. On behalf of the CCMPO Technical and Coordinating Committees and staff, we thank Vickie for her outstanding dedication and resulting success, and we wish her the best of luck as she retires to focus on her family and other interests!

FEBRUARY 23, 2021 MEETING

ITEM 5

PENNDOT PATHWAYS INITIATIVE

Presentation about State Transportation Funding Study

On November 18, 2020, PennDOT announced the start of the PennDOT Pathways Program, a new initiative to examine possible near and long-term options for addressing the transportation funding shortfall in Pennsylvania. The announcement noted that PennDOT faces an \$8.1 billion gap in annual highway and bridge transportation funding needed to keep the network in a state of good repair.

At this meeting, PennDOT Deputy Secretary for Planning Larry Shifflet will provide a presentation about the Pathways initiative and the Planning and Environmental Linkages (PEL) Study of potential funding options being completed as part of the initiative. The initial results from the Pathways PEL Study are anticipated to be circulated for public comment in April 2021.

Depending on the timing of the release of the PEL Study and dates of the public comment period, a special meeting of the Coordinating Committee may be needed in May to facilitate the preparation of comments. Staff will work with the Chair at a later date to determine if a special meeting is needed.

The PennDOT Pathways website can be found at www.penndot.gov/funding. Committee members are encouraged to visit the website, which is designed for quick, easy reading. Along with the information on the landing page, information is available by clicking on the “Addressing the Funding Gap” tab, and by accessing the archived Engagement Form through the “More Resources” tab.

The website provides updates to some of the information that was previously provided to the CCMPO in June 2019 from the *Risks to Transportation in Pennsylvania* report, and includes details about impacts to the transportation revenue stream from the COVID-19 pandemic.

The Coordinating Committee should receive the presentation.

Presented by: Larry Shifflet, PennDOT Deputy Secretary for Planning

No action required.

FEBRUARY 23, 2021 MEETING

ITEM 6

STATE COLLEGE AREA CONNECTOR (SCAC) PROJECT

Status Report

To keep the MPO Committees informed of progress on the Planning and Environment Linkages (PEL) Study for the SCAC, a status report item is being included on all CCMPO meeting agendas. The status report will be provided by the District 2-0 Committee representatives or the consultant team, depending on the extent of the report.

The PEL Study is the first step in PennDOT's project development process. The study is tentatively scheduled to be completed in spring 2022 and will identify transportation improvements to be advanced for environmental consideration and further design in the next step, the Preliminary Engineering (PE) phase. The PE phase will include a more detailed analysis of the study area's socio-economic, natural, and cultural resources; the development and evaluation of transportation alternatives; the identification of a preferred alternative; and obtaining environmental clearance for the preferred alternative.

The first public meeting for the PEL Study was held virtually from October 28 through November 4, 2020, and included the presentation of information about the transportation purpose and needs in the study area. The consultant team is now developing a range of alternatives to address the purpose and need. The next public meeting is scheduled for late summer 2021.

The Coordinating Committee should receive the status report and provide comments to PennDOT.

Presented by: Tom Zurat, P.E., PennDOT District 2-0
Dean Ball, P.E., PennDOT District 2-0

Action: Comments to PennDOT and SCAC consultant team.

SCAC website: www.PennDOT.gov/SCAC

FEBRUARY 23, 2021 MEETING

ITEM 7.a.

PERFORMANCE BASED PLANNING AND PROGRAMMING

Annual Update of PM1 Safety Performance Measure Targets

In 2017, PennDOT developed initial performance targets for the federal Highway Safety Improvement Program (HSIP) performance measures. PennDOT is required to update the targets annually. By federal rule, the CCMPO has 180 days from the date when PennDOT establishes its annual targets to either support PennDOT’s statewide targets or establish its own quantifiable targets. The CCMPO supported PennDOT’s initial targets in 2018 as well as annual updates in 2019 and 2020 because the MPO does not have the staff resources and technical capacity to establish and monitor its own quantifiable targets.

The MPO staff received PennDOT’s new 2021 targets on November 12, 2020. The CCMPO must act by February 27, 2021 to either support the PennDOT targets or establish its own quantifiable targets. Action is being requested at this meeting to support the PennDOT targets.

Attached is:

1. November 12, 2020 letter from PennDOT establishing new PM1 safety performance measure targets

Below are the targets that have been supported in past years (grey) and new targets (white). The targets are based on a calculation that uses a rolling five-year average that is adjusted annually. The year 4 targets reflect that only one fatality occurred in Centre County in 2019, which has significantly changed the targets in 2021.

Centre County MPO Supporting Values (Targets) for All Years <i>(Targets are based on a rolling five-year average)</i>								
Performance Measure	Initial - 2018		Year 2 - 2019		Year 3 - 2020		Year 4 - 2021	
	Baseline 2012-2016	Target 2014-2018	Baseline 2013-2017	Target 2015-2019	Baseline 2014-2018	Target 2016-2020	Baseline 2015-2019	Target 2017-2021
Number of fatalities	14.6	17.2	15.0	16.4	15.2	14.9	13	6.4
Rate of fatalities per 100 million VMT	1.080	1.240	1.102	1.173	1.096	1.049	.919	.438
Number of serious injuries	37.8	41.3	38.6	41.1	44.0	54.8	47.2	52.2
Rate of serious injuries per 100 million VMT	2.802	2.979	2.835	2.940	3.173	3.857	3.337	3.575
Number of non-motorized fatalities and serious injuries	6.2	9.8	8.0	9.5	9.4	13.7	10.4	10.4

In 2020, PennDOT was required by the Federal Highway Administration (FHWA) to prepare a Safety Implementation Plan because Pennsylvania did not meet its targets in the 2019 reporting period. Because of this outcome, the PennDOT Central Office is placing a higher emphasis on systemic safety improvements that have greater probability of reducing fatalities and serious injury crashes. This emphasis, and the shift to data-driven decision making, is expected to change the way that candidate safety improvement projects are identified, evaluated, and prioritized for funding on the TIP. Additional guidance will be needed from PennDOT in order to select safety improvements that have greater probability of reducing fatalities and serious injury crashes.

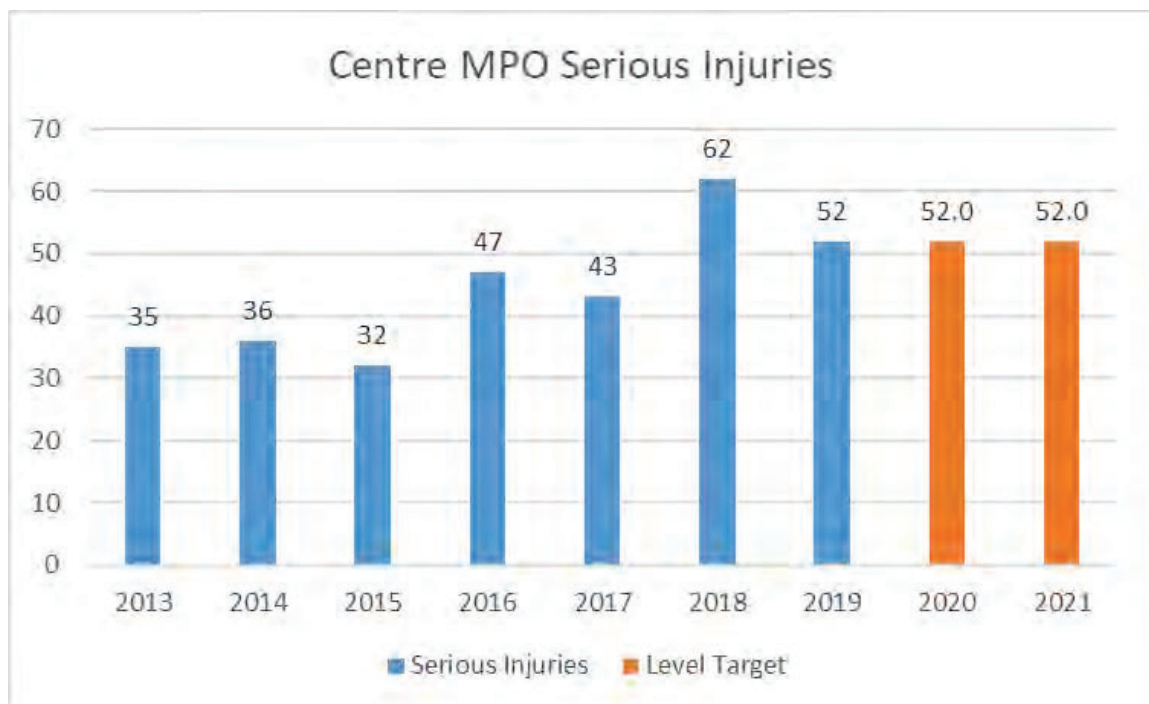
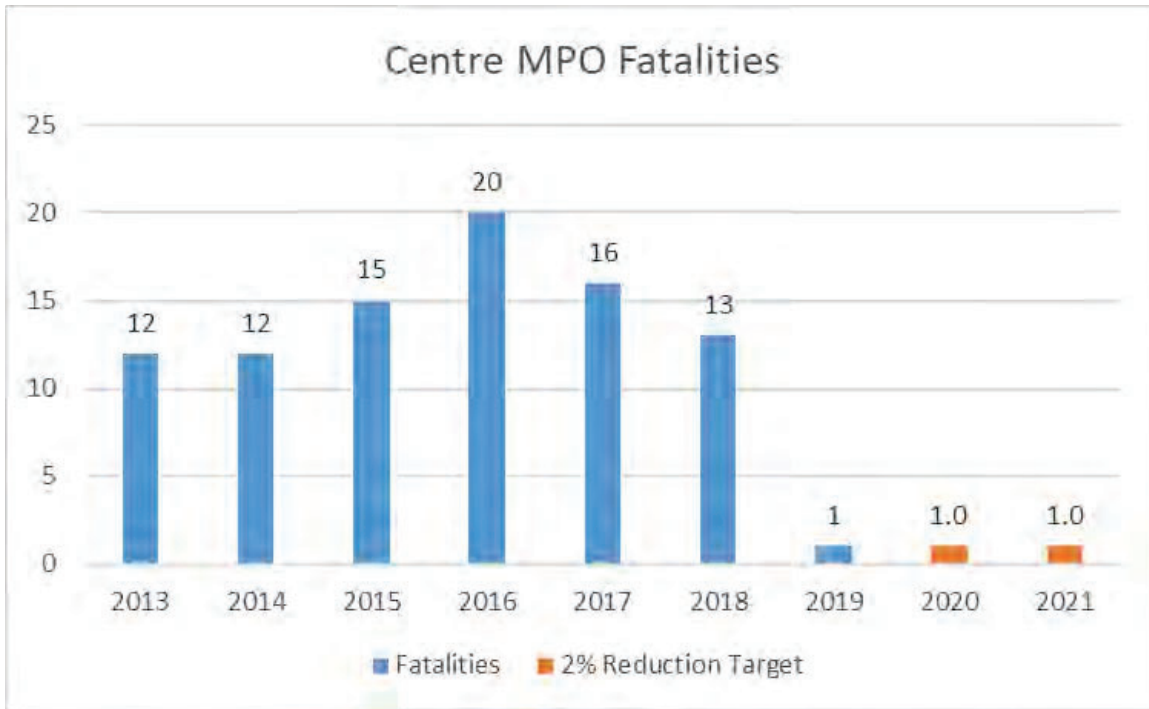
(Continued)

The Technical Committee has recommended that the Coordinating Committee take action to support PennDOT's targets by selecting the option to "plan and program projects that contribute toward the accomplishment of the statewide targets".

The Coordinating Committee should receive a staff report and take action to select the option to "plan and program projects that contribute toward the accomplishment of the statewide targets".

Presented by: Anne Messner, AICP, CCPCDO

Action: Select the option to plan and program projects that contribute toward the accomplishment of the statewide PM1 safety targets.



FEBRUARY 23, 2021 MEETING

ITEM 7.b

PERFORMANCE BASED PLANNING AND PROGRAMMING

Adjustment to PM3 Travel Time Reliability Performance Measure Targets

In September 2018, the CCMPO formally supported statewide targets established by PennDOT for the PM2 (pavement and bridge condition) and PM3 (travel time reliability) performance measures. The PM2 and PM3 performance targets apply only to National Highway System (NHS) roadways.

The Coordinating Committee supported PennDOT's targets instead of establishing its own targets because of the complexity of the technical calculations required in defining targets and measuring performance and the limitations on MPO staff resources.

In September 2020, PennDOT submitted a required *Mid-Performance Period Progress Report* to FHWA for the PM2 and PM3 performance measures. Based on the data collected and documented in the report, PennDOT is adjusting two PM3 travel time reliability targets. Below are the previous targets (grey) and what is planned (white):

PM3 Performance Measures	2017 Baseline	2-Year Target	2-Year (2019) Performance	4-Year Target	Adjusted (New) 4-Year Target
Percent of Person-Miles Traveled on the Interstate That Are Reliable (Higher values are "better")	89.8%	89.8%	89.9%	89.8%	89.5%
Truck Travel Time Reliability Index (Lower values are "better")	1.35	1.34	1.36	1.34	1.40

The primary reason for adjusting to less stringent targets is that roadway construction scheduled for the Interstate system across Pennsylvania in 2021 is anticipated to result in delays that will negatively impact travel time performance. The impact of construction work zones on the Interstate system cannot be mitigated in 2021, but PennDOT will be developing appropriate mitigation strategies to address impacts in future years.

The CCMPO must act by March 29, 2021 to either support the adjusted PennDOT targets or establish its own quantifiable PM3 targets. Action is being requested at this meeting to support the adjusted PennDOT targets. The PM2 targets and remaining PM3 targets remained unchanged from 2018.

Attached are:

- Map of NHS roadways in Centre County
- November 18, 2020 letter from PennDOT establishing adjusted PM3 performance measure targets

The Technical Committee has recommended that the Coordinating Committee take action to support PennDOT's targets **by selecting the option to “plan and program projects that contribute to meeting or making significant progress toward meeting PennDOT’s adjusted PM3 targets.”**

The Coordinating Committee should receive a staff report and take action to select the option to “plan and program projects that contribute to meeting or making significant progress toward meeting PennDOT’s adjusted PM3 targets”.

Presented by: Tom Zilla, AICP, CRPA

Action: Select the option to plan and program projects that contribute toward the accomplishment of the statewide adjusted PM3 performance measure targets.

FEBRUARY 23, 2021 MEETING

ITEM 8

2021-2024 CENTRE COUNTY TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

TIP Revisions – Route 64/550 Intersection Safety Project

The 2021-2024 Centre County TIP was adopted by the CCMPO in June 2021 and took effect on October 1, 2021.

A significant increase in the estimated cost for the construction phase of the Route 64/550 intersection safety project has occurred, resulting in the need to revise the TIP.

Proposed Revision to 2021-2024 TIP			
Project	Original Funding	Change	Revised Funding
Route 64 Section N38 Route 64/550 Intersection Safety Improvement Construction Phase	\$3,613,935	+\$1,267,311	\$4,881,246

The additional funds are needed to ensure soil stabilization under proposed new sections of roadway and to relocate a community water line.

The additional funding may come from three potential sources:

1. Uncommitted funds in a reserve line item on the TIP
2. Statewide Highway Safety Improvement Program (HSIP) program (new funds for the TIP)
3. Shift funds from the construction phase of the Route 26 Jacksonville Road Betterment project

The schedule for the construction of the Route 26 Betterment is closely linked to the schedule for completing the I-80/Route 26 Local Access Interchange. Because the schedule for opening the Local Access Interchange has been pushed back, the schedule for completion of the Betterment project will also be pushed back. Thus, funds could be shifted from the construction phase of the Betterment project and replenished in the next 2023-2026 TIP without impacting the pre-construction phases of the project.

At the time of agenda preparation, the PennDOT Central Office had not made a decision about committing new HSIP funds for the project. Thus at the meeting, PennDOT District 2-0 and MPO staff will provide a report about the final proposal for allocating additional funds to the Route 64/550 project.

The Technical Committee has recommended that the Coordinating Committee revise the TIP to include additional funds for the Route 64/550 project.

The Coordinating Committee should receive the staff report and take action to revise the TIP to provide additional funds for the Route 64/550 intersection project.

Presented by: Tom Zilla, AICP, CRPA
Dean Ball, P.E., PennDOT District 2-0

Action: Approve revisions to the 2021-2024 Centre County TIP to provide additional funding for the Route 64/550 intersection safety project.

FEBRUARY 23, 2021 MEETING

ITEM 9

CCMPO SAFETY SUBCOMMITTEE

Formation of Safety Subcommittee

In 2021, the MPO staff and PennDOT will be working to identify candidate roadway safety improvement projects that can be considered for the next 2023-2026 TIP. Development of the 2023-2026 TIP will begin in spring 2021. A Preliminary Draft TIP will be prepared for review in November 2021, and the final TIP will be adopted in June 2022.

To help facilitate the identification of candidate safety projects, the MPO staff is requesting that a Safety Subcommittee be formed to assist in the effort. The new subcommittee would be comprised of a small number of members from the Technical Committee. Formation of a special subcommittee requires action by the Coordinating Committee. It is anticipated this committee would begin meeting in late February/early March, and will continue to meet as needed through the timeframe when the new TIP is being developed in 2021.

MPO staff asked for volunteers and subsequently contacted other members regarding participation. The following Technical Committee members have agreed to participate.

- Ron Seybert, Ferguson Township, Technical Committee Chair
- George Harrigan, Harris Township
- Joel Myers, Penns Valley Region
- Dean Ball, PennDOT District 2-0
- Frank Hampton, PennDOT Central Office
- Matt Smoker, FHWA

The Technical Committee has recommended that the Coordinating Committee form a new safety subcommittee comprised of the above listed members of the Technical Committee.

The Coordinating Committee should take action to form a new safety subcommittee.

Presented by: Anne Messner, AICP, CCPCDO

Action: Form a safety subcommittee comprised of members of the Technical Committee.

FEBRUARY 23, 2021 MEETING

ITEM 10

U.S. OFFICE OF MANAGEMENT AND BUDGET (OMB) FEDERAL REGISTER NOTICE

Recommendations to Change Metropolitan and Micropolitan Statistical Area Standards

On January 19, 2021, the OMB published a notice in the Federal Register seeking comment on recommended changes to OMB's standards for designating "metropolitan" and "micropolitan" statistical areas. The recommended changes would increase the population threshold for designating an area as "metropolitan" from 50,000 to 100,000 persons and reclassify areas between 50,000-99,999 persons as "micropolitan". The proposed change would reclassify nine areas in Pennsylvania from metropolitan to micropolitan status, including the State College Metropolitan Statistical Area (Centre County).

The OMB designations are used as the basis for collection and reporting of data by various agencies, and are not used to designate metropolitan planning organizations (MPOs). MPO designations are based on Urbanized Areas delineated by the U.S. Census Bureau, and by the U.S. Department of Transportation (USDOT) in federal transportation legislation and rulemaking. Currently, the population threshold used by the Census Bureau to designate an Urbanized Area is 50,000 persons.

MPO staff is coordinating with PennDOT and the other affected areas in PA to share information and determine whether the submission of comments to the OMB is relevant and appropriate. At this time, there is no evidence that the proposed OMB changes would directly impact the designation of the nine areas as MPOs. However, staff is concerned that later in 2021, the Census Bureau may redefine standards for designating Urbanized Areas and the USDOT may change the definition of MPOs to be more consistent with the new OMB standards, should they be enacted.

Public comments about the OMB's recommended change in standards must be submitted by March 19, 2021. Because it is unclear if the submission of comments would be necessary, staff is requesting that the Coordinating Committee authorize staff to submit comments by the March 19 deadline, **if relevant and appropriate**, and contingent upon review and approval by the CCMPO Chair. Staff is also seeking authorization to share any comments with Centre County's Congressional delegation.

The Coordinating Committee should receive a staff report and provide authorization to submit comments to the OMB if relevant and appropriate, contingent upon review and approval by the CCMPO Chair, and to share any comments with Centre County's Congressional delegation.

Presented by: Tom Zilla, AICP, CRPA

Action: Authorize staff to prepare and submit comments about the OMB's proposed changes for updating the standards establishing metropolitan and micropolitan areas, if relevant and appropriate, contingent upon review and approval by the CCMPO Chair, and to share any comments with Centre County's Congressional delegation.

FEBRUARY 23, 2021 MEETING

ITEM 12

ANNOUNCEMENTS

1. Future Meeting Dates
 - a. Technical Committee: Wednesday, April 14, 2021, 9:30 a.m.
Anticipated virtual meeting via Zoom platform
 - ⇒ State College Area Connector
 - ⇒ Centre Region Climate Action and Adaptation Plan
 - ⇒ Safety project development
 - ⇒ PennDOT project status report
 - ⇒ State transportation funding
 - ⇒ Transit safety performance measure targets
 - b. Coordinating Committee: Tuesday, April 27, 2021, 6:00 p.m.
Anticipated virtual meeting via Zoom platform
 - ⇒ State College Area Connector
 - ⇒ Centre Region Climate Action and Adaptation Plan
 - ⇒ Safety project development
 - ⇒ PennDOT project status report
 - ⇒ State transportation funding
 - ⇒ Transit safety performance measure targets
2. The CCMPO's *Procedures for Transportation Improvement Program (TIP) Revisions* allow project sponsors (typically PennDOT and CATA) to make administrative modifications that change funding on the TIP without formal approval by the Coordinating Committee. The *Procedures* specify that the administrative modifications be reported to the CCMPO for information purposes. Attached is a fiscal constraint chart illustrating modifications completed for the 2021-2024 TIP since November.
3. Annually, the CCMPO is required to prepare and make available an Annual Listing of Obligated Projects report for the previous federal fiscal year (FFY). The FFY 2020 Annual Listing of Obligated Projects report was prepared by the MPO staff in close partnership with PennDOT and CATA, and is posted on the CCMPO website [here](#).
4. MPO staff continues to work to identify a potential source(s) of funds to complete a Strategic Plan for the CCMPO using outside consulting services. Staff has been communicating with the MPO Chair about those efforts and has also discussed scope, timing, and workload aspects associated with completion of the Strategic Plan with the Chair. More information will be provided in April.
5. PA Act 106 of 2020 authorized the use of Personal Delivery Devices (PDDs) beginning January 30, 2021. A PDD is a ground-based delivery device that is manufactured for transporting cargo or goods and is operated by a driving system that allows both autonomous and/or remote operations. MPO staff reviewed and provided information to the municipalities about PDDs, and provided comments to PennDOT about the process that will be utilized in Pennsylvania to authorize the use of PDDs. Staff attended a PennDOT webinar on January 20 about Pennsylvania's Draft Policy and Procedures for PDDs and provided additional detailed comments about the policy and procedures. Staff will continue to monitor PDDs now that the law has taken effect and provide updates to the municipalities. More information about PDDs can be found [here](#).

(Continued)

6. In December 2020, the League of American Bicyclists (LAB) elevated the State College – Centre Region from bronze level Bicycle Friendly Community (BFC) designation to a silver level. The State College – Centre Region is only the third community in PA to receive a silver designation, joining Philadelphia and York. The BFC program provides a roadmap to improve conditions for bicycling and guidance to help make a more bikeable community. A BFC welcomes bicyclists by providing safe accommodations for bicycling and encouraging people to bike for transportation and recreation. The current designation is valid for a four-year period. More information about the BFC program can be found at <https://www.bikeleague.org/community>
7. The Centre Region Council of Governments (COG) is working on the preparation of Climate Action and Adaptation Plan (CAAP). The CAAP will build upon the compilation of a recently completed Greenhouse Gas Inventory, and is intended to guide sustainability efforts in the Centre Region.

The CAAP and associated sustainability efforts are referenced in the CCMPO’s Long Range Transportation Plan (LRTP) 2050. In April, CRPA Sustainability Planner Pam Adams will provide presentations to the Technical and Coordinating Committees about the CAAP and sustainability planning efforts that are underway in the Centre Region. Similar efforts are underway in Bellefonte Borough. These efforts will help build a framework for the MPO to support sustainability planning efforts in other areas of Centre County.
8. For information about PennDOT’s Local Technical Assistance Program (LTAP) training courses, as sponsored by the SEDA-COG MPO, visit <http://seda-cog.org/departments/transportation/local-technical-assistance-program/>
9. For information about the *PennDOT Connects* initiative, visit the *Connects* support hub at <https://connect.psats.org/home>. **Information about technical assistance that is available to municipalities is posted on the *Connects* support hub.**
10. For information about the “Drive Forward” coalition formed by the Chamber of Business and Industry of Centre County (CBICC) with the support of the CCMPO, visit the Drive Forward website at www.driveforwardcc.com. **Please visit the site to view recent updates prepared by the CBICC staff.**
11. CCMPO staff contact information:

Centre Regional Planning Agency	Telephone:	814-231-3050
2643 Gateway Drive	Fax:	814-231-3083
State College, PA 16801		

Jim May, Director	jmay@crcog.net
Tom Zilla, Principal Transportation Planner	tzilla@crcog.net
Trish Meek, Senior Transportation Planner	tmeek@crcog.net
Greg Kausch, Senior Transportation Planner	gkausch@crcog.net
Pam Adams, Sustainability Planner	padams@crcog.net
Marcella Laird, Office Manager	mlaird@crcog.net

Centre County Plng & Community Dev. Office	Telephone:	814-355-6791
420 Holmes Street – Willowbank Office Building	Fax:	814-355-8661
Bellefonte, PA 16823		

Ray Stolinas, Director	rjstolinas@centrecountypa.gov
Anne Messner, Senior Transportation Planner	ammessner@centrecountypa.gov

On the web at www.ccmppo.net . Like and share the CCMPO’s Facebook page at <https://www.facebook.com/centrecountympo/> for meeting announcements, project updates, PennDOT’s Local Technical Assistance Program (LTAP) announcements, District 2-0 press releases, and relevant items from PennDOT’s Facebook page.



**Manager's Report
March 1, 2021**

1. Staff met to discuss traffic concerns on Blue Course Drive in the vicinity of Wells Terrace. The meeting was in response to a concern expressed by a pedestrian involved in a near-miss accident when an impaired driver jumped the curb line and crashed near the development's intersection. Police will post speed signs and gather data to determine whether any enforcement or traffic-calming measures may be warranted.
2. The Manager and Planning Director have been working with property owners on West College Avenue to review a conceptual request for a zoning map amendment. No application has been submitted and the potential applicant is also working with staff at the Centre Regional Planning Agency to discuss consistency with the Centre Region Comprehensive Plan.
3. The Ferguson Township Parks and Recreation Committee met on Thursday, February 18th. The agenda included a continued discussion of committee goals; an introduction to the parks surveying project; and an update on the regional bicycle route connection project with Patton Township.
4. Staff continues to work with other stakeholders and the Pennsylvania Municipal League to organize a Community Resilience Building Workshop. Planning for the workshop involves the completion of a Community Characterization Survey which has been the focus of the group. Additional details can be found on the Township website.
5. A meeting of the regional permitting software replacement working group was held on February 22nd. Centre Region Code Administration staff are leading the search and will coordinate virtual site visits with clients of two finalists. Tentatively, the replacement of the current regional permitting software will begin in 2022 and the "go-live" date will be dependent on the implementation schedule.
6. The Pine Grove Mills Small Area Plan Advisory Board met on February 25th. Agenda items included a continued discussion of the Small Area Plan Implementation Schedule and prioritization of action steps; a review of the Township Sign Ordinance; and consideration of eligible projects for the 2021 Centre County Tourism Grant Program managed by the Happy Valley Adventure Bureau.



TOWNSHIP OF FERGUSON

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Public Works Director's Report to the Board of Supervisors (BOS) for the regular meeting on March 1, 2021

- 1. Public Works Road Crew Activities –** Winter operations in progress. Vehicle and equipment maintenance is ongoing. When not snowfighting, the road crew is performing body work and maintenance on vehicles, painting building interior walls, and completing various work orders. An annual work plan is attached for reference.
- 2. Arborist and Tree Commission Activities-** The FTTC meets next on February 22nd and then on March 15th. February agenda topics include presentations and discussions on urban forest insect and disease, outreach and education efforts, and an arborist report. Arborist activities include: following the evolution of the Tree Preservation Ordinance, coordinating spring tree plantings in Haymarket Park basin, Saybrook Park, the Township building grounds, preparing an application form for Heritage and Significant Tree applications, following up on requests from residents for street tree plantings, tree trimming as needed.
- 3. New Public Works Facility:** Work by all prime contractors continues on the new public works facility. The project substantial completion date was February 8th. Contractors did not meet that date and are working to achieve substantial completion. Certain tasks such as landscaping, installation of an oil water separator for building 3, removal of our existing (abandoned) underground fuel tanks, as well as a punch list of items will remain to be completed. Public works employees will likely start occupying the building sometime in March. Project costs remain within the approved budget. Change orders are being managed in cooperation with our Construction Manager and Architect. The Construction Manager is no longer on site. The architect team completed an inspection on February 17th and needs to issue a punch list of outstanding items to complete the job. A fiber optic connection between the new public works building and the administration building is being installed within the week. Furniture will be installed starting February 23rd. System commissioning testing will be performed the week of March 2nd. Indoor air quality testing is planned for the week of March 9th.
- 4. Stormwater Fee –** The Public Works Director will lead of team of staff, with consultant assistance, to ensure a smooth and effective implementation of a stormwater fee including coordination with our third party billing agency, public communication and continued education outreach, finalization of the master billing account, and GIS data quality control.
- 5. Contract 2016-C11 Traffic Signal Performance Metrics –** Design work on this project continues.

6. **Contract 2018-C20 Park Hills Drainageway** –Design work continues. A progress meeting was held on January 26th. [An informational open house is scheduled for March 3rd at 7pm via zoom. Property owners adjoining the drainageway were sent invitations to attend.](#) Completion of design, permitting, easement acquisition, utility relocation this year are needed to progress the project toward construction in 2022.
7. **Contract 2019-C21 Pine Grove Mills Street Light Conversion:** Phase 1 of the design is complete including base mapping, utility location, identification of meter and power locations, locations of existing and proposed conduit. A preliminary cost estimate was completed by Barton. Barton Associates is providing a professional services proposal to assist with phase 2 of the design. A 3000 Kelvin temperature LED retrofit “corn cob” style bulb was installed in a fixture nearest the Naked Egg Café. This is the lowest Kelvin temperature bulb available for the existing luminaire. Staff will need direction on either keeping the current 100 watt high pressure sodium bulbs, converting to 3000K retrofit LED bulbs, or purchasing entirely new 2700K LED fixtures at an additional cost.
8. **Contract 2020-C18 Science Park and Sandy Drive Signal Design** – Design of the traffic signal will be completed in-house for bidding and construction in 2021. Signal design is progressing with the next step being utility coordination and subsurface utility engineering.
9. **Contract 2020-C20 Pine Grove Mills Mobility Study** – A contract for this study has been awarded to McCormick Taylor, but a notice to proceed has not been issued due to the coronavirus pandemic which has affected traffic volumes. Staff and consultant are monitoring traffic volumes and activities to determine an appropriate time to begin the project. This project is currently on hold.
10. **Contract 2020-C21 Pine Grove Road & Water Street/Nixon Road Signal Warrant Study** – A contract for this study has been awarded to McCormick Taylor, but a notice to proceed has not been issued due to coronavirus pandemic which has affected traffic volumes. This project is on hold.
11. **Contract 2021-C1 Harold Drive and Gatesburg Road** – This project is in design for a combination of in-house work and contract work to improve road side drainage and paving.
12. **Contract 2021-C2 Devonshire Drive Inlet Box** – Work includes replacing a very deep oversized inlet on Devonshire Drive at the low point near the Ferguson/Patton Township line. [A bid opening is scheduled for March 9th.](#)
13. **Contract 2021-C3 Cured in Place Pipe Lining** – This project includes lining old corrugated metal storm pipes predominately in the Brackenridge neighborhood based on a completed video assessment of the pipes.
14. **Contract 2021-C5 Storm Sewer Cleaning and Video Assessment** – This project includes cleaning existing storm pipes and televising the system to document the condition of pipes.
15. **Contract 2021-C6 Concrete curb and ADA ramp upgrades** – This is an annual assessment and upgrade of curb ramps associated with road paving and microsurfacing projects.
16. **Contract 2021-C7 a Fuel** – Annually the Township bids gasoline and diesel fuel.

17. **Contract 2021-C7b Street signs and supplies** – Annually the Township receives quotes for street signs and supplies.
18. **Contract 2021-C7c Asphalt and Aggregate** – Annually the Township bids asphalt and aggregate. The bid is usually advertised in March.
19. **Contract 2021-C 8 Pavement Markings** – Each year the Township bids pavement markings and long lines. A dozen municipalities piggyback on this popular contract. [A bid opening is scheduled for March 2nd.](#)
20. **Contract 2021-C9 Microsurfacing** – This work is bid each year and typically performed in late July when school is out of session and temperatures are favorable for this type of work. Work includes the placement of two layers of a slurry of fine aggregate, minerals, asphalt emulsion and water on the pavement surface as a preventative maintenance measure to cost effectively extend the life of the pavement. [A bid opening is scheduled for March 9th.](#)
21. **Contract 2021-C10 Sealcoat bikepaths** – Certain bikepaths and multi-use paths are sealcoated to extend the life of the asphalt path. In advance of work, FTPW will edge and sweep the paths, seal any cracks, and repair the asphalt as needed. Work is performed in the summer months.
22. **Contract 2021-C11 Sidewalk Repairs** – FTPW Engineering Section will inspect a portion of the public sidewalks each year. Property owners are sent notices to fix deficient sidewalk sections and given an opportunity to fix it themselves or have the Township perform the work by contract and bill the property owner.
23. **Contract 2021-C12 Traffic Signal Cabinet Installation** – Work includes upgrading the cabinet at the intersection of Science Park Road and West College Avenue
24. **Contract 2021-C13 Traffic Signal LED Replacements** – Signal LEDs are replaced approximately every 7 years.
25. **Contract 2021-C14 Traffic Signal UPS Batteries** – Batteries are needed in the event of power outages and are replaced at the end of their useful life.
26. **Contract 2021-C15 Street Tree Pruning** – Each year a certain number of street trees are pruned to include shaping, clearance, deadwood removal, and hazard mitigation.
27. **Contract 2021-C16 Chesapeake Bay Pollutant Reduction Plan (CBPRP) Design and Permitting** – In compliance with our MS4 permit and CBPRP, certain projects will be advanced through the design and permitting phase. [The Township Engineer will attend a BOS meeting in the near future to provide an update.](#)
28. **Contract 2021-C17 Guide Rail Replacement** – Quotes are obtained to replace certain sections of guiderail as needed.
29. **Contract 2021-C18 Homestead Park Play Equipment Installation** – Once equipment is selected, FTPW Engineering Section with assistance as needed from the Road Crew will procure, prepare the playground pit, and oversee installation of playground equipment.

30. **Contract 2021-C19 Louise E. Silvi Baseball Field Fence Installation** – Work includes replacement of a section of ball field fence.
31. **Contract 2021-C20 Songbird Sanctuary Plan Implementation** – A yet to be formalized scope of work including a perimeter walking path and tree planting will be moved forward by FTPW.
32. **Contract 2021-C21 Signal Luminaire Conversion to LED** – This project includes converting select overhead lighting at traffic signal intersections from high pressure sodium to LED.
33. **Contract 2021-C22 Playground Safety and Update Program** – Each year funding is provided to update playground equipment found to be deficient based on playground inspections. No project has yet been assigned to FTPW for this year.
34. **Contract 2021-C23 Traffic Signal Pole Replacement** – Work includes replacement of a traffic signal pole at the intersection of West College Avenue and Science Park Road. The pole was damaged in a vehicle accident. [The contract was awarded.](#)
35. **Asset Management and Work Order Software** – [Staff evaluated various vendors and is following up on demonstrations and references for Dude Solutions.](#)



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PLANNING & ZONING DIRECTOR'S REPORT

Monday, March 1, 2021

PLANNING COMMISSION

The Planning Commission will meet March 8th to review a modification/waiver

LAND DEVELOPMENT PLANS AND OTHER PROJECTS

1. Active Plans are listed below for the Board of Supervisors (02/10/2021).
 - Orchard View Subdivision (24-004-067)
 - Whitehall Road Sheetz Land Development Plan (24-004-067)
 - State College Borough Water Authority (24-006-055E)
 - West College Student Housing Lot Consolidation and Land Development Plan (24-002A-015; 24-002A-016; 24-002A-017; 24-002A-018; and 36-010-006)
 - Wasson/Ash Ave. Subdivision Plan (24-002A-132; 24-002A-134; 24-002A-135)
2. Community Planner is working to complete a private streets map, active/ongoing land development plans map, as well as updating the Township's Agricultural Easement Map.
3. PZ Director and Township Manager met with potential applicants for Honda on a new development.
4. PZ Director and Township Arborist worked on updating the Tree Preservation Ordinance based on comments received from Centre County Planning Agency.
5. Zoning Administrator is working with applicants on building a new home on their lot and the modification/waiver process.
6. PZ Director attended the Core Team Kick-Off Meeting for Community Resilience Building Workshop, the VOYA Transition Meeting, and Leadership Team Meeting.
7. PZ Director, Community Planner and Township Manager attended the Pine Grove Mills Advisory Committee meeting.
8. Community Planner and PZ Director attended Centre Region Municipal Planners Meeting.
9. PZ Director, Zoning Administrator, and Township Manager met with the Township Solicitor to discuss outstanding Planning & Zoning issues.
10. Planning & Zoning Staff is working on scanning file room plans.

ZONING HEARING BOARD

1. State College Borough Water Authority—3795 W College Avenue (24-004-096-0000), zoned Rural Agricultural (RA), is requesting a variance from §27-701.3.C.—Floodplain Conservation, Use

Limitations; §27-701.3.H.—Floodplain Conservation, Floodways; and §27-701.3.I.—Floodplain Conservation, Use Buffer to replace an existing bridge on SR 0026 (W. College Ave.) near the intersection of SR 0026 and SR 0045 (Shingletown Road). This bridge replacement is being performed in concurrence with a widening project to allow for enhanced traffic circulation at the intersection of these two roadways. The proposed bridge replacement and roadway widening improvements will require SCBWA to relocate an existing 12" watermain through existing wetlands and the main channel of Slab Cabin Run. The Zoning Hearing Board met February 23, 2021 and **granted** all variances requested by the applicant.