

FERGUSON TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting Agenda
Monday, June 1, 2020, 7:00 PM

Join Zoom Meeting:

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Meeting ID: 824 8046 8031

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Dial In: (814) 238-4651, extension 3799

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. May 18, 2020, Board of Supervisors Regular Meeting

IV. SPECIAL REPORTS

- a. COVID-19 (Coronavirus) Response Report
- b. Schlow Centre Region Library Report

V. UNFINISHED BUSINESS

1. Public Hearing – Conditional Use, Orchard View Subdivision
2. Appointments to the Pine Grove Mills Small Area Plan Advisory Board
3. Plastic Bag Ban Ordinance – Continued Discussion

VI. NEW BUSINESS

1. Consent Agenda
2. Zoning Appeals/Requests for Variance
 - a. 250 Banyan Drive
 - b. 3961 West Whitehall Road
3. Rezoning Request – Hillside Farm Estates
4. COG Management of Centre County HAZMAT Team
5. Comments on the DRAFT 2020/2021 CATA Budget
6. Comments on the DRAFT 2021 – 2024 Transportation Improvement Program and Air Quality Conformity Report

VII. REPORTS

1. COG Committee Reports
2. Other Regional Reports
3. Staff Reports

VIII. COMMUNICATIONS TO THE BOARD

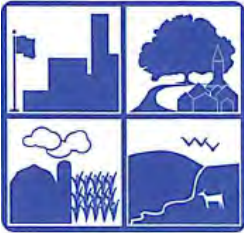
IX. CALENDAR ITEMS – JUNE

1. Ferguson Township Elementary School Teachers' Parade

X. ADJOURNMENT



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TOWNSHIP OF FERGUSON

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Board of Supervisors Regular Meeting Agenda Monday, June 1, 2020 7:00 P.M.

- I. CALL TO ORDER**
- II. CITIZEN'S INPUT**
- III. APPROVAL OF MINUTES**
 - 1. May 18, 2020, Board of Supervisors Regular Meeting Minutes
- IV. SPECIAL REPORTS** 10 minutes
 - 1. COVID-19 (Coronavirus) Response Report – David Pribulka, Township Manager
 - 2. Schlow Centre Region Library – Lewis Steinberg
- V. UNFINISHED BUSINESS**
 - 1. A PUBLIC HEARING ON A CONDITIONAL USE APPLICATION SUBMITTED BY ASPEN WHITEHALL PARTNERS, LLC & ASPEN ROUTE 26 PARTNERS, LLC FOR THE ORCHARD VIEW SUBDIVISION.** 10 minutes

Narrative

On April 27, 2020, Penn Terra Engineering submitted a conditional use application for the Orchard View Subdivision Plan at the corner of West College Avenue and West Whitehall Road on behalf of their client, Aspen Whitehall Partners, LLC. The Orchard View Subdivision Plan consists of 37 lots including 36 single-family residential lots and one lot dedicated as a stormwater basin. The application is to request a flag lot parcel for Lot #37, the stormwater basin.

The Zoning Ordinance requires that all lots have appropriate street frontage determined by the zoning district. Orchard View is zoned Single-Family Residential (R-1) and the minimum required lot width at street line is fifty (50) feet. The applicants are requesting conditional use approval to allow Lot #37 to have less than the required fifty (50) feet and are proposing a lot width for Lot #37 at street line to be twenty (20) feet as shown on the approved subdivision plan.

The Zoning Ordinance does permit the Board of Supervisors to approve a lot width of less than the required minimum width as a flag lot. The memorandum included in the agenda from the Zoning Administrator, dated May 6, 2020, lists the four conditions that the Board of Supervisors should consider when reviewing a conditional use application for a flag lot. The Planning Commission reviewed the Conditional Use Application at their May 11, 2020, meeting and recommended approval to the Board of Supervisors pending the conditions listed in Planning & Zoning Director memorandum dated May 12, 2020. A copy of the memorandum and conditional use application have been provided with the agenda.

Recommended Motion: That the Board of Supervisors approve the conditional use application submitted by Aspen Whitehall Partners, LLC & Aspen Route 26 Partners, LLC for the Orchard View Subdivision subject to the conditions described in the Planning & Zoning Director memorandum dated May 12, 2020.

Staff Recommendation

That the Board of Supervisors **approve** the conditional use application.

2. APPOINTMENTS TO THE PINE GROVE MILLS SMALL AREA PLAN ADVISORY BOARD 10 minutes

Narrative

On March 16th, the Board enacted an ordinance to establish a Pine Grove Mills Small Area Plan Advisory Committee. The standing committee would consist of five members serving four-year staggered terms and would be tasked with advising the Township Manager and Board of Supervisors on matters pertaining to the implementation of the Pine Grove Mills Small Area Plan. Five applications for membership on the committee were received and have been provided with the agenda. Per the Board policy on the appointment of Authority, Board, and Commission members (attached), the next step would be for the Board to schedule a worksession to interview applicants. However, if the Board chooses to do so, it can exempt these appointments from the interview requirement by unanimous vote. Given that there are five applicants for five vacancies, staff is recommending that the Board forego the interview process and make appointments this evening. Provided with the agenda is a memorandum from the Township Manager describing the recommended appointments and terms. Two members will initially be appointed for two years so that term lengths can be staggered.

Recommended Motion: That the Board of Supervisors appoint the applicants to the Pine Grove Mills Small Area Plan Advisory Board in accordance with the terms recommended in the Township Manager memorandum dated June 1, 2020.

Staff Recommendation

That the Board of Supervisors **appoint** the applicants to the Pine Grove Mills Small Area Plan Advisory Board.

3. PLASTIC BAG BAN ORDINANCE – CONTINUED DISCUSSION 20 minutes

Narrative

Several Board members received a communication from a Conservation Associate with Penn Environment concerning legislation that is likely to be introduced and/or appended to the state budget proposal that would effectively extend for an indefinite amount of time the preemption on local regulations concerning single use plastic bags. A memorandum from Representative Johnathan D. Hershey of District 82 expressing his intent to introduce legislation to preempt local regulations can be found below. Provided with the agenda is a copy of the communication sent to some Board members from Penn Environment.

In May 2019, the Board directed staff to prepare a draft ordinance that would establish an impact fee imposed on all single-use plastic bags distributed in Ferguson Township. Shortly after drafting an ordinance, Governor Wolf signed the 2020 Commonwealth Budget proposal that enacted a year-long moratorium on municipal regulations while the impact of local prohibitions on plastic bags could be researched by the state legislature. No outcome on that analysis has been shared with the Township to date, but the moratorium is scheduled to expire in July. Board members have asked for this item to be added to the agenda to consider sending a letter of support for lifting the state moratorium on local regulations.

[Rep. Hershey Single Use Plastic Bag Prohibition Memorandum](#)

Staff Recommendation

That the Board of Supervisors **discuss** the proposed plastic bag ban ordinance.

VI. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. Acceptance of the April 2020 Treasurer's Report
- b. Voucher Report – April 2020
- c. Board Member Request – Procurement Policy Amendment

2. ZONING APPEALS/REQUESTS FOR VARIANCE

10 minutes

a. 250 Banyan Drive – Jed Neilson

Narrative

Provided with the agenda is a copy of the application for a request for variance for the property located at 250 Banyan Drive. The applicant is seeking relief from the setback requirements applicable to the zoning district to permit the installation of a paved basketball court in the setback area.

Recommended Motion: That the Board of Supervisors remain neutral on the request for variance for property located at 250 Banyan Drive.

Staff Recommendation

That the Board of Supervisors **remain neutral** on the variance request.

b. 3961 West Whitehall Road – State College Borough Water Authority

Narrative

Provided with the agenda is a copy of the application for a request for variance for the property located at 3961 West Whitehall Road. The property is currently the location of the Kocher wellfield, and two new outbuildings are being proposed for construction. The property sits in an established floodplain, and the applicant is requesting relief from the requirement of the zoning ordinance to secure a Letter of Map Revision (LOMR) from the Federal Emergency Management Authority (FEMA) to formally amend the floodplain boundaries prior to construction. The variance requested is not to permit an encroachment in the established floodplain that would increase base flood elevations beyond the ordinance limitations. The applicant has prepared a detailed hydrologic and hydraulic analysis to determine that it will meet the ordinance requirements relative to construction within the floodplain.

Recommended Motion: That the Board of Supervisors remain neutral on the request for variance for property located at 3961 West Whitehall Road.

Staff Recommendation

That the Board of Supervisors **remain neutral** on the variance request.

3. REZONING REQUEST – HILLSIDE FARM ESTATES

20 minutes

Narrative

On May 22, 2020, Armen D. Sahakian submitted a Rezoning Application Request for his Hillside Farm Estates Development (Parcels No. 24-007-023A-0000, 24-007-024E-0000, and 24-735-004-0000) located approximately at the intersection of East Pine Grove Road and Banyan Drive (abutting both sides of East Pine Grove Road) and northwest of Sheldon Drive.

These properties are currently zoned Single Family Residential (R1) and the applicant is requesting Townhouse Residential (R3). The total acreage to be rezoned is 71.62 acres and the majority of the properties are currently undeveloped. The applicant would like to build one and two story detached, semi-attached and attached dwellings on these parcels. All three parcels are located within the Regional Growth Boundary/Sewer Service Area.

The materials attached to the agenda were submitted by the applicant and include the current zoning map, proposed zoning map, proposed parkland map, Sewer Service Area map of Pine Grove Mills, and the current design for the single-family residential lots that are located northwest of Sheldon Drive.

With the recently adopted Zoning Ordinance, the Township has codified the rezoning application and request process, which requires a substantial investment on behalf of the applicant. If the Board is interested in considering the request, staff is recommending that the applicant be directed to complete an impact analysis and refer the request to the Planning Commission for review and comment.

Recommended Motion: That the Board of Supervisors refer the application for rezoning to the Planning Commission for review and comment pending the submittal of an impact analysis by the applicant.

Staff Recommendation

That the Board of Supervisors *refer* the rezoning application to the Planning Commission for review and comment.

4. CENTRE REGION COUNCIL OF GOVERNMENTS MANAGEMENT OF THE CENTRE COUNTY HAZMAT TEAM

20 minutes

Narrative

Beginning in 2013, and more formally in 2016, COG Staff, Alpha Fire Company, State College Fireman's Relief Association, and the Pennsylvania State University have been discussing the transfer of the Penn State HazMat Team to COG. After considerable discussion, several reports, a HAZMAT Learning Lunch event, and multiple presentations to the COG Public Safety Committee, there is consensus on a plan to move forward.

The plan to move forward is based on COG accepting responsibility for the HAZMAT Team as part of the Regional Fire Protection Program for not less than three years. Penn State will fully fund the team for two years and will donate all team equipment to COG. This plan does not increase the Regional Fire Protection Program budget over the three-year period.

Formal agreements have been developed to affect the transfer of the HAZMAT Team from Penn State to COG, these agreements are provided with the agenda. These include an agreement between the COG and Penn State; an agreement between the COG and Centre County; and an agreement between the COG, Alpha Fire Company, and the State College Fireman's Relief Association.

On Tuesday, May 12, 2020, the Public Safety Committee reviewed the draft agreements in detail and affirmed their desire to move the project to completion and move these agreements forward for approval by the Executive Committee. It was the consensus of the Executive Committee to refer the three draft agreements to individual municipalities for final review and comment. These agreements have been previously reviewed by the municipal managers.

Recommended Motion: That the Board of Supervisors direct the Township Manager to forward its comments on the agreements for the management of the Centre County HAZMAT Team to the COG Executive Director.

Staff Recommendation

That the Board of Supervisors **review and comment** on the proposed Centre County HAZMAT Team Agreements.

5. COMMENTS ON THE DRAFT 2020/2021 CENTRE AREA TRANSPORTATION AUTHORITY BUDGET 10 minutes

Narrative

At their April 27th meeting, the CATA Board of Directors voted to approve the draft Fiscal Year 2020/2021 CATA Budget and release it for public comment. The link to the draft budget and its supporting documents is provided below. The Board of Supervisors approved Ferguson Township's local match for FY 2020/2021 on November 4, 2019. A proposed twenty cent increase in the **CATABUS** fare and several changes to service routes have been incorporated in the program for FY 2020/2021, and public hearings have been held on the proposed changes. The Board does not have approval authority over the CATA budget, but has been traditionally afforded an opportunity to provide its comments.

[DRAFT 2020/2021 Centre Area Transportation Authority Budget](#)

Recommended motion: That the Board of Supervisors direct the Township Manager to forward its comments on the DRAFT 2020/2021 Centre Area Transportation Authority Budget to the CATA Executive Director.

Staff Recommendation

That the Board of Supervisors **review and comment** on the DRAFT 2020/2021 CATA Budget.

6. COMMENTS ON THE CENTRE COUNTY METROPOLITAN PLANNING ORGANIZATION DRAFT 2021 – 2024 TRANSPORTATION IMPROVEMENT PROGRAM AND AIR QUALITY CONFORMITY REPORT 10 minutes

Narrative

The DRAFT 2021 – 2024 Transportation Improvement Program (TIP) and Air Quality Conformity Report are currently in public comment periods through June 8, 2020. The TIP is a four-year plan that identifies the proposed expenditure of federal and state transportation project funding. The Air Quality Conformity Report is prepared to ensure that the projects on the TIP do not result in vehicle emissions that exceed the established budget for Centre County relative to the 1997 8-hour Ozone National Ambient Air Quality Standards. Provided below are the links to the relevant documents including the DRAFT 2021 – 2024 Transportation Improvement Program. The Coordinating Committee of the Centre County Metropolitan Planning Organization will consider formal adoption of the 2021 – 2024 TIP on Tuesday, June 23rd. Ms. Strickland is the Township's representative on the CCMPO Coordinating Committee and Ron Seybert, Township Engineer, represents the Township on the CCMPO Technical Committee. A flyer advertising the public meeting that was held on May 20th is provided with the agenda for additional information.

[DRAFT 2021 – 2024 Centre County Transportation Improvement Program](#)

Recommended motion: That the Board of Supervisors direct the Township Manager to forward its comments on the draft 2021 – 2024 Centre County Transportation Improvement Program and Air Quality Conformity Report to the Centre County Metropolitan Planning Organization.

Staff Recommendation

That the Board of Supervisors **review and comment** on the DRAFT 2021 – 2024 TIP and Air Quality Conformity Report.

VII. STAFF AND COMMITTEE REPORTS

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| 1. COG COMMITTEE REPORTS | 10 minutes |
| a. Executive Committee | |
| b. Transportation & Land Use Committee | |
| 2. OTHER COMMITTEE REPORTS | 5 minutes |
| a. Spring Creek Watershed Commission | |
| 3. STAFF REPORTS | 15 minutes |
| a. Manager's Report | |
| b. Public Works Director | |
| c. Planning & Zoning Director | |

VIII. COMMUNICATIONS TO THE BOARD

IX. CALENDAR ITEMS – JUNE

- a. Ferguson Township Elementary School Teachers' Parade, June 4, 2020, 1:00 p.m.

X. ADJOURNMENT

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
Monday, May 18, 2020
7:00 PM

ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Monday, May 18, 2020, via Zoom. In attendance were:

Board:	Steve Miller, Chairman	Staff:	Dave Pribulka, Township Manager
	Laura Dininni		Jenna Wargo, Planning/Zoning Director
	Prasenjit Mitra		Chris Albright, Chief of Police
	Patty Stephens		Dave Modricker, Public Works Director
	Lisa Strickland		

Others in attendance included: Rhonda Demchak, Recording Secretary; Jeremie Thompson, Chair, Planning Commission; Mark Toretti, Penn Terra; Bill Keough, Centre Region Parks and Recreation Authority; Paul Tomkiel, Ferguson Township Resident; Ron Strouse, Treasurer, Pine Grove Mills Farmer's Market Steering Committee; Jim May, Planning Director, CRCOG

I. CALL TO ORDER

Mr. Miller called the Monday, May 18, 2020, regular meeting to order at 7:00 p.m.

Mr. Pribulka noted that the Board of Supervisors meeting had been advertised as a virtual meeting via Zoom and CNET is recording as well. There is also an audio conference bridge that is accessible by accessing the Ferguson Township's main line at 814-238-4651 and then dialing extension 3799. Per the Sunshine Act, which allows during a time of disaster recovery to meet virtually, but it also requires that a Roll Call be taken and that elected officials verbally respond. Mr. Pribulka took Roll Call and there was a quorum.

II. CITIZENS INPUT

None.

III. APPROVAL OF MINUTES

Ms. Dininni moved that the Board of Supervisors **approve** the Board of Supervisors Minutes of May 4, 20, 2020. Ms. Strickland seconded the motion.

IV. SPECIAL REPORTS

Mr. Pribulka reported that Municipal operations continue at full strength again this week. The second round of the Township's monthly brush and leaf collection began today, May 18th. It'll take about two weeks to complete. The road crew picked up 148 tons of brush from the first collection that was held earlier this month, which was significantly higher. Residents are asked to follow the normal protocol when placing brush and leaves curbside. All material is to be placed at the curb but not in the street. This week is also bulk waste collection in the Centre Region. Please note that guidelines apply to bulk waste collection. More information can be found on the Township's and COG's website.

The level 2 virtual activation of the Regional Emergency Operation Center continues. This week's meetings have been held with less frequency because of the lack of developments. Mr. Pribulka noted that there have been questions relative to the enforcement of additional safety protocol that are in place for residential and commercial construction activity by the Centre Region Code Administration.

Mr. Pribulka stated that the Code Office will be coordinating and scheduling a webinar for local and regional contractors to attend and to have their questions addressed. Details for the webinar will be forthcoming.

The Ferguson Township Police Department has partnered with the administrators of the Ferguson Township Elementary School to facilitate a teacher's parade on Thursday, June 4, from 1:00 p.m. - 3:00 p.m. The parade will be led by Christina Claire and Carol Green who are two faculty members of Ferguson Township Elementary that will be retiring at the end of the school year. Fifth grade students have been asked to meet with their families at Fairbrook Park and remain in their vehicles to celebrate as the parade proceeds on Tadpole Road to celebrate their commencement to Middle School. The route will proceed from the elementary school through Pine Grove Mills then progress through Autumn Wood and Fox Point before returning West on Whitehall Road.

A short survey is available on the Township's website to assess the interest of the Township hosting a virtual town hall meeting. The meeting will provide information and respond to any questions from the public about local and regional responses to the COVID-19 pandemic. As of May 18th, 40 individuals completed the survey, with approximately half expressing interest in attending a virtual town hall meeting. Centrice Martin, Assistant to the Borough Manager will be working out the details.

Mr. Pribulka expressed appreciation for the patience and understanding exhibited by our community through these challenging times. The Municipal Offices remain closed to the public but are fully staffed to be able to respond to questions or concerns. Please submit by phone or email as the Township moves further into the recovery phases of the pandemic. The Crisis Management Team and the Borough will continue to monitor conditions.

V. UNFINISHED BUSINESS

1. PUBLIC HEARING – ORDINANCE, PARKING PROHIBITED AT ALL TIMES IN CERTAIN LOCATIONS

Mr. Modricker introduced the ordinance. Staff received several complaints about block sight distance at two different locations. One was at 151 East Pine Grove Mills and the other was at Johnson Road. Engineering staff conducted a sight distance study and found a large vehicle with a trailer blocking the sight distance. On Johnson Road, staff received a complaint about blocked sight distance from a resident when pulling out of Johnson Road onto White Hall Road. Again, Engineering staff conducted a sight distance study and found a large vehicle with a trailer blocking the sight distance. Staff recommended advertising a public hearing for an ordinance to restrict parking on a section of East Pine Grove Road near 151 East Pine Grove Road, and an ordinance to restrict parking on a section of Whitehall Road near Johnson Road. Mr. Modricker presented an aerial view of the intersection and recommends that the Board of Supervisors adopt the ordinance. Mr. Matt Heller, resident of 151 East Pine Grove Mills, thanked the Engineering staff for conducting the study.

Ms. Strickland moved that the Board of adopt the ordinance amending the Code of Ordinances Chapter 15, Motor Vehicles and Traffic; Part 4, General Parking Regulations; Section 403, Parking Prohibited At All Times In Certain Locations. Mr. Mitra seconded the motion. The motion passed unanimously.

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

2. PUBLIC HEARING – ORDINANCE, STOP INTERSECTIONS ESATBLISHED

Mr. Modricker introduced the ordinance. A complaint was received following a “near miss” between a bicycle and a motor vehicle. Mr. Seybert, Township Engineer, completed an intersection study and recommends that a stop sign be installed to better establish the right-of-way at this intersection, the southbound Curtin Street approach should be signed with a “STOP” sign and a supplemental “Except Right Turn” placard.

Ms. Strickland moved that the Board of Supervisors adopt the ordinance amending the Code of Ordinances Chapter 15, Motor Vehicles and Traffic; Part 2, Traffic Regulations; Section 215, Stop Intersections Established. Mr. Mitra seconded the motion. The motion passed unanimously.

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

3. AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON A CONDITIONAL USE APPLICATION – ORCHARD VIEW SUBDIVISION

Mr. Pribulka and Ms. Wargo introduced the Conditional Use Application. Mr. Pribulka described the process for the Conditional Use Application . On April 20, 2020, there was approval of several subdivision and development plans related to the subdivision of Harner Farms. There were four lots in the subdivision that was divided into four smaller pieces and will be the future phase of the Orchard View Subdivision. There is a remaining phase that will become a Sheetz Gas Station and there is another lot immediately adjacent to it. Also, there is the Orchard View Subdivision which is a 36-lot single family residential subdivision located at the southwestern part of the overall development. In the southwestern corner of the development there is a stormwater facility that is set on its own subdivided lot. The storm water basin is described as landlocked, meaning that there's no frontage. One condition of approval of the Orchard View Subdivision plan is that there needs to be access granted, so that maintenance work can be done on the basin. Mr. Pribulka shared an aerial view to the Board and noted that the applicant requested to develop a Flag Lot. The Flag Lot would provide for an access route for vehicles or maintenance equipment to be able to get to the basin and bring it into compliance with the Township's ordinances. Mr. Pribulka noted that conditional use is a little bit different than a use by right which is found on the approved tables and zoning ordinances. It is a specific process in the municipalities planning code that describes how a municipality can go about regulating its conditional uses.

Ms. Wargo continued the introduction of the Conditional Use Application. A Conditional Use is appropriate for public health, safety and welfare for the zoning district it's permitted in, but it's subject to specific standards and more detailed. Ms. Wargo noted that it's permissible and it's a legitimate use within the zoning district, but they require a closer examination by the governing body granting the approval. They are typically reserved for land uses with significant impact on the zoning districts. A good example of this is landfills or warehouses, distribution facilities, and there are safeguards that are specific standards that are listed in the zoning ordinance for these uses. Within the agenda of the memorandum from the zoning administrator lists the standards for a Flag Lot and the applicant for conditional use must demonstrate compliance with those standards that are stated in the zoning ordinance. Ms. Wargo noted that part of this process, the governing body may attach reasonable conditions and safeguards for granting conditional use. The power to

impose those conditions must be reasonably related to a valid public interest to establish in the record of the application. So, if a condition is imposed and the developer contest or appeal from that condition, they are bound by it and it should be clearly stated for the record. Ms. Wargo stated that the Planning Commission reviewed the Conditional Use Application on May 11th and they recommend approval to the Board pending the conditions listed in the memorandum. Also, the Planning Commission recommend more clarity on the plan about the entity responsible for the maintenance of the Flag Lot and the installation and maintenance of the sidewalks.

Mr. Pribulka noted the reason why Flag Lots fall under the Conditional Use category of the Township, is because we need to be sure that the lot is not subject to further subdivision, to ensure a sufficient area existed to construct a road to Township standards, which requires a certain amount of right-of-way. It would be the width of the flagpole base. The applicant is requesting to be permitted to construct a narrower flagpole base that would allow access but would not be wide enough for the Township to construct a road. Since this is a storm water basin and must remain one, it would not be under threat of future subdivision or any additional use of the land beyond what is permitted to be as a Stormwater Management Facility.

Mr. Mark Toretti, Penn Terra Engineering was present and noted that this Conditional Use is basically to get access back to the storm water basin and that a section of fence will be installed on both sides with some landscaping around it. The Board and Staff had a lengthy discussion about access, more clarity of who will be maintaining the storm water basin, maintenance of sidewalks, design, and landscaping.

Ms. Strickland moved that the Board of Supervisors authorize advertisement of a public hearing on the conditional use application for the Orchard View Subdivision for June 1, 2020. Mr. Mitra seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. CONSENT AGENDA

- a. Acceptance of the March 2020 Treasurer's Report

Ms. Dininni moved that the Board of Supervisors accept the March 2020 Treasurer's Report. Mr. Mitra seconded the motion. The motion passed unanimously.

2. PUBLIC HEARING – RESOLUTION AUTHORIZING SUBMITTAL OF A DUI ENFORCEMENT GRANT APPLICATION

Mr. Albright presented the resolution and the grant application. The grant encompasses funding for DUI enforcement aggressive driving, occupant protection, industry and safety initiatives for State College. The grant will provide funding for enforcement activities in Ferguson Township, Patton Township, Spring Township, State College Borough and help with the Centre County Sheriff's Office. Mr. Albright noted that there are two major changes with the grant this year. In the past each municipality received their money, then would report them to their individual contact at PennDot. Under the new centralized Grant Management System, all that information comes to us and we forward it to one person at PennDOT. Ferguson Township Police Department has been managing a DUI Grant for 26 years, so the department has been selected as one of the test pilots

for this program. The other major change is that the amount has been reduced significantly from previous years. The Department went from receiving \$84,000 in funding to \$42,000.

Ms. Dininni moved that the Board of Supervisors adopt the resolution authorizing the submission of an application for a grant from the Pennsylvania Department of Transportation for the 2021-2022 Centre County Sobriety Checkpoint and Expanded DUI Enforcement Program; and authorizing the Township Manager to sign all documents related to the grant on behalf of the Township. Mr. Mitra seconded the motion. The motion passed.

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

3. PROCLAMATION – CONGRATULATING THE STATE COLLEGE AREA SCHOOL DISTRICT CLASS OF 2020

Ms. Strickland introduced the proclamation recognizing and honoring the achievements of the State College Area School District Class of 2020. Mr. Pribulka noted that they will post a message on an electronic signage board in the Township.

Ms. Strickland moved that the Board of Supervisors adopt the proclamation congratulating the State College Area School District Class of 2020 and other area graduates on an exemplary academic career. Ms. Dininni seconded the motion. The motion passed unanimously.

4. REQUEST FOR ECONOMIC DEVELOPMENT FUNDING – PINE GROVE MILLS FARMERS MARKET

Mr. Pribulka introduced the funding request for the Pine Grove Mills Farmers Market. The Board did appropriate funding in the 2020 operating budget to support Local and Regional Economic Development Initiatives. Over the last two years, the Township has been providing financial assistance to the Pine Grove Mills Farmers Market, which sits in the parking lot of St. Paul Lutheran Church in Pine Grove Mills this year. The Market Steering Committee is requesting \$3,000 from our Economic Development Fund to assist in offsetting some of their operational expenses for the upcoming Farmers Market season. Ms. Strickland and Ms. Dininni both recused themselves from discussion, due to their involvement with the Market.

Mr. Strouse, Treasurer, Pine Grove Mills Farmer's Market Steering Committee, noted that there will be a Farmer's Market this year and it will be held at 277 West Pine Grove Road on the west end of Pine Grove Mills. The Market will be held every Thursday starting on June 11th and running through September 24th from 3:00 p.m. to 7:00 p.m. Mr. Strouse reported that last year the Market saw an average of 132 cars per week. There was space for 22 vendors, but the weather did not cooperate. Mr. Strouse noted that they had great volunteer coordination, good community involvement, and good entertainment. The income expense summary from last year is going to be about the same for 2020. Due to the COVID-19 pandemic this year, the Market spaces will have to be increased by six feet. Mr. Strouse noted that vendor space is limited and had to be cut from 22 to 16 this year. There will be no entertainment, no on-site dining, but there will be take-out provided. Mr. Strouse presented the site plan. There will be one entrance and exit so that the number of customers can be controlled. There will be an ice cream truck and the committee are currently searching for a food truck. The Board awarded the Market an extra \$500 for contingency funding which was used last year for a wi-fi system to cover the parking lot. There will be new safety signage this year due to COVID-19. Mr. Strouse noted that the Farmer's Market is

requesting \$3,000 of Economic Development Funds and \$500 of the funding would be added to the contingency fund.

Mr. Mitra moved that the Board of Supervisors authorize the appropriation of \$3,000.00 from the Township's Economic Development account to the Pine Grove Mills Farmer's Market. Ms. Stephens seconded the motion. The motion passed unanimously.

5. DISCUSSION – COG GREENHOUSE GAS EMISSIONS REDUCTION RESOLUTION

Mr. Pribulka introduced the draft resolution that was compiled by Ms. Pam Adams, Centre Region Sustainability Coordinator, and with the assistance from the Technical Advisory Group. Unfortunately, Ms. Adams was unable to present as she was at another meeting, but Jim May, Planning Director, Centre Region Planning Agency, was present to answer and to expand on the resolution. Mr. Pribulka noted that the purpose is to guide the creation of a climate action and adaptation plan that will be developed and implemented by member municipalities. Ferguson Township adopted a similar resolution, although slightly modified from the language, and the Regional Draft Resolution 2017-14, which effectively commits the Township to establish and develop a strategy to achieve net zero greenhouse gas emissions no later than 2050 in a manner that is fair, transparent and economically feasible. The Public Services and Environmental Committee of the COG is requesting feedback from member municipalities prior to their meeting on June 2, 2020.

Mr. Mitra asked if there is a shorthand guide on how this resolution differs from our previous resolution? Mr. Pribulka indicated that the biggest divergence is the achievement levels that are set for greenhouse gas emissions reductions goals. Mr. Pribulka noted that the Township would begin to develop a plan to achieve an 80% reduction in greenhouse gas emissions by 2050 based on 2010 levels. The Township's resolution commits to a net zero or maybe not a 100% reduction but a 100% offset of greenhouse gas emissions no later than 2050. Mr. Pribulka indicated that the resolution would go in front of the General Forum for approval after a recommendation from Public Services and Environment.

The Board is in support of the resolution, and there was continued discussion with regards to the net zero goal.

6. DISCUSSION – COG COMMITTEE ON CLIMATE ACTION AND COMPREHENSIVE REVIEW OF COG COMMITTEES

Mr. Miller introduced the COG Committee on Climate Action and Comprehensive Review of COG Committees. Mr. Miller indicated that this topic came from the Executive Committee. The Executive Committee preferred to send this to the Township for comment so individual members could comment before it is an established committee on behalf of the General Forum.

Mr. May gave an outline of the two-phase approach. Mr. Miller asked if the Executive Committee should start to establish the Climate Action Committee? Also, should staff start the process of reviewing existing committees by making a recommendation of any changes of the overall committees? Mr. Miller noted that Mr. Pribulka does not need to write a memo and that he would be able to take the Board's feedback to the Executive Committee. After further discussion, the Board agreed that any action should wait until the General Forum meetings are taking place whether via Zoom or in person and not to be an Executive Committee decision. The Climate Action Sustainability should be part of that discussion, rather than forming another committee.

VII. STAFF AND COMMITTEE REPORTS

1. COG COMMITTEE REPORTS

- a. Ad-Hoc Facilities Committee – Ms. Stephens reported that the agenda included in the Board packet covered most of what was discussed. There was a conversation about placing a charging station at the Patton Township Fire Department and who would be responsible for it.
- b. Human Resources Committee – Ms. Stephens reported that the agenda included with the Board packet covered what was discussed. There was a discussion regarding policies with regards to working from home and getting language crafted for the policies.
- c. Public Services & Environmental Committee – Ms. Dininni reported that they discussed the greenhouse gas emissions and the UAJA Beneficial Reuse Service Area Designation Study. Ms. Dininni noted that it was a lengthy conversation trying to understand the goal of the study.
- d. Finance Committee – Mr. Miller reported that they received feedback from Mr. Chris Gibbons about the park loan. Mr. Gibbons was unable to negotiate a lower rate but did receive an extension that included a fixed term loan for two additional years before the rate would become variable. Mr. Gibbons did not charge the Township a fee for his service because he was unable to save the Township any money. Mr. Miller noted that the budget process will not include a full program plan due to staff working remotely. The staff will update the previous program plan this year. Mr. Miller noted that the Finance Committee is looking into doing the program plan every other year because of the major undertaking of it every year. Mr. Miller reported that they received an update on the FEMA reimbursement to COG and the Municipalities. Information will be distributed in the near future.
- e. Public Safety Committee – Ms. Dininni reported that they discussed the transfer of the Hazmat program responsibility to the COG from Penn State and reviewed draft documents between Penn State, COG, and Centre County. The Committee affirmed the desire to move forward with the project. The operations are covered in Hazmat by the fees that's paid back from incidents. The Hazmat truck is owned by Penn State but can be utilized by the COG for responses. Ms. Dininni noted that the committee was presented with the Emergency Medical Services Responders Report. Services are down due to COVID-19. Centre LifeLink is looking for a station to serve Ferguson and Patton Township's. Centre LifeLink is currently looking because their current rent is too high.

3. STAFF REPORTS

- a. Manager's Report - Mr. Pribulka reported that there was a meeting of the Economic Recovery Leadership Group that was created by the Chamber of Business and Industry of Centre County on Wednesday, May 6th. It included representatives from the Municipal Managers Committee, some leadership from Penn State University and the Business Community as well. Mr. Pribulka noted that some of the agenda topics included a discussion about community needs and strategies to help revitalize the economic development initiatives in Centre County in the wake of the pandemic response. There was a meeting to discuss framework for a policy on park maintenance and undeveloped areas. A draft of the policy is almost ready to be presented to the Parks and Recreation Committee for their review and input. It will then be forwarded to the Board of Supervisors for review. Regional stakeholders met virtually with Penn State Athletics and some parking staff to discuss a modified parking plan for the 2020 football season (assuming there is one.) Mr. Pribulka reported that the modifications this year will include a heightened focus on egress from football events, access for ride sharing services, and better coordination with Mount Nittany Medical Center for hospital patients to be able to access those facilities during peak traffic hours. There really is no impact for Ferguson Township roads. Mr. Pribulka noted preparations are underway to begin kick-starting the Stormwater Fee Feasibility Study and need to strategize on the Township's public outreach and education given that

congregations of more than 25 people remain prohibited. Mr. Pribulka has had preliminary discussions with CNET about possibly hosting a town hall meeting. It would be a live event both streamed on YouTube and on CNET where people could watch and participate electronically either by submitting questions in advance or by dialing into the Township. Mr. Pribulka extended a word of appreciation from some of the road crew staff for the Board's support by being able to provide them with a paycheck during the COVID-19 pandemic recently. Mr. Pribulka expressed the appreciation by the road crew staff that they were able to stay at home with their families and did not have to worry about the disruption that might have come from being laid off or not having a steady paycheck.

- b. Public Works – Mr. Modricker reported that the staff attended a remote meeting with the consultant regarding the Stormwater Fee Study and discussed the revised level of service, proposed fee and rate structure, credit structure. Mr. Modricker noted that there will be a June and July meeting via Zoom.
- c. Planning and Zoning - Ms. Wargo reported that the Planning Commission met on May 11, 2020 and reviewed the Orchard View Subdivision Conditional Use Application and Chapter 19 Signs and Billboards Amendment. The Planning Commission left the Signs and Billboards Amendment open for any comments. Ms. Wargo reached out to the Planners in Lewisburg with regards to banner placement above roadways. Ms. Wargo grew up in the area and knows that Lewisburg Planners allow for banner placement above roadways. This will likely be a resolution from Borough Council but must be submitted to PennDot first. Staff is working on the Domestic Fowl Ordinance, Tree Preservation Ordinance, and the Workforce Housing Ordinance Amendment. Ms. Wargo noted that there could possibly be a Zoning Hearing Board meeting in June.
- d. Chief of Police – Mr. Albright reported that the Police Department's service calls were down for the month of April. This enabled officers a little extra time off to recoup both mentally and physically. Mr. Albright reported that Officer Ryan Plunkett and Officer Lauren Neeley responded to a call involving a 27-year-old female that was experiencing a heroin overdose. They administered two doses of Narcan and revived the woman. She was transported to the hospital for evaluation and survived. Officers also responded to a report of a man acting strangely and at one point the man jumped up on the hood of a parked cruiser and crashed through the windshield. The suspect resisted arrest and kicked the officers. An officer was treated for minor injuries and exposure to the suspect's blood. The suspect was under the influence of meth and LSD. Mr. Albright noted that they responded to 23 calls involving COVID Guidance. The calls ranged anywhere from kids playing basketball to businesses operating under violation of the Governor's Order. Mr. Albright noted that some of the calls they didn't take any action and others against the business owners, the officers took the time to educate them about the Order.

VIII. COMMUNICATIONS TO THE BOARD

- a. Ms. Dininni recently had a local farmer share his concern because the farmer had seen another farmer not ceasing the spraying of herbicide when a pedestrian was walking by. Ms. Dininni noted to the farmer that she didn't have anything to offer but would approach the Board. Mr. Pribulka suggested checking the safety data sheet if they can identify what chemical the pedestrian was exposed to. Mr. Pribulka noted that the Township does not have any purview on this application.

IX. CALENDAR ITEMS – MAY/JUNE

1. CATA Public Hearing Proposed Fare Increase and Service Changes

- a. The CATA Public Hearing will be held on Tuesday, May 26th from 5:30 p.m. – 7:00 p.m. The meeting will be a WebEx Virtual meeting to receive comments on the proposed .20 increase to the CATA bus fare.

X. ADJOURNMENT

With no further business to come before the Board of Supervisors, Ms. Dininni motioned to adjourn the meeting. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

David Pribulka, Township Manager
For the Board of Supervisors

DRAFT



Department of
PLANNING AND ZONING

Interoffice Memorandum

TO: Board of Supervisors

FROM: Jenna Wargo, AICP
Director of Planning and Zoning

DATE: May 12, 2020

SUBJECT: Conditional Use—Orchard View Subdivision (Harner Farm) Flag Lot

On April 27, 2020, Penn Terra Engineering submitted a Conditional Use Application Request for the Orchard View Subdivision Plan at the corner of West College Avenue and West Whitehall Road, on behalf of their client, Aspen Whitehall Partners, LLC.

The Orchard View Subdivision Plan consists of 37 lots—36 single family residential and one lot dedicated as a stormwater basin. The application is to request a flag lot parcel for Lot #37—dedicated stormwater basin lot.

The Zoning Ordinance requires that all lots have appropriate street frontage determined by the zoning district. Orchard View is Zoned R-1 and the minimum required lot width at street line is 50 feet. The applicants are proposing that Lot #37 have less than the required 50 feet and are proposing a lot width for Lot #37 at street line to be 20 feet.

The memorandum included in the agenda packet from the Zoning Administrator, dated May 6, 2020, lists the four goals that the Board of Supervisors should take into consideration when considering a conditional use application.

Planning Commission reviewed the Conditional Use Application during their May 11, 2020 meeting and recommended approval to the Board of Supervisors pending the conditions listed below:

- Clearly identified on the Orchard View Subdivision plan
 - Who will be responsible for installation of the 20 foot sidewalk for Lot #37
 - Who will be responsible for maintenance of the lot, the stormwater basin and the 20 foot sidewalk
 - If the Home Owners Association (HOA) is assuming responsibility of the maintenance of the stormwater basin, the developer will assume responsibility of maintenance until the HOA is created



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 Planning Commission.

From: Jeffery S. Ressler, Zoning Administrator.

Date: May 6, 2020.

Subject: Orchard View Conditional Use Request for Flag Lot

The Orchard View Subdivision plan consists of 37 lots, 36 single family residential and one lot dedicated as a stormwater basin. The Zoning ordinance requires that all lots created have appropriate street frontage of a minimum width at street line as determined by the zoning district. Orchard View Subdivision is Zoned R-1. The minimum required lot width at street line is 50'. The applicants are proposing that lot # 37, the stormwater basin lot, have less than the required 50' of frontage along the street line. The proposed lot width for lot #37 at street line is 20'.

The zoning ordinance, also in Chapter 27-732 Flag Lots, allows the Board of Supervisors to grant a Conditional Use approval for a lot to be less than the required minimum lot width at street line, commonly called a flag lot. The zoning ordinance lists 4 goals that the Board of Supervisors should take into consideration when considering a conditional use application. The goals are as follows:

1. Creation of the flag lot will eliminate access to an arterial or collector street.
2. Creation of the flag lot will make better use of an irregularly shaped property.
3. Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account 27-732.A.6(a) and (b).
4. Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no subdivision potential.

In granting a conditional use, the Board of Supervisors shall attach such conditions as are necessary to meet the intent of this section.

Based on my review of the plan and ordinance, it is my recommendation the Planning Commission make a recommendation that the Board of Supervisors approve the Conditional Use request for a flag lot.

What size(s) are the existing buildings (square feet)?

N/A

If proposing a building, please state the size (square feet).

N/A

If proposing a parking lot, please state the size, how many cars can be parked in the parking lot (including handicap accessible), and how many employees you hope to employ.

N/A

Please explain how the proposed project will not subsequently alter or change the character of the neighborhood.

The proposed subdivision will require the basin no matter what. The flag lot provides a means to create a separate lot for those basins.

Additional Comments (attach additional sheets if necessary)

See attached conditional use requirements and comments on meeting those.

I hereby certify that all of the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I understand that other permits may be required and made separately from this application.

Mark Torretti:
Owner/Applicant Name MARK TORRETTI (AGENT)

4/27/20
Date

-For Office Use Only-

Date Received: _____ By: _____

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

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

CONDITIONAL USE ADDITIONAL COMMENTS

Orchard View Subdivision

4/27/2020

- (6) In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
- a. Creation of the flag lot will eliminate access from the lot to an arterial or collector street.
The purpose of the flag lot is to provide the required street frontage for the lot. This allows the access to be off of the residential street rather and not off of an arterial or collector street.
 - b. Creation of the flag lot will make better use of an irregularly shaped property.
With the layout, the flag lot allows for the stormwater basins to be on a separate lot and not encumbering any of the residential lots.
 - c. Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account Subsection 1K(6)(a) and (6)(b), above.
The creation of the flag lot is consistent with a design and layout creating the minimal amount of flag lots required for the subdivision. No residential lots are required to be flag lots.
 - d. Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.
Not applicable

PROPOSED CURVE TABLE

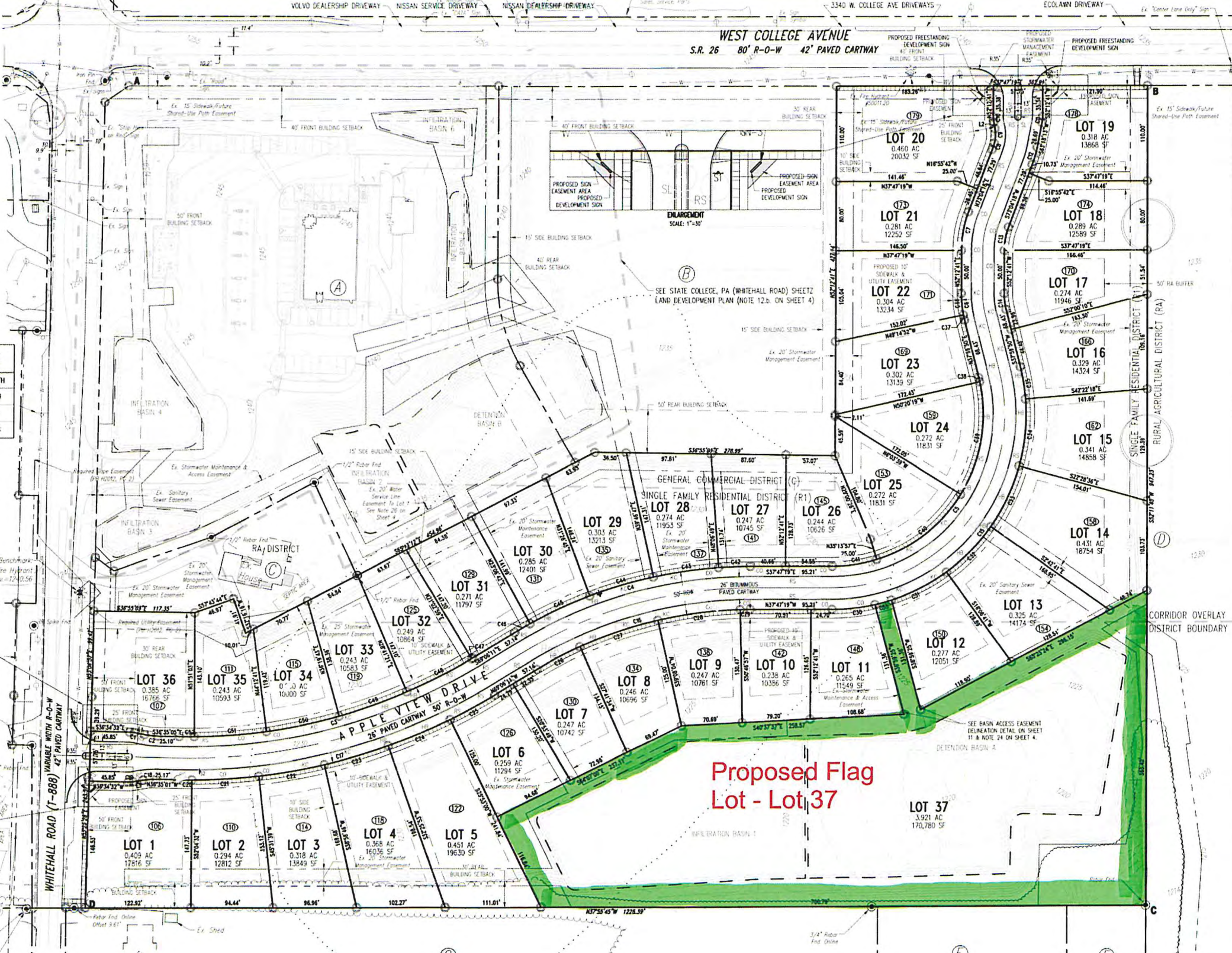
Table with 6 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD DIRECTION, CHORD, DELTA. Lists curve data for C1 through C53.

Fire Flow Information:

Fire Hydrant # 5001120
Location: Across from 3340 W College Ave
Flow Information:
Test Date: 08/17/2017
Nozzle: 45"
Static: 74 psi
Residual: 58 psi
Flow: 1,750 gpm

PROPOSED LINE TABLE

Table with 3 columns: LINE, DIRECTION, LENGTH. Lists line data for L1, L2, L3.



Proposed Flag Lot - Lot 37

Property Adjoiners table listing adjacent owners and their addresses.

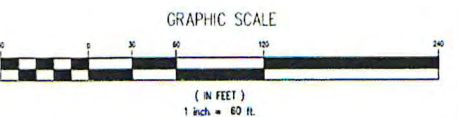
PLANTING SCHEDULE

Table with 6 columns: SYMBOL, KEY, QTY, COMMON NAME, BOTANICAL NAME, SIZE, MATURE HEIGHT, MATURE SPREAD. Lists planting requirements for street trees.

GEODETIC GPS POINTS

Table with 3 columns: POINT, LATITUDE, LONGITUDE. Lists GPS coordinates for points A, B, C, D.

Legend section including SURVEY FEATURES LEGEND, SOILS LEGEND, EXISTING FEATURES LEGEND, and PROPOSED FEATURES LEGEND.



PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512

WWW.PENNTERRA.COM

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Designer: EAH
Draftsman: EAH
Proj Manager: MAT/JCS
Surveyor: MJA/SCF
Perimeter: 0
Book: 513 Pg: 1
Acad: 17125-RESIDENTIAL-SUB-60
Level: 60

REVISIONS table with columns for description and revision number.

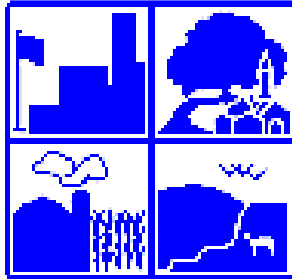
ORCHARD VIEW
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY SUBDIVISION PLAN

Exhibit for Conditional Use - Flag Lot

PROJECT NO: 17125
DATE: MAY 14, 2019
SCALE: 1"=60'
SHEET NO: 3

NOTE: ALL TREES & SHRUBS ARE TO BE PLANTED IN ACCORDANCE WITH CHAPTER 25 (SHADE TREES) OF THE FERGUSON TOWNSHIP SUBDIVISION ORDINANCE.



Ferguson Township
3147 Research Drive
State College, PA 16801
Telephone: 814 – 238 – 4651
Fax: 814 – 238 – 3454
www.twp.ferguson.pa.us

Memo

To: Board of Supervisors
From: David Pribulka, Township Manager
Date: May 27, 2020
Re: Pine Grove Mills Small Area Plan Advisory Board Applicants

Staff opened an application period for applicants interested in serving on the Pine Grove Mills Small Area Plan Advisory Board. A total of five applications from qualified individuals were received and are provided with the agenda packet. Per the ordinance, appointees serve staggered four-year terms and shall have the responsibility of advising the Township Manager and Board of Supervisors on matters pertaining to the implementation of the Pine Grove Mills Small Area Plan. The following table represents the recommendations for appointments. Two appointees will serve an initial term of two years to provide for future terms to be staggered appropriately but will be eligible for reappointment.

Applicant	Ward of Residence	Term Expiring
Matt Heller	1	December 31, 2023
Jordan Robb	1	December 31, 2023
Liz Grove	1	December 31, 2023
Shannon Holliday	3	December 31, 2021
Rev. Paul Tomkiel	1	December 31, 2021

Recommended motion: That the Board of Supervisors appoint the applicants to the Pine Grove Mills Small Area Plan Advisory Board in accordance with the terms recommended in the Township Manager memorandum dated June 1, 2020.



**FERGUSON TOWNSHIP APPLICATION
FOR ABC MEMBERSHIP**

Date: 05/14/2020

Name: Jordan K. Robb

Address: 154 South Water Street
Pine Grove Mills, PA 16868

Phone: (w) _____ (h) 724-272-9918 (e-mail) jrdn111@gmail.com

Occupation: Architectural Designer

Are you a resident of Ferguson Township?

yes No

If yes, for how many years? ⁸ _____ Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

<u>Type of Position:</u>	<u>Duties Involved:</u>
_____	_____
_____	_____

ABC(s) that you are interested in being appointed to:
Pine Grove Mills Small Area Plan Advisory Committee

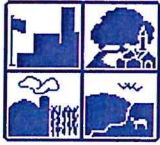
Special Skills you have which relate to the ABCs applied for:
An interest and understanding of design and construction both civil and architectural. Participation in the generation of the Pine Grove Mills Small Area Plan

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)
20 + years working in the design and construction industry has honed my communication skills. Particularly presenting abstract ideas in a clear and concise manor.



Signature of Applicant

Return your completed applications to: Ferguson Township Manager
3147 Research Drive
State College, PA 16801



**FERGUSON TOWNSHIP APPLICATION
FOR ABC MEMBERSHIP**

Date: April 21, 2020

Name: Matthew R. Heller

Address: 151 E. Pine Grove Rd
Pine Grove Mills, PA 16868

Phone: (w) 814-867-6311 (h) 610-613-8612 (e-mail) mrh196@psu.edu

Occupation: IT Project Manager / Adjunct Faculty

Are you a resident of Ferguson Township?

yes No

If yes, for how many years? 13 Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

<u>Type of Position:</u> None	<u>Duties Involved:</u>
_____	_____
_____	_____

ABC(s) that you are interested in being appointed to:
The Pine Grove Mills Small Area Plan Advisory Committee

Special Skills you have which relate to the ABCs applied for:
I have actively supported efforts of the PGM SAP for over a year and contributed by leading engagements, organizing events, facilitating discussions and engaging with local government officials to move the PGM SAP forward in support of this advisory committee.

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)
I look forward to supporting this committee and working with township officials to move the good work of the citizens forward.
I've built a reputation on collaboration, as you will see from my attached resume outlining my experience managing large-scale projects.

Heller, Matthew Reuben Digitally signed by Heller, Matthew Reuben
Date: 2020.04.24 15:55:50 -0400

Signature of Applicant

Return your completed applications to: Ferguson Township Manager
3147 Research Drive
State College, PA 16801

Matthew Heller

610-613-8612 / mrh196@psu.edu / 151 E. Pine Grove Road, Pine Grove Mills, PA, 16868

EXPERIENCE

November 13 – Present: IT Project Manager 2/3, The Pennsylvania State University, State College, PA –

Responsible for the successful delivery of enterprise IT projects across the University. Supported teams of up to 25 members, which included University faculty, staff, and executives. Worked closely with stakeholders to set expectations and clear governance structures. Applied appropriate project management techniques to meet the unique needs of various teams. Supported the development of project documentation, such as: charters; scope statements; memos of understanding (MOUs) and; risk assessments.

- Program manager for the Common IT Service Management program that offers a single IT ticket solution and Tier 1 help desk support across the University
- Engagement Team Lead for the Discovery effort of the Reimagining IT (RIT) initiative, which sought to create a single Penn State IT organization of 1700 IT professionals across the University
- Project manager for the Starfish Enhancement project, supporting student success by adding value to the advising community, faculty and staff that are actively supporting the students
- Developed Enterprise Active Directory (EAD) integration plans using Agile and Waterfall methodologies
- Delivered the initial implementation of enterprise academic advising tool, Starfish
- Delivered TLS capabilities to University email, and both the student and business information systems
- Reduced IT hardware footprint for multiple business offices by consolidating services, reducing operating costs
- Delivered the IT infrastructure, integrations, and software to Penn State's College of Medicine for the Master of Physician Assistant Studies degree program on time and across geographically separated units
- Delivered the University's new Tuition Estimator, using Agile and Waterfall methodologies
- Supported the separation of the University's law school into Penn State Law and Dickinson Law, using requirements gathered from the American Bar Association (ABA)

July 13 – November 13: Configuration Management Engineer, Ansaldo STS, Pittsburgh, PA – Responsible for developing and managing software configuration management processes and policies. Chaired/participated in local/global change control boards (CCBs) and managed the engineering change process.

- Worked collaboratively with software vendors, local IT and global IT professionals to manage software, servers, databases and production/test virtual machines (VMs)
- Audited configuration management practices using military and civilian configuration management standards

January 08 – November 12: Systems Engineering Specialist 3, ARL, State College, PA – Responsible for the configuration management of hardware and software assets. Managed the CCB and engineering change processes.

- Tracked and managed: engineering change requests (ECRs); engineering change orders (ECOs); issues; deviations and; waivers
- Maintained production/test VMs, and engineering databases

June 07 – December 07: Materials Control Planner, ARL, State College, PA – Responsible for procuring material in accordance with federal guidelines, and Office of Management and Budget (OMB) circulars.

- Managed the supply chain of the Undersea Weapons Office (UWO)
- Solicited and evaluated vendors through request for quotes (RFQs)

May 04 – December 06: Logistics Analyst, Cherokee Information Services, Philadelphia, PA – Responsible for reviewing product technical changes. Appraised and reviewed pre/post award Department of Defense (DoD) contracts.

- Updated and maintained DoD contracts, logistics, technical, procurement, and material databases
- Analyzed and evaluated DoD engineering data

EDUCATION

M.P.S., Enterprise Architecture, The Pennsylvania State University, 2018

Graduate Certificate, Project Management, The Pennsylvania State University, 2018

Graduate Certificate, Enterprise Architecture, The Pennsylvania State University, 2016

B.S., Earth Sciences, The Pennsylvania State University, 2003



**FERGUSON TOWNSHIP APPLICATION
FOR ABC MEMBERSHIP**

Date: _____

Name: _____

Address: _____

Phone: (w) _____ (h) _____ (e-mail) _____

Occupation: _____

Are you a resident of Ferguson Township?

_____ yes _____ No

If yes, for how many years? _____ Voting Ward: 1 2 **3**
(Circle One)

Experience as an elected or appointed official:

Type of Position:

Duties Involved:

ABC(s) that you are interested in being appointed to:

Special Skills you have which relate to the ABCs applied for:

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)



Signature of Applicant

Return your completed applications to: Ferguson Township Manager
3147 Research Drive
State College, PA 16801



FERGUSON TOWNSHIP APPLICATION FOR ABC MEMBERSHIP

Date: May 1, 2020

Name: The Rev. Paul Tomkiel

Address: 249 Wyoming Avenue
Pennsylvania Furnace, PA 16865

Phone: (w) 814-237-2081 (h) 814-325-7571 (e-mail) paultomkiel@gmail.com

Occupation: Pastor at St Paul Lutheran Church in Pine Grove Mills

Are you a resident of Ferguson Township?

yes No

If yes, for how many years? 4.6 Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

Type of Position:

Duties Involved:

ABC(s) that you are interested in being appointed to:

Pine Grove Mills Small Area Plan Advisory Committee

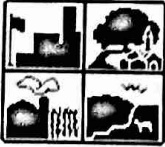
Special Skills you have which relate to the ABCs applied for:

Resident of and worker in Pine Grove Mills
Have been a member of the small Area Plan group since the beginning

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)

Paul A. Tomkiel
Signature of Applicant

Return your completed applications to: Ferguson Township Manager
3147 Research Drive
State College, PA 16801



**FERGUSON TOWNSHIP APPLICATION
FOR ABC MEMBERSHIP**

Date: 5/27/20

Name: Elizabeth Grove

Address: PO Box 645
Pine Grove Mills, PA 16868

Phone: (w) 814-777-7863 (h) _____ (e-mail) eag409@gmail.com

Occupation: Manager

Are you a resident of Ferguson Township?
 yes No

If yes, for how many years? < 1 Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

<u>Type of Position:</u>	<u>Duties Involved:</u>
_____	_____
_____	_____

ABC(s) that you are interested in being appointed to:
Pine Grove Mills Small Area Plan Advisory Committee

Special Skills you have which relate to the ABCs applied for:
Accounting, management, systems, real estate, small business
owner

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)

Elizabeth Grove
Signature of Applicant

Return your completed applications to: Ferguson Township Manager
3147 Research Drive
State College, PA 16801

RESOLUTION NO. 2017-20

A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, ESTABLISHING A POLICY FOR THE APPOINTMENT OF REPRESENTATIVES ON LOCAL AND REGIONAL AUTHORITIES, BOARDS, AND COMMISSIONS.

WHEREAS, the Board of Supervisors is desirous of establishing a policy to guide the appointment of qualified representatives to local and regional Authorities, Boards, and Commissions; and

WHEREAS, the Board of Supervisors is committed to the selection of qualified representatives in a fair and unbiased manner; and

WHEREAS, the Ferguson Township Policy on the Appointment of Representatives to Local and Regional Authorities, Boards, and Commissions is attached hereto as Exhibit "A".

NOW THEREFORE the Ferguson Township Board of Supervisors adopts the Ferguson Township Policy on Local Authorities, Boards, and Commissions.

RESOLVED this 2nd Day of October 2017

**TOWNSHIP OF FERGUSON
BOARD OF SUPERVISORS**

By: 
Steve Miller, Chairman

[S E A L]

ATTEST:

By: 
David Pribulka, Secretary

Exhibit "A"

Ferguson Township Policy on the Appointment of Representatives to Local and Regional Authorities, Boards, and Commissions

Purpose

This Board of Supervisors is desirous of establishing a process to appoint representatives to local and regional Authorities, Boards, and Commissions ("ABCs"). These include, but may not be limited to the Ferguson Township Planning Commission, Ferguson Township Tree Commission, Ferguson Township Zoning Hearing Board, Centre Region Parks and Recreation Authority, UAJA Board, SCBWA Board, Schlow Centre Region Library, C-NET Board, ICDA, Tax Review Board, and others that are not specifically exempted below.

Historically, the Board has followed different strategies depending on the specific ABC appointment being made. It has been determined by the Board that a uniform policy on ABC appointments will allow fair consideration of all applicants, ensure equal access to information by individual Board members, and help to establish an objective process by which the most qualified applicant may be selected.

Policy

It shall be the policy of the Ferguson Township Board of Supervisors to interview all candidates who meet the minimum qualifications for an ABC appointment when a vacancy occurs. This shall include incumbents who express a desire to be reappointed. In circumstances where there is only one applicant for an ABC vacancy, the Board of Supervisors may appoint said applicant without an interview.

In the first week of October of each year, the Township shall post on its website and relevant publications a list of ABC vacancies for the upcoming year. Additionally, Township staff shall notify ABC members whose terms are expiring to determine whether they are interested in reappointment. Incumbents whose terms are expiring shall not be required to re-apply unless they wish to supplement their prior application with new information. Applications for ABC vacancies shall be accepted through November 1 of each year.

The Board of Supervisors shall schedule one or more public worksessions to interview applications for ABC vacancies as needed. While the worksessions shall be open to the public, the public shall not be permitted to ask questions of the applicants nor speak except at Citizen's Input at the start of the worksessions. Upon interviewing all interested applicants at a worksession, the Board may adjourn to an Executive Session to deliberate.

Appointments to ABC vacancies shall be made at the Organizational Meeting.

Exceptions

The following ABCs and offices shall not be subject to the procedure established herein: Centre Regional Planning Commission, Township Solicitor, Tax Collector (Local Services Tax, Earned Income and Net Profits Tax), Health Officer, Sewage Enforcement Officer, Tax Administrator, COG Committees, Centre County Tax Collection Representative, Spring Creek Watershed Commission, Centre Area Cable Consortium, and Police Pension Advisory Board. Other ABCs and offices may be exempt from this policy upon a unanimous vote of the Board of Supervisors.

Subject: Will Ferguson oppose state preemption

Supervisor Dininni,

I hope you're doing well and staying safe in these incredibly trying times. In our survey earlier this year, you'd expressed an interest in opposing the statewide preemption of municipal plastic ordinances. That's why I wanted to write to make sure you knew about efforts in Harrisburg to extend the legislation that preempts Pennsylvania's municipalities from implementing policies to reduce local pollution from single-use plastics--and to ask **if you'd join other elected officials in writing a letter from Ferguson requesting that the General Assembly doesn't renew this preemption language in the upcoming budget.**

As you may know, in the summer of 2019 the Pennsylvania General Assembly included language in one of the state budget bills that preempted local officials from implementing fees or bans on single-use plastics. This preemption is currently set to expire later this summer, on July 1st.

However, it's likely that an effort will be made to embed similar legislation in the upcoming budget proposal that the General Assembly is expected to take up over the next two months. At the same time, [free-standing legislation has also recently been introduced to codify this preemption indefinitely.](#) Not only is this a misguided and harmful attempt to take away the rights of local governments, but it also uses the COVID-19 crisis [to further the plastics industries agenda.](#)

Plastic pollution litters our streets, parks, and waterways, threatening wildlife and imposing [millions of dollars in cleanup costs](#) for taxpayers. The growing concern about single-use plastics in the eye of the public is clear: more and more Pennsylvanians are sounding the alarm about the threats posed by single use plastics locally--and globally.

City officials representing Philadelphia, Pittsburgh, and Erie have previously sent letters to the General Assembly asking that they oppose preempting local governments from using fees or local bans as a tool to address their local pollution issues. We are asking municipalities to take similar steps now, so I wanted to write and ask **Ferguson to send a letter opposing the extension of the current preemption.**

Our cities and towns (and their local voters) should have the right to decide the best policies for protecting their environment from single-use plastic litter and pollution.

I've attached the letters drafted by city officials from Pittsburgh, Philadelphia, and Erie. We would love it if you'd consider drafting a similar letter from your municipality. I'll follow up in the coming weeks with more information about our effort to halt this local preemption, but please reach out if you have any questions - my phone number is 347-563-1406.

--

Faran Savitz
PennEnvironment
Conservation Associate
faran@pennenvironment.org
C: 347-563-1406

1429 Walnut St, Ste 1100
Philadelphia, PA 19102

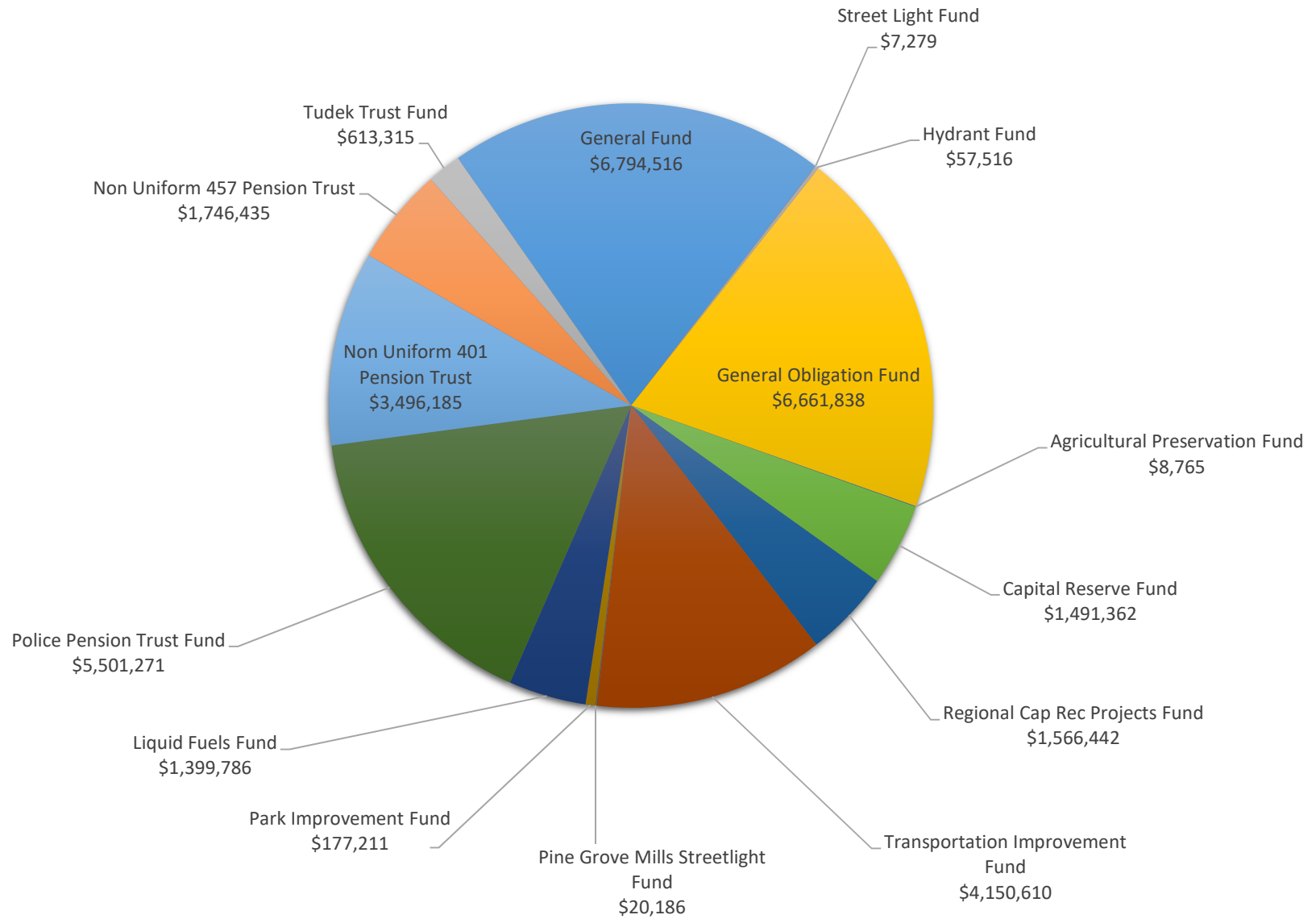
IMPORTANT WARNING: The information in this message (and the documents attached to it, if any) is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, 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.



MONTHLY TREASURERS REPORT

APRIL 2020

CASH BALANCES BY FUND - APRIL 30, 2020



Ferguson Township Treasurer's Report

April 30, 2020

Statement of Cash Balances

General Fund

Checking

Jersey Shore State Bank Operating (3245)	4,649,299.23
JSSB Flex Plan Checking (8757)	33,134.70
Ameriserv Money Market 2602	261,483.60
Ameriserv CD (0210) (matures 12/3/21)(1/3 of total)	268,156.08
PLGIT General Fund Classs (3017)	215,570.59
PLGIT General Fund Prime (3017)	801,291.97
PLGIT General Fund CD (matures 6/30/20)	247,000.00

Investments

JSSB/Voya Brokerage Account (@ market)	318,579.37
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TOTAL GENERAL FUND

6,794,515.54

Other Funds

Fund 02 Street Lights

JSSB Checking (4836)	7,279.09
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Fund 03 Fire Hydrant

JSSB Checking (4844)	57,515.95
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Fund 16 General Obligation

JSSB Checking (4852)	7,592.96
JSSB 2019 Bond Checking	6,654,245.07

Fund 19 Agricultural Preservation

JSSB Checking (4879)	8,764.77
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Fund 30 Capital Reserve

Paypal Account	9,138.14
JSSB Checking (Employee Wellness Sinking Fund)(4909)	13,434.93
JSSB Capital Reserve Checking (3555)	656,473.90
JSSB Checking (Police Equipment Sinking Fund) (1711)	94.87
JSSB Checking (PW Equipment Sinking Fund)(4895)	574,381.42
JSSB Checking (Bldg Equipment Sinking Fund)(4887)	237,838.39

Fund 31 Regional Capital Recreation Projects

JSSB Checking (3547)	1,036,802.23
Ameriserv Money Market 2818	261,483.60
Ameriserv CD (0210) (matures 12/3/21)(1/3 of total)	268,156.08

Fund 32 Transportation Improvement

JSSB Checking (3539)	2,554,043.68
PLGIT Checking (Class & Plus)(3261)	66,119.13
PLGIT Checking (Prime)(3261)	500,807.48
PLGIT CDs (2)(mature 5/20/20, 11/6/20)	500,000.00
Ameriserv Money Market 2693	261,483.60
Ameriserv CD (0210) (matures 12/3/21)(1/3 of total)	268,156.08

Fund 33 Pine Grove Mills Street Lights

Ferguson Township Treasurer's Report

April 30, 2020

Statement of Cash Balances

JSSB Checking (4917)	20,185.59
<u>Fund 34 Park Improvement</u>	
JSSB Checking (4925)	177,210.65
<u>Fund 35 Liquid Fuels</u>	
JSSB Checking (4933)	482,046.27
PLGIT Checking (Class) (3020)	17,051.56
PLGIT Checking (Prime) (3020)	400,688.23
PLGIT CD (3020) (mature 5/20/20)	500,000.00
<u>Fund 93 Tudek Memorial Trust</u>	
JSSB Checking (4976)	26,929.37
FNB Investments (@market)	142,980.75
Centre Foundation Investments	443,405.25
TOTAL OTHER FUNDS	16,154,309.04
TOTAL NON PENSION FUNDS	22,948,824.58
Employer Pension Trust Funds	
<u>Fund 60 Police Pension Trust</u>	
JSSB Checking (4941)	24,860.87
PNC Enterprise Checking (9642)	51,745.50
PNC Investments (@market)(includes accrued interest)	5,424,664.17
<u>Fund 65 Non Uniformed 401a Pension Trust</u>	
JSSB Checking (4968)	101.96
ICMA-RHS (801695) Employee Retirement Health Savings Trust (@ market)	74,660.95
ICMA-401 (108860) Employer Pension Investment Trust (@ market)	3,421,421.73
TOTAL PENSION TRUST FUNDS	8,997,455.18
GRAND TOTAL	31,946,279.76
Employee Pension Trust Funds	
<u>Fund 66 Non Uniformed 457 Pension Trust</u>	
ICMA-457 (300747) Employee Pension Investment Trust (@ market)	1,714,592.67
ICMA-ROTH IRA (706007) Employee Pension Investment Trust (@ market)	31,842.22
	1,746,434.89

Bank Reconciliation

Uncleared Checks by Fund

User: eendresen
Printed: 05/22/2020 - 9:37AM
Checks Before: 04/30/2020



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
01	GENERAL FUND					
0	04/30/2020	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	3,414.09
0	04/30/2020	Uncleared	AP	11216	VANTAGEPOINT TRANSFER AGENTS 401	8,367.64
0	04/30/2020	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	6,826.69
0	04/30/2020	Uncleared	AP	11381	VANTAGEPOINT TRANSFER AGENTS-706007 ROTH	181.28
6192	09/29/2017	Uncleared	AP	11577	CBICC	2,500.00
6255	10/13/2017	Uncleared	AP	11547	FOSTER DANIEL	250.00
6727	01/31/2018	Uncleared	AP	11597	WITHERS KARYN	15.00
7254	06/15/2018	Uncleared	AP	11738	GREENE HERBERT	25.00
7622	08/31/2018	Uncleared	AP	11756	TOMKEIL PAUL	40.00
7947	11/15/2018	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	684.53
8001	11/29/2018	Uncleared	AP	10720	MORRISON SHAWN	25.00
8162	01/15/2019	Uncleared	AP	10670	MAYER JONATHAN	750.00
8358	02/28/2019	Uncleared	AP	11614	SNAP ON INDUSTRIAL	11.47
8596	04/30/2019	Uncleared	AP	10422	GEISINGER HEALTH SYSTEM	157.47
8753	06/15/2019	Uncleared	AP	10755	NITTANY OFFICE EQUIP C O HON	254.10
8799	06/28/2019	Uncleared	AP	10240	COLLEGIATE PRIDE INC	171.92
9001	08/22/2019	Uncleared	AP	10263	CORMANS MAIL SERVICE	2,873.11
9183	10/15/2019	Uncleared	AP	11593	HOME DEPOT CREDIT SERVICES	288.05
9272	11/15/2019	Uncleared	AP	10035	ALS TECHNOLOGIES INC	1,145.00
9297	11/15/2019	Uncleared	AP	11253	INFRADAPT LLC	3,221.44
9340	11/29/2019	Uncleared	AP	11855	ANDERSON INDUSTRIAL MACHINERY	769.80
9437	12/31/2019	Uncleared	AP	10035	ALS TECHNOLOGIES INC	1,145.00
9467	12/31/2019	Uncleared	AP	10670	MAYER JONATHAN	750.00
9562	01/20/2020	Uncleared	AP	11173	WALKER & WALKER EQUIPMENT II LLC	43.19
9597	01/30/2020	Uncleared	AP	10745	NEWMAN TRAFFIC SIGNS INC	1,992.49
9717	02/28/2020	Uncleared	AP	11702	BLUE KNOB AUTO	600.00
9725	02/28/2020	Uncleared	AP	11248	CENTRO PRINT SOLUTIONS	100.17
9798	03/15/2020	Uncleared	AP	10383	FERGUSON TWP AREA SENIOR CITIZENS GROUP	500.00
9806	03/15/2020	Uncleared	AP	11797	LANDPRO EQUIPMENT LLC	759.15
9842	03/31/2020	Uncleared	AP	11702	BLUE KNOB AUTO	300.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
9843	03/31/2020	Uncleared	AP	11878	CAMPBELL CHRIS	1,655.58
9874	03/31/2020	Uncleared	AP	11877	RUSSIAN CHURCH OF CHRIST	78.11
9886	04/15/2020	Uncleared	AP	10053	APWA MEMBERSHIP	350.00
9893	04/15/2020	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	27.00
9894	04/15/2020	Uncleared	AP	10203	CENTRE DAILY TIMES	842.92
9896	04/15/2020	Uncleared	AP	10236	CMT LABORATORIES	243.75
9909	04/15/2020	Uncleared	AP	10565	JOHN TENNIS TOWING	65.00
9914	04/15/2020	Uncleared	AP	10748	NITTANY BUILDING SPECIALTIES INC	1,105.00
9915	04/15/2020	Uncleared	AP	10773	OLD DOMINION BRUSH	596.88
9917	04/15/2020	Uncleared	AP	10845	PENNSYLVANIA MUNICIPAL HEALTH INSURANCE CO OF	76,052.33
9929	04/30/2020	Uncleared	AP	10016	AFLAC	176.77
9930	04/30/2020	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	250.61
9931	04/30/2020	Uncleared	AP	11083	AXON ENTERPRISE, INC	12,772.68
9932	04/30/2020	Uncleared	AP	10085	BASTIAN TIRE & AUTO CENTERS	501.20
9933	04/30/2020	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	27.00
9934	04/30/2020	Uncleared	AP	10203	CENTRE DAILY TIMES	552.51
9935	04/30/2020	Uncleared	AP	10225	CINTAS CORPORATION # 536	74.20
9936	04/30/2020	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	1,201.46
9937	04/30/2020	Uncleared	AP	11219	COMMONWEALTH OF PENNSYLVANIA	50.00
9938	04/30/2020	Uncleared	AP	10282	CUMBERLAND TRUCK EQUIPMENT CO	93.18
9939	04/30/2020	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	420.00
9940	04/30/2020	Uncleared	AP	10380	FERGUSON TOWNSHIP SUPERVISORS	24,067.20
9941	04/30/2020	Uncleared	AP	11635	GREAT AMERICA FINANCIAL SERVICES	217.64
9942	04/30/2020	Uncleared	AP	10568	K & S DISTRIBUTION	138.00
9943	04/30/2020	Uncleared	AP	11704	MADISON NATIONAL LIFE	3,177.85
9944	04/30/2020	Uncleared	AP	11839	MARCO TECHNOLOGIES LLC	89.10
9945	04/30/2020	Uncleared	AP	10674	MCCORMICK TAYLOR INC	1,580.00
9946	04/30/2020	Uncleared	AP	11807	MODEL UNIFORMS	244.48
9947	04/30/2020	Uncleared	AP	10749	NITTANY CHEM DRY	90.00
9948	04/30/2020	Uncleared	AP	11332	NTM ENGINEERING INC	2,679.71
9949	04/30/2020	Uncleared	AP	11378	P & A GROUP	342.00
9950	04/30/2020	Uncleared	AP	11879	PA TURNPIKE	4.30
9951	04/30/2020	Uncleared	AP	10864	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	361.38
9952	04/30/2020	Uncleared	AP	11476	SITE ONE LANDSCAPE SUPPLY	207.00
9953	04/30/2020	Uncleared	AP	11017	SOSMETAL PRODUCTS INC	164.28
9954	04/30/2020	Uncleared	AP	11028	SPRINT	150.00
9955	04/30/2020	Uncleared	AP	11029	STAHL SHEAFFER ENGINEERING LLC	5,836.78
9956	04/30/2020	Uncleared	AP	11050	STOCKER CHEVROLET INC	91.99
9957	04/30/2020	Uncleared	AP	11089	TEL POWER INC	38,950.00
9958	04/30/2020	Uncleared	AP	11729	THE HR OFFICE	339.25
9959	04/30/2020	Uncleared	AP	11133	U COMP	7,686.02

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
9960	04/30/2020	Uncleared	AP	11192	WEST PENN POWER	2,768.45
9961	04/30/2020	Uncleared	AP	10771	WITMER PUBLIC SAFETY GROUP INC	322.00
Fund 01 Total:						224,805.20
02	STREET LIGHT FUND					
123	04/30/2020	Uncleared	AP	11192	WEST PENN POWER	202.10
Fund 02 Total:						202.10
30	CAPITAL RESERVE FUND					
717	04/30/2020	Uncleared	AP	10236	CMT LABORATORIES	955.00
718	04/30/2020	Uncleared	AP	11675	GREENFIELD ARCHITECTS LTD	9,275.33
719	04/30/2020	Uncleared	AP	11332	NTM ENGINEERING INC	435.13
Fund 30 Total:						10,665.46
32	TRANSPORT IMPROVEMENT FUND					
2017036	10/15/2018	Uncleared	AP	10819	PATTON TOWNSHIP SUPERVISORS	9,898.12
Fund 32 Total:						9,898.12
35	LIQUID FUELS FUND					
346	04/30/2020	Uncleared	AP	10945	ROBINSON SEPTIC SERVICE INC	290.00
Fund 35 Total:						290.00
93	TUDEK PARK TRUST FUND					
20190921	04/30/2020	Uncleared	AP	11450	GROVE PRINTING	30.00
20190922	04/30/2020	Uncleared	AP	11139	UNIVERSITY AREA JOINT AUTHORITY	104.00
20190923	04/30/2020	Uncleared	AP	11192	WEST PENN POWER	19.21
Fund 93 Total:						153.21
Grand Total:						246,014.09

Accounts Payable

Checks by Date - Detail by Check Number

User: eendresen
 Printed: 5/15/2020 9:03 AM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
ACH	10870 040320	PNC INSTITUTIONAL INVESTMENTS POLICE PENSION WITHHELD	04/15/2020		3,414.09
Total for this ACH Check for Vendor 10870:				0.00	3,414.09
ACH	11216 040320	VANTAGEPOINT TRANSFER AGENTS 401	04/15/2020		8,367.64
Total for this ACH Check for Vendor 11216:				0.00	8,367.64
ACH	11218 040320	VANTAGEPOINT TRANSFER AGENTS 457	04/15/2020		6,826.69
Total for this ACH Check for Vendor 11218:				0.00	6,826.69
ACH	11381 043020	VANTAGEPOINT TRANSFER AGENT ROTH IRA	04/15/2020		181.28
Total for this ACH Check for Vendor 11381:				0.00	181.28
ACH	10870 041720	PNC INSTITUTIONAL INVESTMENTS POLICE PENSION WITHHELD	04/30/2020		3,414.09
Total for this ACH Check for Vendor 10870:				0.00	3,414.09
ACH	11216 041720	VANTAGEPOINT TRANSFER AGENTS 401	04/30/2020		8,367.64
Total for this ACH Check for Vendor 11216:				0.00	8,367.64
ACH	11218 041720	VANTAGEPOINT TRANSFER AGENTS 457	04/30/2020		6,826.69
Total for this ACH Check for Vendor 11218:				0.00	6,826.69
ACH	11381 041720	VANTAGEPOINT TRANSFER AGENT ROTH IRA	04/30/2020		181.28
Total for this ACH Check for Vendor 11381:				0.00	181.28
122	11192 1424-APR20 3057-APR20	WEST PENN POWER STREET LIGHTS STREET LIGHTS	04/15/2020		331.62 845.46
Total for Check Number 122:				0.00	1,177.08
123	11192 3639-APR20	WEST PENN POWER HAVERSHIRE BLVD	04/30/2020 01.433.036		202.10
Total for Check Number 123:				0.00	202.10
345	10275	CRAFCO INC-BIRMINGHAM	04/15/2020		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	9402224392	HEAT LANCE			2,680.00
			Total for Check Number 345:	0.00	2,680.00
346	10945	ROBINSON SEPTIC SERVICE INC	04/30/2020		
	191991	PORTABLE TOILET /HAND SANITIZER PLA			120.00
	191992	EXTRA SERVICE (1 UNIT X 1 WED)			25.00
	192010	HAND SINK COLD WATER FOOT PUMP INC			145.00
			Total for Check Number 346:	0.00	290.00
715	11850	J C ORR & SON INC	04/15/2020		
	6	FERG TWP BLDG RENO			32,727.30
			Total for Check Number 715:	0.00	32,727.30
716	11431	SHERRILLtree	04/15/2020		
	INV-513992	MATTS			3,499.95
			Total for Check Number 716:	0.00	3,499.95
717	10236	CMT LABORATORIES	04/30/2020		
	2003014	FERG TWP PUBLIC WORKS BLDG TESTINC			955.00
			Total for Check Number 717:	0.00	955.00
718	11675	GREENFIELD ARCHITECTS LTD	04/30/2020		
	90123015	FERG TWP PW GARAGE			1,557.36
	90125020				7,717.97
			Total for Check Number 718:	0.00	9,275.33
719	11332	NTM ENGINEERING INC	04/30/2020		
	9598	FERG TWP BLDG			165.13
	9625	PARK HILLS DRAINAGEWAY RESTORATIO			270.00
			Total for Check Number 719:	0.00	435.13
9884	10031	ALLIED MECHANICAL & ELECTRICA	04/15/2020		
	150027	COMMERCIAL MAINTENANCE			4,225.00
			Total for Check Number 9884:	0.00	4,225.00
9885	11242	AMAZON CAPITAL SERVICES INC	04/15/2020		
	1H3W-PYPM-MCX1	BOOTS			372.91
	1TJJ-6CRN-C6YM	BOOTS			251.06
	1V99-JWKY-JCFX	BATON POUCH/DUTY BELT/TORCH POUCH			36.89
			Total for Check Number 9885:	0.00	660.86
9886	10053	APWA MEMBERSHIP	04/15/2020		
	68570	APWA MMBRSHR RENEWAL 2020			350.00
			Total for Check Number 9886:	0.00	350.00
9887	11714	ARBORWEAR	04/15/2020		
	385651	SWEATSHIRTS FOR PW			2,713.50
			Total for Check Number 9887:	0.00	2,713.50
9888	11649	BABST CALLAND CLEMENTS AND ZC	04/15/2020		
	1288477	PINE HALL LAND USE APPEALS			210.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 9888:	0.00	210.00
9889	11390 BT1580959	BAKER TILLY VIRCHOW KRAUSE, LL PROGRESS BILLING ON 2019 AUDIT OF CA	04/15/2020		8,000.00
			Total for Check Number 9889:	0.00	8,000.00
9890	10126 191109	BRADCO SUPPLY COMPANY GALV DIMPLE BANDS	04/15/2020		103.82
			Total for Check Number 9890:	0.00	103.82
9891	11224 68345	CAMPBELL DURRANT BEATTY PALO PAID SICK LEAVE/12 HOUR SHIFTS	04/15/2020		1,641.18
			Total for Check Number 9891:	0.00	1,641.18
9892	10197 1229158	CENTRE COUNTY RECYLING & REFU TIRES	04/15/2020		78.00
			Total for Check Number 9892:	0.00	78.00
9893	10201 040320	CENTRE COUNTY UNITED WAY U-WAY	04/15/2020		27.00
			Total for Check Number 9893:	0.00	27.00
9894	10203 4586534 4612436 4613696 4614567 4615372	CENTRE DAILY TIMES BOS AD FOR ADOPTED AMD ORD BOS MTG ADOPT AN ORD AD FOR SEALED BIDS 2020-C7A FUEL AD FOR ZOOM BOARD MEETING 4-6-20 AD FOR SEALED BIDS 2020-C7A ASPHALT	04/15/2020		148.95 223.61 143.51 166.32 160.53
			Total for Check Number 9894:	0.00	842.92
9895	10231 488180 488180-1 488390 488430	CLEARFIELD WHOLESALE PAPER CO RAGS WIPER SPRAY NINE/WIPER TRIGGER SPRAY BOTTLES 6 EA	04/15/2020		78.62 60.37 288.11 22.50
			Total for Check Number 9895:	0.00	449.60
9896	10236 2002029	CMT LABORATORIES SARATOGA DRIVE	04/15/2020		243.75
			Total for Check Number 9896:	0.00	243.75
9897	10142 20FERGUSON-Q1	CNET 1ST QTR MMBRSHIP DUES 2020	04/15/2020		6,526.50
			Total for Check Number 9897:	0.00	6,526.50
9898	10275 9402224393	CRAFCO INC-BIRMINGHAM FILTER ELEMENT	04/15/2020		83.69
			Total for Check Number 9898:	0.00	83.69
9899	10282 2C296253	CUMBERLAND TRUCK EQUIPMENT C ANTIFREEZE	04/15/2020		93.18

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 9899:	0.00	93.18
9900	10373 033120 033120	FAYETTE PARTS SERVICE INC LED WHITE/LED AMBER/FAB LOOM-SPLIT BATTERY	04/15/2020		166.25 169.89
			Total for Check Number 9900:	0.00	336.14
9901	11217 040320	FERGUSON TOWNSHIP POLICE ASSOC POLICE UNION DUES	04/15/2020		420.00
			Total for Check Number 9901:	0.00	420.00
9902	10380 041520	FERGUSON TOWNSHIP SUPERVISORS TIF TRANSFER TAX FEB 20	04/15/2020		61,938.07
			Total for Check Number 9902:	0.00	61,938.07
9903	10396 040120	FISHER AUTO PARTS WIRE CABLE/CLIP	04/15/2020		10.99
			Total for Check Number 9903:	0.00	10.99
9904	11483 001-1413226 001-1418480	FORCE AMERICA DISTRIBUTING LLC JOYSTICK JOYSTICK ADAPTER REFRESH WO-OUTPU	04/15/2020		402.85 20.59
			Total for Check Number 9904:	0.00	423.44
9905	10409 72032	FRED CARSON DISPOSAL INC. COMMERCIAL WASTE SERVICE/RECYCLI	04/15/2020		234.00
			Total for Check Number 9905:	0.00	234.00
9906	11518 CMS0022137	GENERAL CODE AVANTE SERVER FOR MS SQL WITH AVAN	04/15/2020		6,069.00
			Total for Check Number 9906:	0.00	6,069.00
9907	10491 3458	HINTON & ASSOCIATES DELL SONICWALL-SSL VPN LICENSE FOR	04/15/2020		345.00
			Total for Check Number 9907:	0.00	345.00
9908	11253 7907APR2020	INFRADAPT LLC PHONE SERV	04/15/2020		658.20
			Total for Check Number 9908:	0.00	658.20
9909	10565 231124	JOHN TENNIS TOWING WHEEL LIFT	04/15/2020		65.00
			Total for Check Number 9909:	0.00	65.00
9910	11704 043020	MADISON NATIONAL LIFE EMPLOYER FICA WITHHOLDING DUE ZEL	04/15/2020		19.13
			Total for Check Number 9910:	0.00	19.13
9911	10762 26817056 26817057	MARCO COPIER LEASE 3212I COPIER LEASE 3553CI	04/15/2020		162.88 903.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	26829752	COPIER LEASE M3550IDN			223.78
			Total for Check Number 9911:	0.00	1,290.16
9912	11807 1376433 1378672	MODEL UNIFORMS PW UNIF CLN PW UNIF CLN	04/15/2020		122.24 122.24
			Total for Check Number 9912:	0.00	244.48
9913	10712 040220 040220	MONARCH CLEANERS POLICE UNIF CLN CHIEF'S DRY CLN	04/15/2020		229.00 51.45
			Total for Check Number 9913:	0.00	280.45
9914	10748 S2008801	NITTANY BUILDING SPECIALTIES INC REPAIR HANDICAP OPERATOR AS NEEDED	04/15/2020		1,105.00
			Total for Check Number 9914:	0.00	1,105.00
9915	10773 6964721	OLD DOMINION BRUSH HEXNUT	04/15/2020		596.88
			Total for Check Number 9915:	0.00	596.88
9916	10798 852838	PA ONE CALL SYSTEM MONTHLY ACTIVITY FEE/SUPP VOICE ME	04/15/2020		97.25
			Total for Check Number 9916:	0.00	97.25
9917	10845 27633-0 27633-0 27633-0	PENNSYLVANIA MUNICIPAL HEALTH HEALTHCARE INS DENTAL INS EYECARE INS	04/15/2020		71,831.35 3,558.00 662.98
			Total for Check Number 9917:	0.00	76,052.33
9918	11700 010120 020120 030120 040120	PETS COME FIRST DROP OFF FACILITY FOR STRAY ANIMALS DROP OFF FACILITY FOR STRAY ANIMALS DROP OFF FACILITY FOR STRAY ANIMALS DROP OFF FACILITY FOR STRAY ANIMALS	04/15/2020		100.00 100.00 100.00 100.00
			Total for Check Number 9918:	0.00	400.00
9919	11882 MAR2006	PURE MAINTENANCE OF CENTRAL P TREAT POLICE OFFICES, LOCKER ROOMS	04/15/2020		1,000.00
			Total for Check Number 9919:	0.00	1,000.00
9920	10973 041520	SAMS CLUB DIRECT CLEANING SUPPLIES	04/15/2020		583.65
			Total for Check Number 9920:	0.00	583.65
9921	11017 1404512	SOSMETAL PRODUCTS INC O-RING/SHACKLE SCREW/COUPLER SET/I	04/15/2020		314.93
			Total for Check Number 9921:	0.00	314.93
9922	11029 18-324-15	STAHL SHEAFFER ENGINEERING LL ESCR-0341	04/15/2020		470.76

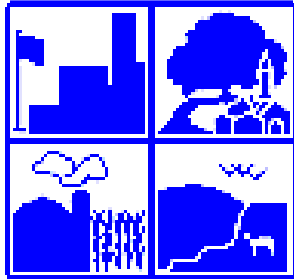
Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 9922:	0.00	470.76
9923	11058 140633	STOVER MCGLAUGHLIN APPEAR FOR FEB ZONING HEARING/DRAI	04/15/2020		816.00
			Total for Check Number 9923:	0.00	816.00
9924	11844 40134534	TACTICAL WEAR UNIFORM ORDER PER ATTACHED INVOIC	04/15/2020		3,336.59
			Total for Check Number 9924:	0.00	3,336.59
9925	11159 716485461 716485461 716485461 716485461 716485461 716485461 716485461 716485461	VERIZON WIRELESS AIRTIME CARD USE CELL PHONE WITHHOLDING POLICE CELL USE PZ CELL USE HOT BOX FOR JENNA COVID OEO & WARGO CELL USE ADM CELL USE HOT BOX FOR FAITH COV ADM CELL USE CELL PHONE WITHHOLDING POLICE	04/15/2020		40.01 -44.00 98.64 43.90 79.46 43.90 44.80 44.00
			Total for Check Number 9925:	0.00	350.71
9926	11847 041520	VOYA FINANCIAL ERISA PLAN INVESTMENT CONSULTANT I	04/15/2020		3,000.00
			Total for Check Number 9926:	0.00	3,000.00
9927	11883 041520	WEIS MARKETS, INC. ES-360 WEIS MARKET ESCROW RELEASE	04/15/2020		1,563.87
			Total for Check Number 9927:	0.00	1,563.87
9928	11192 2239-APR20 6438-APR20 7407-APR20 7852-APR20 7920-APR20 8136-APR20	WEST PENN POWER S WATER ST 1209 N ATHERTON ST PGM-BLINKER-WEST PGM-BLINKER-EAST N ATHERTON ST BLUE COURSE DR/HAVASHIRE BLVD	04/15/2020		25.25 35.46 10.35 10.35 33.07 42.84
			Total for Check Number 9928:	0.00	157.32
9929	10016 043020	AFLAC INSURANCE WITHHELD	04/30/2020		176.77
			Total for Check Number 9929:	0.00	176.77
9930	11242 17WY-L4T6-9977 1JRC-YXMD-C69F 1THX-M9HQ-4DY4 1XPJ-H6JG-JL1L	AMAZON CAPITAL SERVICES INC DIGITAL FOREHEAD THERMOMETER MASK BATTERY CHARGER FOR AA/AAA NIMH/N TELEPHONE HEADSET WITH NOISE CANC	04/30/2020		89.99 38.99 81.74 39.89
			Total for Check Number 9930:	0.00	250.61
9931	11083 SI-1650307	AXON ENTERPRISE, INC INTERVIEW ROOM, BODY CAMERA PACK.	04/30/2020		12,772.68
			Total for Check Number 9931:	0.00	12,772.68

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
9932	10085 143526	BASTIAN TIRE & AUTO CENTERS TIRES	04/30/2020		501.20
			Total for Check Number 9932:	0.00	501.20
9933	10201 041720	CENTRE COUNTY UNITED WAY U-WAY	04/30/2020		27.00
			Total for Check Number 9933:	0.00	27.00
9934	10203 4618273 4626449	CENTRE DAILY TIMES AD FOR PLANNING COMMISSION MTG/H/ AD FOR BOS MTG APR 20TH	04/30/2020		196.91 355.60
			Total for Check Number 9934:	0.00	552.51
9935	10225 1901258065	CINTAS CORPORATION # 536 GLOVES	04/30/2020		74.20
			Total for Check Number 9935:	0.00	74.20
9936	10243 10006-APR20 10007-APR20	COLUMBIA GAS OF PA INC OFFICE GAS GARAGE GAS	04/30/2020		812.25 389.21
			Total for Check Number 9936:	0.00	1,201.46
9937	11219 043020	COMMONWEALTH OF PENNSYLVANL WASTE TIRE TRANSPORTER APP FEE	04/30/2020		50.00
			Total for Check Number 9937:	0.00	50.00
9938	10282 2C297563	CUMBERLAND TRUCK EQUIPMENT C ANTIFREEZE	04/30/2020		93.18
			Total for Check Number 9938:	0.00	93.18
9939	11217 041720	FERGUSON TOWNSHIP POLICE ASSOC POLICE UNION DUES	04/30/2020		420.00
			Total for Check Number 9939:	0.00	420.00
9940	10380 033120	FERGUSON TOWNSHIP SUPERVISORS TIF TRANS MAR 2020	04/30/2020		24,067.20
			Total for Check Number 9940:	0.00	24,067.20
9941	11635 26856190	GREAT AMERICA FINANCIAL SERVICI COPIER LEASE 5052CI	04/30/2020		217.64
			Total for Check Number 9941:	0.00	217.64
9942	10568 130473	K & S DISTRIBUTION SYN OIL	04/30/2020		138.00
			Total for Check Number 9942:	0.00	138.00
9943	11704 043020 043020 043020 043020	MADISON NATIONAL LIFE STD INS BASIC LIFE AD & D LTD VOL LIFE INS	04/30/2020		904.34 811.90 960.59 501.02

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
			Total for Check Number 9943:	0.00	3,177.85
9944	11839 INV7513366	MARCO TECHNOLOGIES LLC COPIER LEASE 1102PN2USO	04/30/2020		89.10
			Total for Check Number 9944:	0.00	89.10
9945	10674 12	MCCORMICK TAYLOR INC ES-382 HARNER FARM	04/30/2020		1,580.00
			Total for Check Number 9945:	0.00	1,580.00
9946	11807 1383274 380973	MODEL UNIFORMS PW UNIF CLN 4/23 PW UNIF CLN 4/16	04/30/2020		122.24 122.24
			Total for Check Number 9946:	0.00	244.48
9947	10749 APR2001	NITTANY CHEM DRY TWO GALLONS OF DISINFECTANT	04/30/2020		90.00
			Total for Check Number 9947:	0.00	90.00
9948	11332 8969 9598 9598 9598 9598 9598 9598	NTM ENGINEERING INC ES-341 ES-394 ES-408 ES-374 ES-399 ES-1114 ES-341	04/30/2020		506.25 235.90 730.13 194.80 165.70 197.93 649.00
			Total for Check Number 9948:	0.00	2,679.71
9949	11378 F73000409307 F73000411605 F73000412759	P & A GROUP MONTHLY FEE FEB 2020 MONTHLY FEE APRIL 2020 MONTHLY FEE MAY 2020	04/30/2020		108.00 112.50 121.50
			Total for Check Number 9949:	0.00	342.00
9950	11879 102091729-1	PA TURNPIKE TOLL CHARGES	04/30/2020		4.30
			Total for Check Number 9950:	0.00	4.30
9951	10864 3310968151	PITNEY BOWES GLOBAL FINANCIAL POSTAGE RENTAL	04/30/2020		361.38
			Total for Check Number 9951:	0.00	361.38
9952	11476 98899015-001	SITE ONE LANDSCAPE SUPPLY LESCO METRO SEED MIXTURE 50LB	04/30/2020		207.00
			Total for Check Number 9952:	0.00	207.00
9953	11017 1405282	SOSMETAL PRODUCTS INC SPRAY BOTTLE	04/30/2020		164.28
			Total for Check Number 9953:	0.00	164.28
9954	11028	SPRINT	04/30/2020		

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	LCI-270045	DOCUMENT RETRIEVAL			150.00
			Total for Check Number 9954:	0.00	150.00
9955	11029 18-324-17 20-132-1 20-217-1REV	STAHL SHEAFFER ENGINEERING LL ES-341 FERG TWP SIGNAL POL INSP & ANALYSIS ES-408	04/30/2020		3,132.78 2,200.00 504.00
			Total for Check Number 9955:	0.00	5,836.78
9956	11050 033120	STOCKER CHEVROLET INC BLOCK	04/30/2020		91.99
			Total for Check Number 9956:	0.00	91.99
9957	11089 74479	TEL POWER INC CABINET RPLCMNT AT HAVASHIRE & BLU	04/30/2020		38,950.00
			Total for Check Number 9957:	0.00	38,950.00
9958	11729 31213 31231	THE HR OFFICE PERIOD 4/12-4/18 DEMCHAK, RHONDA R. PERIOD 4/19-4/25 DEMCHAK, RHONDA R.	04/30/2020		155.25 184.00
			Total for Check Number 9958:	0.00	339.25
9959	11133 043020	U COMP 1ST QTR 2020 UCOMP	04/30/2020		7,686.02
			Total for Check Number 9959:	0.00	7,686.02
9960	11192 0840-APR20 0873-APR20 1054-APR20 1966-APR20 2449-APR20 2510-APR20 2691-APR20 2711-APR20 3377-APR20 5290-APR20 5727-APR20 5843-APR20 6113-APR20 6150-APR20 6438-APR20 6651-APR20 6725-APR20 6735-APR20 7595-APR20 7920-APR20 8100-APR20 8136-APR20 9110-APR20 9975-APR20	WEST PENN POWER WHITEHALL RD/RESEARCH DRIVE WHITEHALL RD/W COLLEGE AVE W COLLEGE AVE 225 SCIENCE PARK RD WESTERLY PKWY BLUE CR W CHERRY LN MARTIN ST SCIENCE PARK ROAD SCIENCE PARK ROAD BRISTOL AVE 1901 CIRCLEVILLE ROAD OFFICE COMPLEX 1301 W COLLEGE AVE GARAGE/MAINT BLDG OLD GATESBURG ROAD 1209 N ATHERTON ST BIKE TUNNEL BLDG #3 N HILLS DR 1282 N ATHERTON ST N ATHERTON ST 2100 W COLLEGE AVE BLUE COURSE DR & HAVENSHIRE DR W COLLEGE AVE AARON DR MARTIN ST	04/30/2020 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.409.036 01.433.036 01.409.036 01.433.036 01.433.036 01.433.036 01.409.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036 01.433.036		45.50 49.88 54.94 37.56 32.83 48.07 36.41 59.42 38.52 39.38 1,024.82 47.02 370.47 93.25 35.46 126.67 339.54 36.03 45.96 33.07 46.15 42.84 41.76 42.90
			Total for Check Number 9960:	0.00	2,768.45
9961	10771 2018819.001	WITMER PUBLIC SAFETY GROUP INC FEDERAL CARTRIDGE AMERICAN EAGLE	04/30/2020		211.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Void Checks	Check Amount
	2024977	DOUBLE PISTOL TACO MOLLE			111.00
			Total for Check Number 9961:	0.00	322.00
20190921	11450 28860	GROVE PRINTING 14 PRINT, FOLD, MAIL WITH POSTAGE LE	04/30/2020		30.00
			Total for Check Number 20190921:	0.00	30.00
20190922	11139 2037012	UNIVERSITY AREA JOINT AUTHORITY 425 PARK CREST LANE	04/30/2020		104.00
			Total for Check Number 20190922:	0.00	104.00
20190923	11192 6563-APR20	WEST PENN POWER 425 PARK CREST LANE	04/30/2020 93.454.249		19.21
			Total for Check Number 20190923:	0.00	19.21
			Report Total (98 checks):	0.00	383,029.89



Ferguson Township
3147 Research Drive
State College, PA 16801
Telephone: 814 – 238 – 4651
Fax: 814 – 238 – 3454
www.twp.ferguson.pa.us

Memo

To: Board of Supervisors
From: David Pribulka, Township Manager
Date: May 27, 2020
Re: Board Member Request – Procurement Policy Amendment

In accordance with the Board policy for placing items on the agenda, this memorandum is submitted for consideration on the June 1st Consent Agenda in response to a request from Mr. Mitra. Mr. Mitra has requested the Board discuss an amendment to the Township's procurement policy that would require vendors performing work for the Township whose contracted amounts are above \$10,000 but below prevailing wage requirements to verify that the employees performing the work will be paid a minimum of \$15/hour.

Currently, the Prevailing Wage Law requires contractors pay prevailing rate for government jobs whose contract value exceeds \$25,000, or \$100,000 for paving and infrastructure projects. If the Board were interested in directing staff to proceed with an ordinance amendment, it would be to amend Chapter One, Administration and Government; Part 9, Fiscal Affairs. The amendment, if passed, would require contractors submitting quotes on Township contracts whose value is estimated to be above \$10,000 but below prevailing wage requirements to certify that all employees on the job would be paid a minimum of \$15 per hour.

If this item is approved with the Consent Agenda, it will be placed on the June 15th Regular Meeting agenda for discussion and action by the Board.

Recommended motion: That the Board of Supervisors direct staff to prepare an amendment to Chapter One, Administration and Government; Part 9, Fiscal Affairs requiring contractors to certify for contracts valuing above \$10,000 that all employees on the job will be paid a minimum of \$15 per hour.



Township of

FERGUSON

Planning & Zoning Department

Pennsylvania 19972

**Ferguson Township, Centre County, Pa.
Application for Zoning Variance/Appeal Hearing**

Application for a Hearing must be filed in the name of the owner of record or in the name of the holder of an option or a contract to purchase, or in the name of the lessee if authorized under a lease.

The application must be completed in full and the following must accompany the application:

1. Thirteen (13) copies of the application.
2. Thirteen (13) copies of a diagram or site plan (as outlined on page 3).
3. For a Variance Hearing a non-refundable filing fee of \$300.00 (make check payable to Ferguson Township).
 - For an Appeal Hearing a filing fee of \$500.00 (make check payable to Ferguson Township). The Appeal Hearing fee is refundable if the applicant prevails in the appeal of a notice of violation.
 - If applying for both a Variance Hearing and an Appeal Hearing both the Variance fee of \$300.00 and the Appeal fee of \$500.00 must be paid to the Township.
4. A copy of the applicant's deed or other instrument showing authority to file this application must be attached.
 - If the instrument attached does not contain a legal description, a legal description must be provided.

All material should be submitted to the Ferguson Township Zoning Office no later than 5:00 PM on the fourth Monday of the month. All incomplete applications will not be processed.

Email jed.neilson@gmail.com

ENTRY OF APPEARANCE

Name Jed Neilson

Address 250 Banyan Dr, State College, PA 16801

I am appearing on my own behalf (Check if this is true.)

I am representing N/A

Please send me notice at the above address of any final decisions in this matter.

WAIVER OF STENOGRAPHIC RECORD

I agree to waive the requirements of Section 908(7) of the Pennsylvania Municipalities Planning Code which requires that a stenographic record of the proceedings be made, and consent that a record of the proceedings be prepared from a tape recording of the hearing and the recording secretary's minutes.

Applicant's Signature Jed Neilson

Date 4/27/2020

The undersigned hereby applies to the Ferguson Township Zoning Hearing Board for a hearing under the provisions of the Ferguson Township Zoning Ordinance affecting the following premises in the manner herein described.

Applicant Jed Neilson

Address 250 Banyan Dr, State College, PA 16801

Phone FAX Phone: 814-865-0327

Owner Same as applicant information

Address _____

Phone FAX _____

1. Location of premises 250 Banyan Dr, State College, PA 16801

2. Centre County Tax Map Parcel Number 24-735,051-,0000-

3. Present zoning R-1

4. How long has the applicant held an interest in the property? 4 years, 11 months

5. Present use of the premises Principal Residence

6. Proposed use of the premises Principal Residence

7. Explain extent of proposed alteration(s), if any: Place a 45' X 20' concrete pad (4" thickness) and an accompanying in-ground basketball hoop in the backyard.

8. Describe all existing structures, including type size and height: Lot contains existing two-story single-family residence, driveway, and patios. Current impervious surface area (including residence) is 4,775 sq ft (27.4% of lot area). With proposed concrete pad, impervious surface area will increase to 32.6% of lot area.

9. Has the property been involved in previous zoning hearing(s)? No If so, describe date of hearing, nature of hearing and outcome of hearing:

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? Yes
- b) Has he/she reviewed, approved, and signed the plans? Reviewed, but not approved
- c) Has he/she issued a permit? No

11. For a variance hearing, describe the provisions or regulations of the Ferguson Township Zoning Ordinance under which application for a variance is sought:

Chapter 27-207.A and Chapter 27-205.5 R-1
District Quickview, Chapter 27-209

12. For an appeal hearing, describe the alleged misinterpreted or misapplied provision of the ordinance which will be relieved by granting this appeal:

N/A

13. A variance will be granted only upon the showing of an unnecessary hardship meeting all of the following criteria:

- a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.
- b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.
- c) The unnecessary hardship was not created by the applicant. a) Key map showing the generalized location of the property.
- d) The variance, if granted, would not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare.
- e) The variance would be the minimum necessary to afford relief and would be the least possible modification of the Zoning Ordinance.

Describe hardship, as listed above, which will be relieved by granting this variance:

We have two principal concerns with placement of the concrete pad to meet the setback requirements -

1. Safety: the concrete pad, and accompanying in-ground steel basketball hoop, would be pushed to the middle of the yard, where our 5 children and their neighborhood friends often run, play tag, football, etc.
2. Tree Preservation: Placement of the pad outside the setback area would require the removal of a mature tree.

The variance would allow for a safer location of the concrete and steel hoop, without any harm, depreciation, or aesthetic impediment of the neighboring parcel, while also preserving a mature tree and natural existing surroundings.

14. Attach a diagram or site plan showing the following:

- a) Key map showing the generalized location of the property.
- b) North point.
- c) Name and address of all abutting property owners.
- d) Total tract boundaries of the property showing approximate distances and a statement of total acreage of the tract.
- e) All existing streets including streets of record (recorded but not constructed) on or abutting the tract including names and right-of-ways.
- f) If relevant to the application, existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads, watercourses, and easements.
- g) All existing buildings or other structures and approximate location of all tree masses.

15. List all abutting property owners. Include full name, address, and telephone numbers

South (Rear) (24-007-,024E,0000-) - Armen D. Sahakian - 161 Banyan Dr, State College, PA

West (24-735-,052-,0000-) - Armen D. Sahakian - 161 Banyan Dr, State College, PA

East (24-735-,050-,0000-) - Armen D. Sahakian - 161 Banyan Dr, State College, PA

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised
09/14/2017

Site Plan - Concrete Pad - 250 Banyan Dr (Neilson)



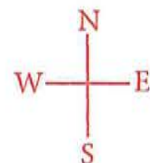
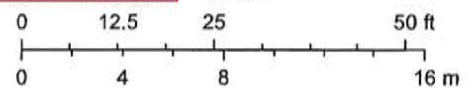
4/27/2020, 12:35:34 PM

Mature tree

Proposed Concrete Pad

1:290

- | | | |
|----------------------------|-------------|--------------------------|
| Streets - Road Centerlines | State Parks | Municipalities |
| Sewer Lines - sewer_lines | Parcels | Buildings |
| Counties | Out County | Streams |
| State Forest | Point Card | Driveway / Utility Roads |
| State Game Lands | Standard | Driveways |
| | Unsold Lot | Utility Roads |





Township of

FERGUSON

Planning & Zoning Department

Pennsylvania 19974

**Ferguson Township, Centre County, Pa.
Application for Zoning Variance/Appeal Hearing**

Application for a Hearing must be filed in the name of the owner of record or in the name of the holder of an option or a contract to purchase, or in the name of the lessee if authorized under a lease.

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 - For an Appeal Hearing a filing fee of \$500.00 (make check payable to Ferguson Township). The Appeal Hearing fee is refundable if the applicant prevails in the appeal of a notice of violation.
 - If applying for both a Variance Hearing and an Appeal Hearing both the Variance fee of \$300.00 and the Appeal fee of \$500.00 must be paid to the Township.
4. A copy of the applicant's deed or other instrument showing authority to file this application must be attached.
 - If the instrument attached does not contain a legal description, a legal description must be provided.

All material should be submitted to the Ferguson Township Zoning Office no later than 5:00 PM on the fourth Monday of the month. All incomplete applications will not be processed.

Email kbeldin@gdfengineers.com

ENTRY OF APPEARANCE

Name KENNETH W. BELDIN, JR., PE

Address 3121 FAIRWAY DRIVE, ALTOONA, PA 16602

I am appearing on my own behalf (Check if this is true.)

I am representing STATE COLLEGE BOROUGH WATER AUTHORITY

Please send me notice at the above address of any final decisions in this matter.

WAIVER OF STENOGRAPHIC RECORD

I agree to waive the requirements of Section 908(7) of the Pennsylvania Municipalities Planning Code which requires that a stenographic record of the proceedings be made, and consent that a record of the proceedings be prepared from a tape recording of the hearing and the recording secretary's minutes.

Applicant's Signature Brian C. Hewitt

Date April 17, 2020

The undersigned hereby applies to the Ferguson Township Zoning Hearing Board for a hearing under the provisions of the Ferguson Township Zoning Ordinance affecting the following premises in the manner herein described.

Applicant STATE COLLEGE BOROUGH WATER AUTHORITY

Address 1201 W. BRANCH ROAD, STATE COLLEGE, PA 16801

Phone FAX (814) 238-6766

Owner SAME AS APPLICANT

Address SAME AS APPLICANT

Phone FAX _____

1. Location of premises 3961 W. WHITEHALL ROAD, PENNSYLVANIA FURNACE, PA 16865

2. Centre County Tax Map Parcel Number 24-006 055E, 0000-

3. Present zoning RURAL AGRICULTURAL (RA)

4. How long has the applicant held an interest in the property? 25 YEARS

5. Present use of the premises POTABLE WATER PUMP STATION FACILITY

6. Proposed use of the premises POTABLE WATER PUMP STATION FACILITY

7. Explain extent of proposed alteration(s), if any: _____

SEE ENCLOSED NARRATIVE

8. Describe all existing structures, including type size and height: _____

SEE ENCLOSED NARRATIVE

9. Has the property been involved in previous zoning hearing(s)? NO If so, describe date of hearing, nature of hearing and outcome of hearing:

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? NO
- b) Has he/she reviewed, approved, and signed the plans? NO
- c) Has he/she issued a permit? NO

11. For a variance hearing, describe the provisions or regulations of the Ferguson Township Zoning Ordinance under which application for a variance is sought:

SEE ENCLOSED NARRATIVE

12. For an appeal hearing, describe the alleged misinterpreted or misapplied provision of the ordinance which will be relieved by granting this appeal:

N/A

13. A variance will be granted only upon the showing of an unnecessary hardship meeting all of the following criteria:

- a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.
- b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.
- c) The unnecessary hardship was not created by the applicant. a) Key map showing the generalized location of the property.
- d) The variance, if granted, would not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare.
- e) The variance would be the minimum necessary to afford relief and would be the least possible modification of the Zoning Ordinance.

Describe hardship, as listed above, which will be relieved by granting this variance:

SEE ENCLOSED NARRATIVE

14. Attach a diagram or site plan showing the following:

- a) Key map showing the generalized location of the property.
- b) North point.
- c) Name and address of all abutting property owners.
- d) Total tract boundaries of the property showing approximate distances and a statement of total acreage of the tract.
- e) All existing streets including streets of record (recorded but not constructed) on or abutting the tract including names and right-of-ways.
- f) If relevant to the application, existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads, watercourses, and easements.
- g) All existing buildings or other structures and approximate location of all tree masses.

15. List all abutting property owners. Include full name, address, and telephone numbers

SEE ENCLOSED PLAN FOR LIST OF ADJOINING PROPERTY OWNERS, ADDRESSES

AND TELEPHONE NUMBERS

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised
09/14/2017

Zoning Variance Request Narrative
Ferguson Township, Centre County, Pennsylvania
State College Borough Water Authority
Kocher Wellfield Improvements

Project Background

The State College Borough Water Authority (SCBWA) owns and operates four (4) existing raw water production wells (Well Nos. 71, 73, 78 and 79) located at 3961 W. Whitehall Road, Pennsylvania Furnace, PA. The wells have a safe yield of 1.90 million gallons per day (MGD) and a maximum allowable withdrawal of 1.33 MGD as permitted by the Susquehanna River Basin Commission (SRBC). Raw water from the wellfield is currently pumped to the Nixon wellfield for disinfection and distribution to the system. It should be noted that the Nixon wellfield site is currently being upgraded by the construction of a new water treatment facility. This new facility will consist of a membrane filtration system which will remove suspended particulates in the raw water and a granulated activated carbon (GAC) system which adsorbs organic contaminants.

Improvements at the Kocher wellfield are to consist of the replacement of the submersible pumps in each well and upgraded electrical capabilities throughout the site. These improvements will allow for more efficient production of the water at the wellfield and the ability to flow pace the raw water that is pumped based on demand. Two (2) 7'-4" x 7'-4" utility buildings are proposed at the site to house upgraded pump controls. Minor earth disturbances are also needed to install duct banks to connect these utility buildings to the existing control building located at the site.

General Requirements for Variance Requests

In order to provide the above mentioned upgrades to the Kocher wellfield, it is anticipated that one (1) variance to the requirements of Chapter 27 (Zoning) of the Ferguson Township Code is necessary. Variances may be granted by the Zoning Hearing Board upon the presentation of an unnecessary hardship meeting the following criteria:

- a. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- b. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- c. That such unnecessary hardship has not been created by the appellant.

- d. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- e. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Variance Request

1. Variance to §27-701 - (Floodplain Conservation)

The Kocher wellfield site is bisected by the Tributary 5-2-1 of the Beaver Branch which ultimately discharges to Spruce Creek. Due to the nature of the karst geology and carbonate bedrock present in this area of Ferguson Township, the tributary is not a stream in the traditional sense. The existing geology in the vicinity of the Kocher wellfield allows for rapid infiltration of rainfall over the contributing drainage area. The stream also does not exhibit a well defined bed and bank and appears as a wide, shallow channel within the site. This is typical of a large number of the streams that contribute to both Spring Creek and Spruce Creek, however the tributary at the site may theoretically convey runoff during very large storm events.

Portions of the site have been defined as a 100-year floodplain by the Federal Emergency Management Agency (FEMA). The limits of this floodplain are delineated on Flood Insurance Rate Map (FIRM) Panel Nos. 42027C0830F and 42027C0835F for Ferguson Township. A portion of the existing wellfield site is located in Flood Zone A (areas located within the 1% annual chance flood boundary for which no base flood elevation [BFE] has been determined), while the majority of the site is located in Flood Zone X (areas determined to be outside of the 0.2% annual chance flood).

As per §27-701 of the zoning ordinance, "the A Area/District shall be those areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no 100-year flood elevations have been provided. For these areas, elevation and floodway information from Federal, State or other acceptable sources shall be used when available. Where other acceptable information is not available, the elevation shall be determined by using the elevation of a point on the boundary of the identified floodplain area which is nearest the construction site. In lieu of the above, the municipality may require the applicant to determine the 100-year flood elevation with detailed hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualification, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township. Where a difference exists between these two documents, the document which delineates the greater area shall be used. Any changes to the data contained in the Flood Insurance Study are subject to the approval of the Federal Insurance Administration."

SCBWA has performed a detailed hydrologic and hydraulic (H&H) analysis which has determined that the limits of the 1% annual chance flood boundary shown on FIRM Panel Nos. 42027C0830F and 42027C0835F are generally consistent with the boundaries based on elevations calculated in the detailed study. The calculated limits are actually less than the floodplain boundary indicated on the FIRM panels in most instances, but the calculated limits slightly exceed the FIRM boundary in some areas as well. These areas where the calculated limits exceed the FEMA delineated limits have been shown on the enclosed variance site plan for reference.

It is not the intention of SCBWA to use the detailed H&H study to prepare a Letter of Map Revision (LOMR) through FEMA. The study was performed to calculate the limits of the 1% annual chance flood boundary for comparison to the limits shown on the applicable FIRM panels, rather than determine the elevations of the floodplain at the site. In cases where the regulatory requirements of Ferguson Township are based on the boundary of the floodplain (i.e. riparian buffers), the more stringent of either the calculated or FEMA delineated boundary are being used. As no earth disturbance activities are proposed in either the floodplain or any regulated buffers or setbacks, the State College Borough Water Authority requests a variance to §27-701 of the Ferguson Township Zoning Ordinance to use the more stringent of the two floodplain boundaries while not obtaining an approved Letter of Map Revision (LOMR) from FEMA.

The granting of this variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare and represent the minimum variance that will afford relief from the Ferguson Township Zoning Ordinance, as written.



**APPLICATION FOR REZONING
FERGUSON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

The undersigned hereby applies to the Ferguson Township Board of Supervisors for rezoning of a tract of land described as follows:

Applicant **Armen D. Sahakian**

Address **161 Banyan Drive, State College, PA. 16801**

Telephone **(814) 574-3489** FAX _____

Owner of Record **Armen D. Sahakian**

Address **161 Banyan Drive, State College, PA. 16801**

Telephone **(814) 574-3489** FAX _____

Applicant's interest in property (attach supporting documentation, deed or sales agreement)

Legal Equitable

Please answer and complete all of the following information before returning to the Township Office.

1. Location of the tract of land **Hillside Farm Estates Development**

2. Centre County Tax Map # _____ Parcel Number **24-007-023A-0000**

3. Present zoning district **R-1** **24-007-024E-0000**
24-735-004-0000

4. Requested zoning district change to **R-3**

5. Total acreage to be rezoned **71.62 Total Acres**

6. Present use of tract of land **Single Family Detached**

7. Proposed use of tract of land **Single Family Detached, Single**

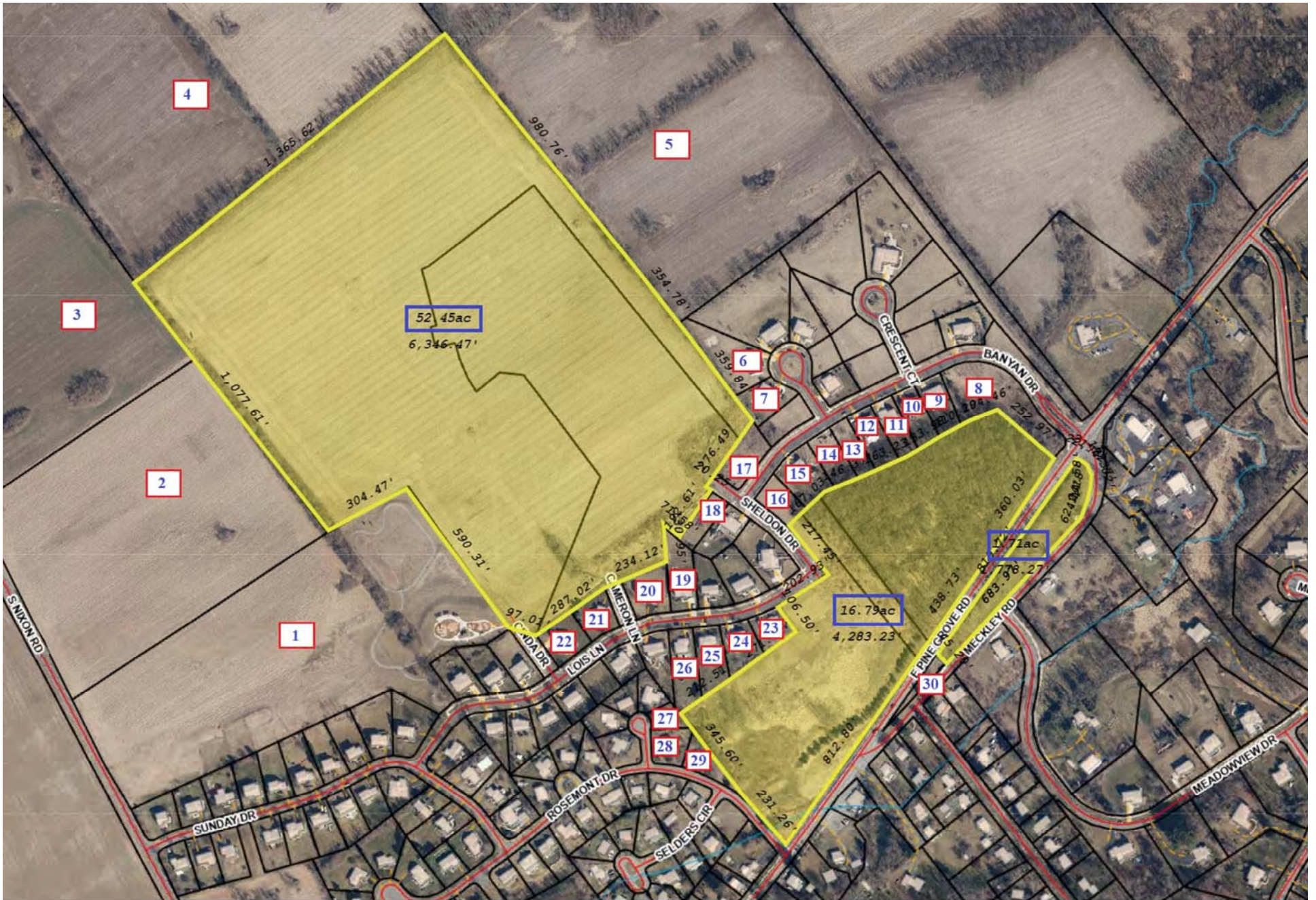
Family Semi-Detached, and Single Family Attached

-
8. Applicant shall submit a plan showing the following information:
- a. Key map showing the generalized location of the tract.
 - b. North point, graphic scale and date.
 - c. Name of record owner (and applicant).
 - d. Name and address of registered engineer, surveyor or land planner responsible for the plan.
 - e. Name of all abutting property owners.
 - f. Total tract boundaries of the property requesting rezoning showing bearings and distances and statement of total acreage of the tract.
 - g. Zoning data including present zoning district and requested zoning district.
 - h. All existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroad, watercourses and easements.
 - i. All existing buildings or other structures and approximate location of all tree masses.
 - j. All existing streets including streets of record (recorded but not constructed), on or abutting the tract including names, right-of-way widths and cartway widths.
 - k. Legal description of the tract requesting rezoning.

In addition to five (5) full-size copies of the plan, the applicant shall submit one (1) 11 X 17 copy of the plan and one (1) 8 ½ x 11 copy of the plan.


Signature of owner  Date May 26, 2020

Date received by Township _____ Fee paid _____



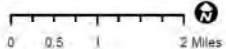
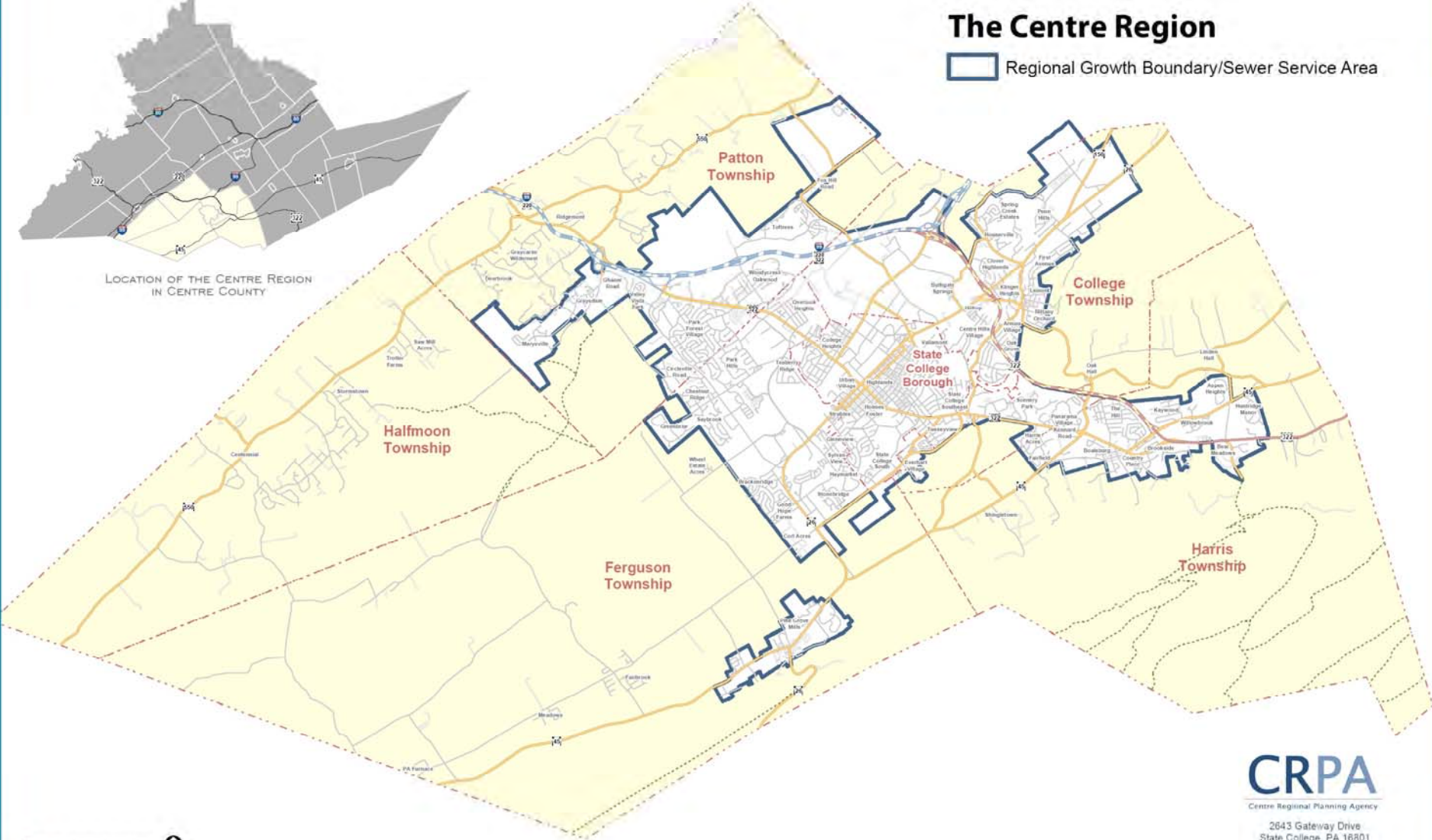
Rezoning Request Map

The Centre Region

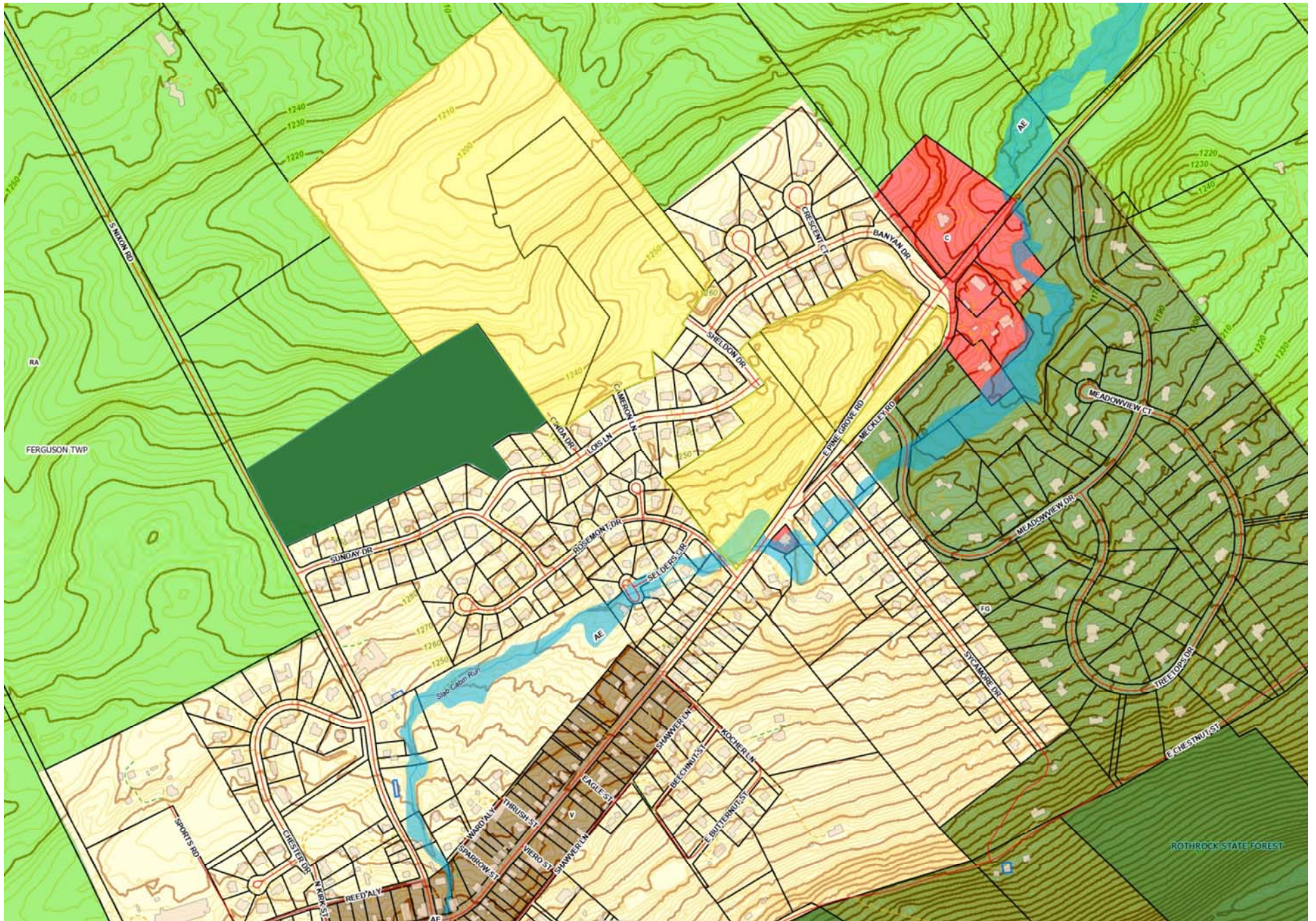
 Regional Growth Boundary/Sewer Service Area

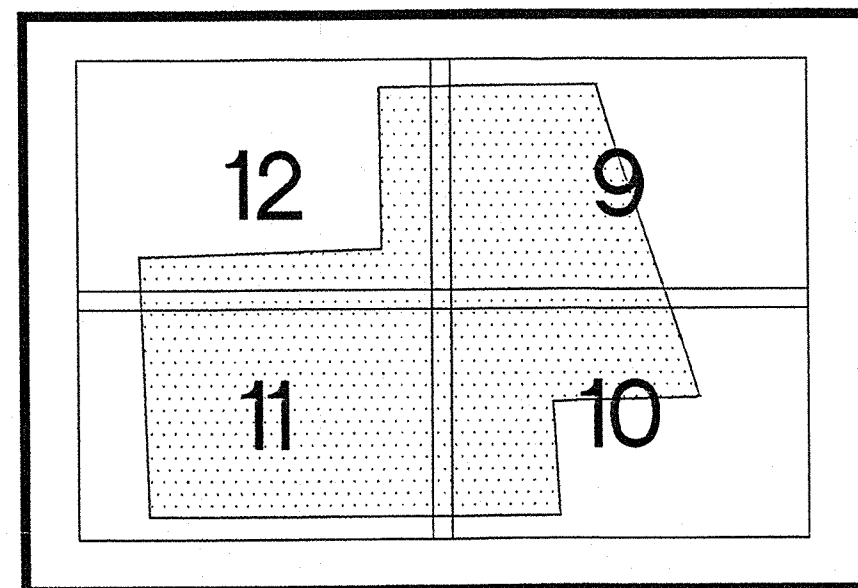


LOCATION OF THE CENTRE REGION
IN CENTRE COUNTY



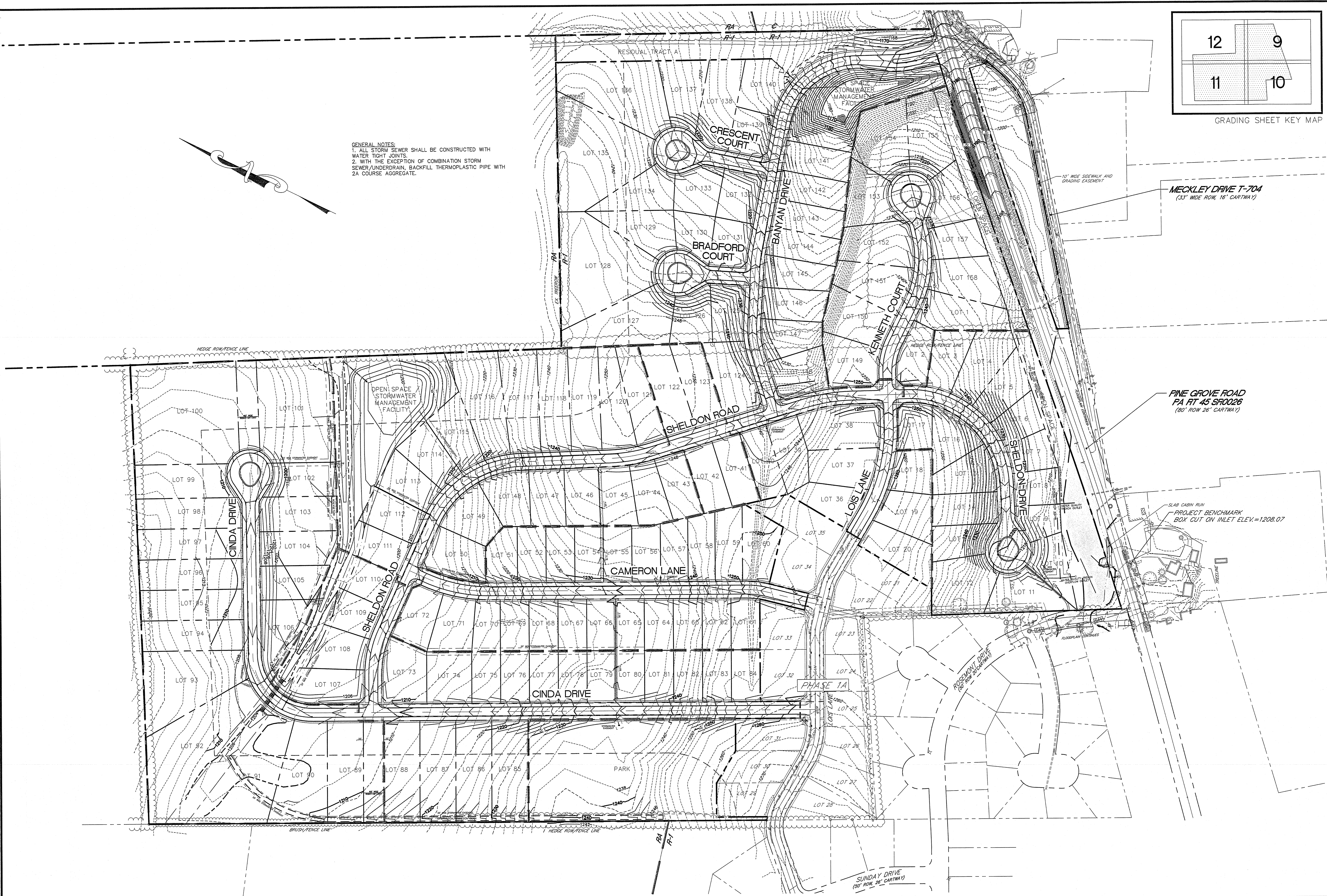
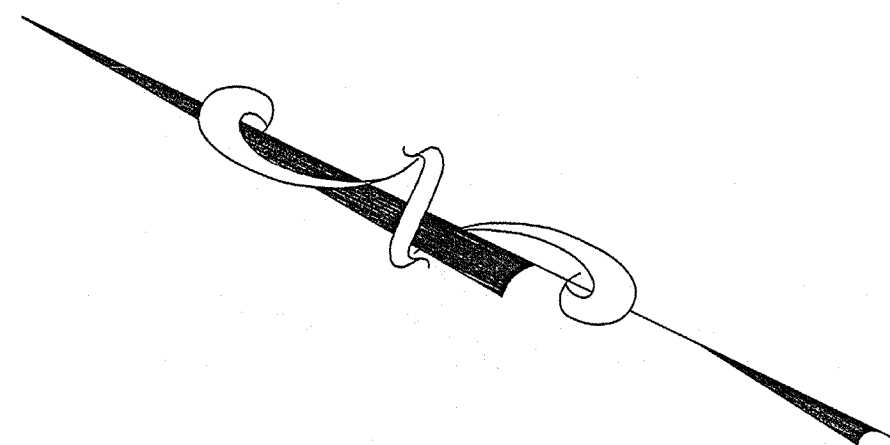
CRPA
Centre Regional Planning Agency
2643 Gateway Drive
State College, PA 16801
814-231-3050
www.croog.net/planning





GRADING SHEET KEY MAP

GENERAL NOTES:
 1. ALL STORM SEWER SHALL BE CONSTRUCTED WITH WATER TIGHT JOINTS.
 2. WITH THE EXCEPTION OF COMBINATION STORM SEWER/UNDERDRAIN, BACKFILL THERMOPLASTIC PIPE WITH 2A COURSE AGGREGATE.



PLOTTED: February 27, 2003 - 3:52pm (e:cm) FILENAME: S:\Projects\3410\CAD\3410\GSP\Phase\Overall\Grading\0-685.dwg

Date	Description	Chk. By	Rev. By
02-27-03	REVISED PER 1/7/03 PLANNING AND ZONING MEMO	ADD	ESK
12-23-02	REVISED PER 11/18/02 PLANNING AND ZONING MEMO	ADD	ADO
11-25-02	REVISED PER 11/12/02 PLANNING AND ZONING MEMO	ADD	ESK
11-04-02	REVISED PER OCTOBER 2002 COMMENT LETTERS	ADD	ESK

Scale	1"=100'				
100'	50'	0'	100'	200'	400'

REFERENCE FILES:
 Sweetland Engineering & Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. expressly reserves its common law copyright and other rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without permission and consent of Sweetland Engineering & Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. ©2002.

SHEET TITLE:
OVERALL GRADING PLAN

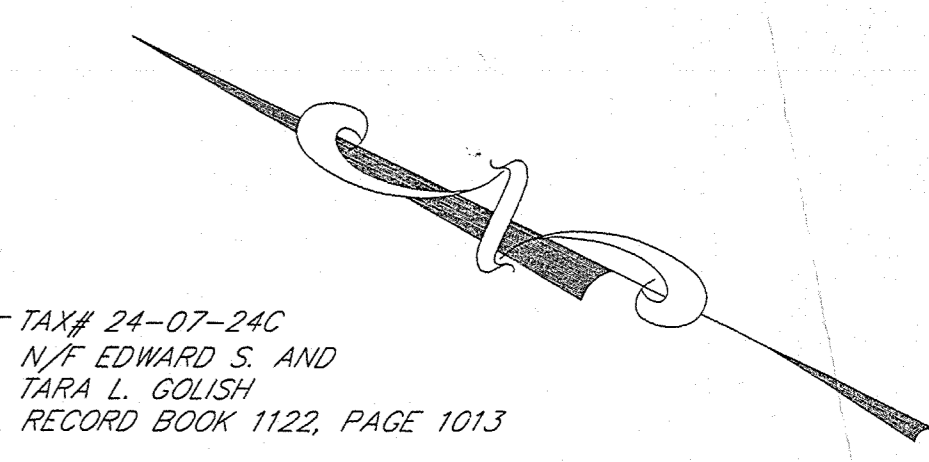
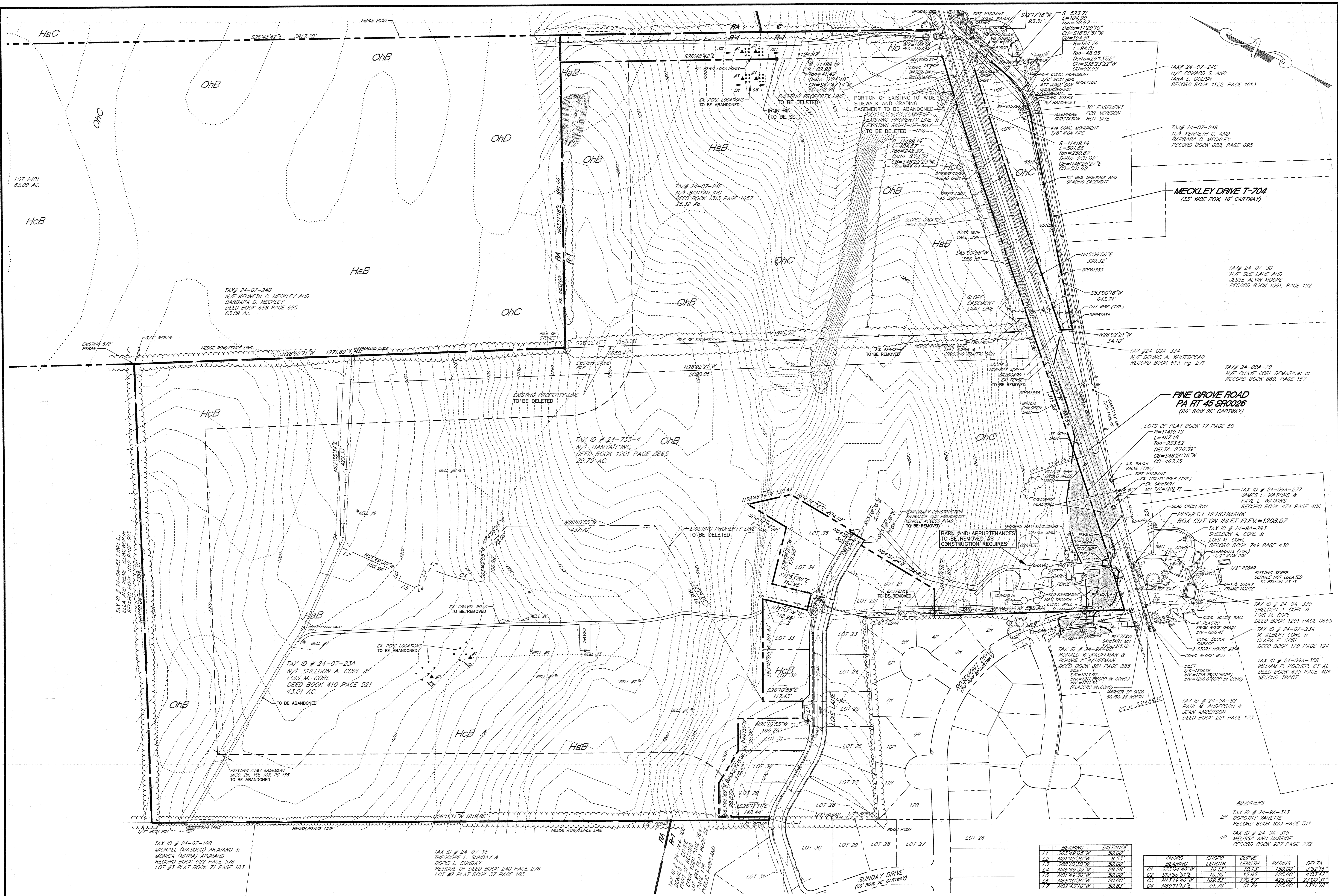
PROJECT TITLE:
PRELIMINARY SUBDIVISION PLAN FOR HILLSIDE FARM ESTATES

SWEETLAND ENGINEERING & ASSOCIATES, INC.

Corporate Office: 300 Science Park Road, State College, PA 16803 (814)-237-6518 Phone (814)-237-1488 FAX www.sweetland-eng.com

Branch Office: 105 Cole Street, Sayre, PA 18840 (570) 882-0777 Phone (570) 882-8299 Fax

CLIENT: BANYAN HOMES, INC.	SCALE: 1"=100'	DATE: 9/30/02
SITE LOCATION: FERGUSON TOWNSHIP CENTRE COUNTY, PA	PROJECT NO. 3410AG	
DRAWN BY: JOW	DESIGNED BY: ADO	SHEET NO. E-2382
CHECKED BY: ADO		8 OF 25



TAX# 24-07-24B
N/F KENNETH C. MECKLEY AND
BARBARA D. MECKLEY
DEED BOOK 688 PAGE 635
63.09 AC.

TAX ID # 24-07-23A
N/F SHELDON A. CORL &
LOIS M. CORL
DEED BOOK 410 PAGE 521
43.01 AC.

TAX ID # 24-07-18B
MICHAEL (MASOND) ARMAND &
MONICA (MITRA) ARMAND
RECORD BOOK 622 PAGE 578
LOT #3 PLAT BOOK 71 PAGE 183

TAX ID # 24-07-18
THEODORE L. SUNDAY &
DORIS L. SUNDAY
RESIDUE OF DEED BOOK 240 PAGE 276
LOT #2 PLAT BOOK 37 PAGE 183

MECKLEY DRIVE T-704
(33' WIDE ROW, 16' CARTWAY)

PINE GROVE ROAD
PA RT 45 SR0026
(80' ROW 26' CARTWAY)

BARN AND APPURTENANCES
TO BE REMOVED AS
CONSTRUCTION REQUIRES

PROJECT BENCHMARK
BOX CUT ON INLET ELEV.=1208.07

TAX ID # 24-07-23A
N/F SHELDON A. CORL &
LOIS M. CORL
DEED BOOK 410 PAGE 521
43.01 AC.

TAX ID # 24-07-23B
W. ALBERT CORL &
CLARA E. CORL
DEED BOOK 179 PAGE 194

TAX ID # 24-07-23C
W. ALBERT CORL &
CLARA E. CORL
DEED BOOK 179 PAGE 194

TAX ID # 24-07-23D
W. ALBERT CORL &
CLARA E. CORL
DEED BOOK 179 PAGE 194

TAX ID # 24-07-23E
W. ALBERT CORL &
CLARA E. CORL
DEED BOOK 179 PAGE 194

TAX ID # 24-07-23F
W. ALBERT CORL &
CLARA E. CORL
DEED BOOK 179 PAGE 194

CHORD BEARING	CHORD LENGTH	CURVE LENGTH	RADIUS	DELTA
C1 S73°04'48"W	101.13	101.13	150.00'	35°27'16"
C2 S13°38'57"E	15.95	15.95	225.00'	43°34'22"
C3 N13°19'46"W	169.53	170.67	425.00'	23°00'31"
C4 N82°11'13"E	51.79	51.79	225.00'	13°11'18"

<p>DATE: February 27, 2003 10:50am (edit) FILENAME: S:\Projects\310\GIS\310\03\Drawings\Existing\condns_0-683.dwg</p>		<p>SCALE: 1"=100'</p>		<p>DATE: 9/30/02</p>	
<p>PROJECT TITLE: PRELIMINARY SUBDIVISION PLAN FOR HILLSIDE FARM ESTATES</p>		<p>CUSTOMER: BANYAN HOMES, INC.</p>		<p>PROJECT NO.: 3410AG</p>	
<p>SHEET TITLE: EXISTING CONDITIONS/DEMOLITION PLAN</p>		<p>DESIGNED BY: ADO</p>		<p>DRAWING NO.: E-2376</p>	
<p>DATE: 02-27-03</p>		<p>REVISIONS:</p>		<p>CHECKED BY: ADO</p>	
<p>12-23-02</p>		<p>REVISOR: JOW</p>		<p>SHEET NO.: 2 OF 25</p>	
<p>11-25-02</p>		<p>REVISION: 11/25/02 PLANNING AND ZONING MEMO</p>		<p>DATE: 9/30/02</p>	
<p>11-04-02</p>		<p>REVISION: 11/04/02 PLANNING AND ZONING MEMO</p>		<p>DATE: 9/30/02</p>	
<p>02-27-03</p>		<p>REVISION: 2/27/03 PLANNING AND ZONING MEMO</p>		<p>DATE: 9/30/02</p>	

HAZARDOUS MATERIALS RESPONSE TEAM
AGREEMENT

THIS AGREEMENT is made and entered into as of the 12 day of May, 2020 by and between the CENTRE REGION COUNCIL OF GOVERNMENTS (hereinafter referred to as "COG"), and CENTRE COUNTY, a fourth class county organized and existing under the laws of the Commonwealth of Pennsylvania (herein referred to as "County" Both COG and County are each a "Party" and collectively the "Parties").

RECITALS

- A. The Hazardous Materials Emergency Planning and Response Act, No. 165, 1990 P. L. 639 (hereinafter referred to as "Act 165"), requires county governments to maintain and/or make available a Hazardous Materials Emergency Response Team for the purpose of implementing Act 165.
- B. COG has established and presently maintains a hazardous materials response team certified in accordance with Act 165 (hereinafter referred to as "COG HazMat Team").
- C. County desires to designate the COG HazMat Team as one of the County's hazardous materials response contractors under Act 165, and COG agrees to provide such service on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

SECTION I – DEFINITIONS

- | | |
|-------------------------------|---|
| Centre Region: | The geographic area comprised of the six member municipalities of the Centre Region Council of Governments (COG) that includes the University Park Campus of The Pennsylvania State University. |
| COG HazMat Team: | A HazMat Team established and maintained by COG, operating within the COG Regional Fire Protection Program and certified to Act 165. |
| Hazardous Materials Incident: | An event where the release of any Hazardous Material has occurred or is imminent and such release poses actual or potential threats to public health and/or the environment. |
| Hazardous Material: | Any material listed in Act 165 as a "Hazardous Material". |
| NIMS | The National Incident Management System. |

PEMA	The Pennsylvania Emergency Management Agency, the state Authority Having Jurisdiction for HazMat under Pennsylvania Title 35.
Responsible Party(ies)	Person(s) determined to be responsible for a hazardous materials incident and damages related thereto.
SARA:	Title III of the Superfund Amendments and Reauthorization Act of 1986, also known as the Emergency Planning and Right to Know Act of 1986, 42 U.S.C. 1101 et seq.

SECTION II – GENERAL

- 2.01 This agreement shall continue in full force and effect until terminated by either Party upon one year's written notice to the other. Further, this agreement shall automatically terminate in the event COG fails to maintain Act 165 Certification of the COG HazMat Team.
- 2.02 The geographic area in which COG will provide services to the County shall be limited to Centre County, Pennsylvania unless specifically directed otherwise by Centre County.
- 2.03 COG may enter into agreements for COG HazMat service with other entities. and shall notify Centre County of any such agreement.
- 2.04 County and COG will cooperate in the preparation and submission of grants under Act 165 and/or those made available through the Pennsylvania Emergency Management Agency.
- 2.05 County will act as billing agent for all reimbursement(s) from Responsible Party or Parties in accordance with County Ordinance Number 2 of 2010 as amended.
- 2.06 County and COG shall meet at least once annually to review this agreement and any matters pertaining to HazMat response.
- 2.07 For purposes of administration of this Agreement, the designated point of contact for COG is the Fire Director and the designated point of contact for the County is the Emergency Management Coordinator.

SECTION III – DUTIES OF COG

- 3.01 COG shall maintain, and provide support to County with the COG HazMat Team which has been trained and certified in accordance with Act 165 and other applicable state and federal regulations.
- 3.02 COG shall provide all necessary equipment required for support of a NIMS Type 2 hazardous materials response team in accordance with PEMA Directive 2019-2.
- 3.03 To the degree practicable, COG HazMat Team shall be available twenty-four (24) hours per day, each day of the year to respond to hazardous materials incidents with available equipment and personnel.
- 3.04 COG shall manage and operate the COG HazMat Team in accordance with all applicable state and federal regulations.
- 3.05 COG HazMat Team shall not be responsible for the storage, removal, restoration, or permanent containment of materials released at a hazardous materials incident.
- 3.06 COG HazMat Team shall document activities related to response including, but not limited to, sampling of materials, containment of materials, and the control of released materials. COG HazMat Team shall provide a report of documented activities to the County Emergency Management Coordinator following a hazardous materials incident.
- 3.07 COG shall provide Worker's Compensation Insurance for all COG HazMat Team members.
- 3.08 COG HazMat Team may, at its sole discretion and upon notice to County Emergency Management Coordinator, stop or limit work at hazardous materials incidents should conditions occur during response which reasonably threaten the health or safety of the COG HazMat Team.
- 3.09 Right to Know Provisions:

COG and County understand that the Agreement and records related to or arising out of the Agreement are subject to requests made pursuant to the Pennsylvania Right-to-Know Law, 65 P. s. §§ 67.101-3104,

(RTKL). For the purpose of these provisions, the term "County" shall refer to Centre County Government and all departments and agencies thereto, and the term "COG" shall refer to the Centre Region Regional Fire Protection Program.

- (1) If County needs COG's assistance in any matter arising out of the RTKL related to this Agreement, it shall notify COG using the legal contact information provided in the Agreement. COG, at any time, may designate a different contact for such purpose upon reasonable prior notice to County.
- (2) Upon written notification from County that it requires COG's assistance in responding to a request under the RTKL for information related this Agreement that may be in COG's possession, constituting, or alleged to constitute, a public record in accordance with RTKL ("Requested Information"), COG shall:
 - (A) Provide County, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in COG's possession arising out of this Agreement that County reasonably believes is Requested Information and may be a public record under the RTKL; and
 - (B) Provide such other assistance as County may reasonably request, in order to comply with the RTKL with respect to this Agreement.
- (3) If COG considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL or other information that COG considers exempt from production under the RTKL, COG must notify County and provide within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of COG explaining why the requested material is exempt from public disclosure under the RTKL.
- (4) County will rely upon the written statement from COG in denying a RTKL request for the Requested Information unless County determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should County determine that the Requested information is clearly not exempt from disclosure, COG shall provide the Requested Information within five (5) business days of receipt of written notification of County's determination.
- (5) If COG fails to provide the Requested information within the time period required by these provisions, COG shall indemnify and hold County harmless for any damages, penalties, costs, detriment or harm that County may incur as a result of COG's failure, including any statutory damages assessed against County.
- (6) County will reimburse COG for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable and to the extent costs are reimbursed by the requestor pursuant to such schedule.

- (7) COG may file a legal challenge to any County decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, COG shall indemnify County for any legal expenses incurred by County as a result of such a challenge and shall hold County harmless for any damages, penalties, costs, detriment or harm that County may incur as a result of COG's failure, including any statutory damages assessed against County, regardless of the outcome of such legal challenge. As between the parties COG agrees to waive all rights or remedies that may be available to it as a result of County's disclosure of Requested Information pursuant to the RTKL.
- (8) COG's duties relating to the RTKL are continuing duties that survive the expiration of this Agreement and shall continue as long as COG has Requested Information in its possession.

SECTION IV – DUTIES OF COUNTY

- 4.01 County will attempt to identify the Responsible Party or Parties for payment of hazardous materials response and disposal expenses as soon as practicable at the time County reports a hazardous materials incident to the COG HazMat Team.
- 4.02 County's Emergency Management Coordinator, or designee, may be present at the location of a hazardous materials response incident to assist in the coordination of emergency response services. Support shall also be available to the COG HazMat Team as may be available from County.
- 4.03 County shall be responsible for all notifications to PEMA as required by law.
- 4.04 County shall provide all SARA Facility Emergency Response Plans, Tier II and Tier III Reports to the COG HazMat Team annually. Electronic files are an acceptable means of providing this information.
- 4.05 In the event the party responsible for a hazardous materials incident fails to pay the response costs incurred by the COG HazMat Team, County shall assist in recovering the expenses.
- 4.06 County shall provide funds from monies available to County from Act 165 funding for such equipment, supplies, and training as recommended by the Local Emergency Planning Committee and approved by the County Board of Commissioners. County shall annually provide to COG a minimum of \$5,000 to offset costs related to the COG HazMat Team.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Agreement as of the date first above written.

COUNTY OF CENTRE

CENTRE REGION COUNCIL OF
GOVERNMENTS

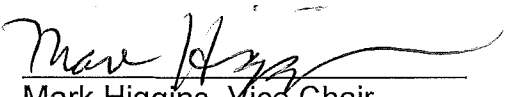


Michael Pipe, Chair

Elliot Abrams, Chairman

Date: 5-12-2020

Date: _____



Mark Higgins, Vice Chair

ATTEST:

Date: 5-12-2020

Eric Norenberg, Executive Director

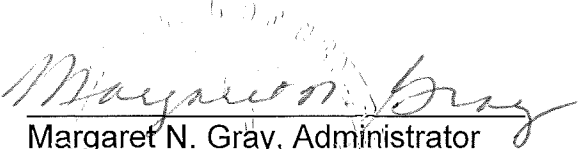
Date: _____



Steven G. Dershem, Commissioner

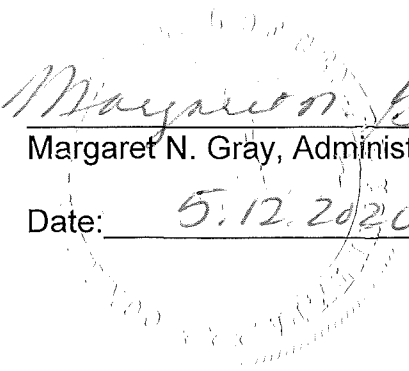
Date: 5-12-2020

ATTEST:



Margaret N. Gray, Administrator

Date: 5.12.2020



HAZARDOUS MATERIALS RESPONSE TEAM AGREEMENT

THIS AGREEMENT is made and entered into as of the _____ day of _____, 2020 by and between the CENTRE REGION COUNCIL OF GOVERNMENTS (hereinafter referred to as "COG"), the ALPHA FIRE COMPANY (hereinafter referred to as "Alpha"), and the FIREMAN'S RELIEF ASSOCIATION OF STATE COLLEGE (hereinafter referred to as "Relief"), all of Centre County, Commonwealth of Pennsylvania.

WITNESSETH, as follows:

WHEREAS, Penn State currently operates the Penn State HazMat Team providing HazMat response to Penn State, COG, and Centre County in accordance with the provisions of Pennsylvania Title 35 and the Hazardous Materials Emergency Planning and Response Act, No. 165, 1990, P. L. 639 (hereinafter referred to as "Act 165"); and

WHEREAS, Penn State believes that COG is best suited to manage the HazMat Team as a public safety response entity, and therefore desires to transfer responsibility for the Penn State HazMat Team and HazMat response to COG; and

WHEREAS, COG believes HazMat response is a public safety activity consistent with COG's responsibilities to provide Fire, Rescue, and Related Services as described within the COG's Articles of Agreement; and

WHEREAS, COG intends to establish and maintain the HazMat Team as a component of the COG Regional Fire Protection Program; and

WHEREAS, Alpha serves as the primary source of personnel for the COG Regional Fire Protection Program; and

WHEREAS, Relief provides certain equipment and benefits to support Alpha personnel;

NOW THEREFORE, in consideration of mutual covenants and agreements contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree for themselves, their successors and assigns as follows:

SECTION I – DEFINITIONS

Type 4 Membership	A specific and special membership class of Alpha Fire Company. Type 4 members are exempted from the minimum annual participation requirements necessary to sustain membership in Alpha Fire Company. Type 4 members do not enjoy all rights and privileges afforded to the classes of membership subject to minimum annual participation requirements. This includes, but is not limited
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to, voting rights, stipend eligibility, and participation in the Relief life insurance program.

Operations Personnel A general term used to identify persons within Alpha Fire Company who are emergency responders directly supporting the Alpha mission.

SECTION II – DUTIES OF ALPHA

- 2.01 Alpha shall accept current HazMat Team members in good standing as Type 4 members of Alpha Fire Company.
- 2.02 Alpha shall accept HazMat Team members, proposed by the COG Fire Director, as Type 4 members of Alpha Fire Company provided they meet the requirements of Type 4 membership.
- 2.03 Alpha shall recognize HazMat Team members as Operations personnel.

SECTION III – DUTIES OF RELIEF

- 3.01 Relief shall make available Relief-owned equipment to HazMat Team members to support HazMat Operations.
- 3.02 Relief shall make available to HazMat Team members the benefits typically afforded to Type 4 members of Alpha Fire Company.
- 3.03 Relief may, at its sole option, make additional benefits available to HazMat Team members.

SECTION IV- DUTIES OF COG

- 3.01 COG shall assure HazMat Team members, current and future, meet the requirements for Alpha Type 4 membership.
- 3.02 COG shall be responsible for HazMat Team compliance with Act 165.
- 3.03 The COG Fire Director shall appoint HazMat Team Officers and shall bear sole responsibility for assuring appointed personnel are qualified to serve in the position to which they are appointed.
- 3.04 COG agrees to reimburse Relief for the cost of insurance premiums incurred by providing HazMat Team members coverage, provided such HazMat Team members are not included in any membership class of Alpha Fire Company other than Type 4 membership.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Agreement as of the date first above written.

ALPHA FIRE COMPANY

CENTRE REGION
COUNCIL OF GOVERNMENTS

Shawn R. Kauffman, President

Elliot Abrams, Chairman

Date:_____

Date:_____

ATTEST:

ATTEST:

XXXXXXXX

XXXXXXXX, Executive Director

Date:_____

Date:_____

FIREMAN'S RELIEF ASSOCIATION
OF STATE COLLEGE

Richard S. Harris, President

Date:_____

ATTEST:

XXXXXXXX

Date:_____

HAZARDOUS MATERIALS RESPONSE TEAM
AGREEMENT

THIS AGREEMENT is made and entered into as of the ____ day of _____, 2020 by and between the CENTRE REGION COUNCIL OF GOVERNMENTS (hereinafter referred to as “COG”), and THE PENNSYLVANIA STATE UNIVERSITY (hereinafter referred to as “Penn State”), all of Centre County, Commonwealth of Pennsylvania.

WITNESSETH, as follows:

WHEREAS, Penn State currently operates the Penn State HazMat Team providing HazMat response to Penn State, COG, and Centre County in accordance with the provisions of Pennsylvania Title 35 and the Hazardous Materials Emergency Planning and Response Act, No. 165, 1990, P. L. 639 (hereinafter referred to as “Act 165”); and

WHEREAS, Penn State believes that COG is best suited to manage the HazMat Team as a public safety response entity, and therefore desires to transfer responsibility for the Penn State HazMat Team and HazMat response to COG; and

WHEREAS, COG believes HazMat response is a public safety activity consistent with COG’s responsibilities to provide Fire, Rescue, and Related Services as described within the COG’s Articles of Agreement; and

WHEREAS, COG intends to establish and maintain the HazMat Team as a component of the COG Regional Fire Protection Program; and

WHEREAS, Penn State and COG desire to maintain and current Certification of the Penn State HazMat Team by the Pennsylvania Emergency Management Agency (hereinafter referred to as “PEMA”), and subsequently transfer same certification from Penn State to COG in accordance with PEMA requirements;

NOW THEREFORE, in consideration of mutual covenants and agreements contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree for themselves, their successors and assigns as follows:

SECTION I – DEFINITIONS

HazMat Incident: An event where the release of any Hazardous Material has occurred or is imminent and such release poses actual or potential threat to public health and/or the environment.

Hazardous Material: Any material listed in Act 165 as a “Hazardous Material”

Hazmat Building:	The Penn State facility located on Big Hollow Road currently housing the Penn State HazMat vehicle and team equipment.
COG HazMat Team:	The sub entity of the COG Regional Fire Protection Program responsible for providing HazMat response under Act 165.
Centre County:	The local Authority Having Jurisdiction on matters relating to HazMat response in accordance with Pennsylvania Title 35 and Act 165.
PEMA:	The Pennsylvania Emergency Management Agency, the state Authority Having Jurisdiction for HazMat under Pennsylvania Title 35.
SARA:	Title III of the Superfund Amendments and Reauthorization Act of 1986, also known as the Emergency Planning and Right to Know Act of 1986, 42 U. S. C. 1101 et seq.
University Park:	The main campus of The Pennsylvania State University which, for this Agreement, includes all University property located in whole or in part within Centre County, and the University property within Huntingdon County comprising the Stone Valley Recreation Area.

SECTION II – GENERAL

- 2.01 For purposes of administration of this Agreement, the designated point of contact for COG is the Fire Director and the designated point of contact for Penn State is the Director of Environmental Health and Safety.
- 2.02 Certification to Act 165 is dependent upon a successful establishment of a service agreement between COG and Centre County. COG will endeavor to negotiate a successful service agreement with Centre County to assure the continuity of HazMat service and facilitate transition of the HazMat Team and its current certification from Penn State to COG. COG assumes no liability for failure to negotiate a successful HazMat service agreement with Centre County.
- 2.03 In the event Centre County is unwilling or unable to reach agreement with COG for HazMat service, this Agreement becomes null and void and all parties are released from the obligations described herein. Equipment identified in Attachment 1 of this document and provided as 'gift-in-kind' to COG will be

returned to Penn State for use or disposal at its option. This provision expires midnight June 30, 2022.

- 2.04 This Agreement may be modified only upon the express written consent of both parties.

SECTION III – DUTIES OF PENN STATE

- 3.01 Penn State agrees to provide funds to COG for the purpose of establishing and maintaining a state certified HazMat Team under Act 165. Funding, in the amount of \$75,000 shall be paid annually to COG in each of two years beginning July 1, 2020 and ending June 30, 2021; and beginning July 1, 2021 and ending June 30, 2022 (hereinafter referred to as “the two-year finance period”). This requirement is contingent upon the successful execution of an agreement between COG and Centre County on or before June 30, 2020 for delivery of HazMat services.
- 3.02 Penn State agrees to provide to COG all equipment and vehicles currently utilized by the Penn State HazMat Team as described in Attachment 1 of this Agreement and as “gift-in-kind” for considerations from COG as described in Section 4.01 herein.
- 3.03 Penn State agrees to make available to COG the facility on campus known as the Hazmat Building from July 1, 2020 through midnight June 30, 2022 for the purpose of housing the COG HazMat Team equipment and vehicle. Availability and access shall be in like manner to existing conditions enjoyed by the Penn State HazMat Team. Specifically:
- A) Equipment racks along the south wall within the Apparatus Bay dedicated to team equipment storage.
 - B) Approximately one-half of the Apparatus Bay floor area for accommodation of Team vehicle and storage of team items not suited to rack storage.
 - C) Personal lockers assigned to team members located within the shared restroom/locker rooms.
 - D) Use of the shared Meeting Room to accommodate three team storage cabinets.
 - E) Use of the shared Meeting Room for periodic team meetings and training.
 - F) Use of the shared restrooms, showers, and locker areas.
 - G) Dedicated use of the Administrative Office, with shared use limited to the Bomb Squad.
 - H) Shared use of the parking lot, driveways and apparatus aprons.
- 3.04 Penn State agrees to maintain the Hazmat Building, building systems, furnishings, driveways, and parking areas in good order and in like manner to existing conditions for the entire period of COG occupancy and access. Repairs

and regular maintenance, including custodial services, will continue throughout the period consistent with current Penn State standards and at Penn State expense.

- 3.05 Penn State agrees to grant to COG HazMat personnel the means and tools of access to the Hazmat Building for the entire period of COG occupancy and access. This includes sustainment of access cards, fobs, and keys and issuance of such items as requested by COG to accommodate new team members. Issuance shall be consistent with, and subject to, Penn State security protocols.
- 3.06 Penn State agrees to make subject matter experts available to support COG HazMat Team mission and training to the degree practicable.

SECTION IV – DUTIES OF COG

- 4.01 COG agrees to maintain a state certified HazMat Team under Act 165 for a period of three years beginning July 1, 2020 and ending not prior to the close of business June 30, 2023, subject to the conditions described in Section II, 2.02.
- 4.02 COG agrees to rebrand the team. COG shall not use the name “Penn State” or any derivative of “Penn State” in naming the COG HazMat Team and any item used to officially identify the team, team members, team vehicles, or team equipment.
- 4.03 COG agrees to assume ownership and sole responsibility for gift-in-kind equipment upon the acceptance of this Agreement by both parties. Damage or loss to equipment prior to acceptance of the Agreement remains the responsibility of Penn State. Damage or loss to equipment after acceptance of the Agreement is the responsibility of COG.
- 4.04 COG agrees to accept gift-in-kind equipment from Penn State in “as-is” condition and further acknowledges and accepts that Penn State makes no warranties, expressed or implied, with respect to the equipment, and Penn State expressly disclaims all warranties, including any warranty of merchantability of fitness for a particular purpose. COG acknowledges that Penn State has not made and does not hereby make any representation, warranty, or covenant with respect to the title, merchantability, condition, quality, description, durability, or suitability of the equipment in any respect or in any connection with or for the purposes of COG.

COG shall indemnify, defend, save and hold harmless Penn State, and all their respective officers, directors, employees, agents, and members from and against any and all claims, demands, losses, suits and judgments and all costs and expenses in connection therewith, including attorney’s fees, arising out of or in any way related to the equipment or this agreement, and including without limitation any of the foregoing involving allegations of negligence on the part of Penn State or any theory of Penn State’s strict liability in tort.

- 4.05 COG agrees to waive its right to reimbursement fees for HazMat incidents occurring on the University Park Campus of Penn State for which Penn State is the responsible party as defined by SARA Title III and/or Act 165 for a period of three years beginning July 1, 2020 through midnight June 30, 2023.
- 4.06 COG agrees to take reasonable care to protect the Penn State Hazmat Building from damage, abuse, and unauthorized access. COG agrees to move vehicles and equipment upon reasonable notice to facilitate planned maintenance of Hazmat Building and its grounds. COG shall endeavor to move vehicles and equipment forthwith in the event of an emergency repair.
- 4.07 COG agrees to limit equipment and vehicle storage to the areas identified in Section III, 3.03. Use of Penn State property beyond that identified in Section III, 3.03, shall require separate written authorization.
- 4.08 COG agrees to provide proof of liability insurance to Penn State and agrees to list Penn State as an additional insured on the liability certificate. COG shall maintain liability insurance and provide liability certificate to Penn State as described herein throughout the entire “two-year finance period”.
- 4.09 All COG property must be removed from the Hazmat Building and its grounds by midnight June 30, 2022. After this date Penn State reserves the right to remove and dispose of property remaining on the premises.
- 4.10 At the end of the financing period all keys, access cards, fobs, and any other means to facilitate Hazmat Building access must be returned to Penn State EHS. Return of items shall be completed on or before Friday, July 8, 2022.
- 4.11 COG agrees to accept Penn State Hazmat Team Members who are in good standing as of February 29, 2020 contingent upon successful completion of the member’s 2020 annual physical, maintenance of an active driver’s license, and clean background check.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Agreement as of the date first above written.

THE PENNSYLVANIA STATE
UNIVERSITY

CENTRE REGION
COUNCIL OF GOVERNMENTS

XXXXXXXXXX

Elliot Abrams, Chairman

Date: _____

Date: _____

ATTEST:

ATTEST:

XXXXXXXX

Eric Norenberg, Executive Director

Date: _____

Date: _____

DRAFT

Public Meeting

Wednesday, May 20, 2020

6:00 p.m. to 7:00 p.m.

Virtual Meeting – Zoom Platform

Please contact Marcella Laird at

mlaird@ccmog.net or call 814-231-3050

**and leave a voicemail to obtain the
Zoom Meeting link.**

2021-2024 Centre County Transportation Improvement Program (TIP)

2020 Air Quality Conformity Determination Report for the TIP

The Centre County TIP is a financial document that lists the proposed expenditure of federal, state, and municipal funds for transportation projects for the next four years. The Air Quality Conformity Report is prepared to ensure that the projects on the TIP do not result in vehicle emissions that exceed the

emissions budgets established for Centre County, relative to the 1997 8-hour ozone national Ambient Air Quality Standards (NAAQS).

The Draft 2021-2024 TIP and Air Quality Conformity Report are available for a 30-day public comment period that begins on Thursday, May 7, 2020 and concludes at 12:00 noon on Monday, June 8, 2020.

Citizens are encouraged to provide comments at the virtual meeting, via email (mlaird@ccmog.net), or the CCMPO website: <https://bit.ly/2RYmC62>.

The CCMPO Coordinating Committee will consider adoption of the 2021-2024 TIP on:

Tuesday, June 23, 2020

6:00 p.m.

(meeting location to be announced)

The CCMPO's TIP public meeting is also used to satisfy the public participation process of the Program of Projects (POP) requirement of 49 USC 5307 for the Centre Area Transportation Authority (CATA). CATA's Program of Projects is a list of all projects proposed to be funded with federal transit funds.

The CCMPO is committed to compliance with applicable nondiscrimination regulations and policies.

The virtual public meeting will be accessible by phone or computer and citizens are encouraged to submit comments or questions before, during, and after the meeting. The virtual public meeting will be recorded and made available for rebroadcast through online sources. If accommodations are needed for those with special needs related to language, sight, or hearing, please call 814-231-3050 and leave a voicemail at least 5 days prior to the virtual public meeting.

For more information about the Draft TIP and Air Quality Conformity Report, contact Tom Zilla, Principal Transportation Planner, Centre Regional Planning Agency, 2643 Gateway Drive, Suite 4, State College, PA 16801; Phone: (814) 231-3050 (leave a message); Fax 814-231-3083; E-mail: tzilla@ccmog.net

The documents are available online at www.ccmopo.net. Links to the documents are also available at:

- **Centre Regional Planning Agency:** <https://bit.ly/2Vulycb>
- **CATA:** <https://www.catabus.com>
- **Centre County Planning and Community Development Office:** <https://bit.ly/2W2L9In>
- **Centre County Libraries:** <https://www.centrecountylibrary.org/>
- **Centre Region Schlow Library:** <https://www.schlowlibrary.org/>

CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 3

State College, PA 16801

Phone: (814) 231-3077 Fax: (814) 231-3083 Website: www.crcog.net

EXECUTIVE COMMITTEE

Video Conference

May 19, 2020

12:15 PM

During the COVID-19 health emergency, to continue business operations of the COG and to ensure the safety of municipal officials and staff, the General Forum has authorized the Executive Committee to act on its behalf except in cases where a unanimous vote of the municipalities is required. As a result of the "Stay at Home" order and the requirement that non-essential business operations be closed, this Executive Committee meeting will be held via video conference. Written public comment or requests to speak to the Executive Committee for items not on the agenda and for specific agenda items below may be submitted in advance by emailing sbinkley@crcog.net

AGENDA

1. CALL TO ORDER AND ROLL CALL

Chair Elliot Abrams will convene the meeting.

2. PUBLIC COMMENTS

Members of the public are invited to comment on any items not already on the agenda (five minutes per person time limit please). Comments relating to specific items on the agenda should be deferred until that point in the meeting. Submitted comments will be read into the record by the Recording Secretary at the appropriate time in the meeting.

3. APPROVAL OF MINUTES

A copy of the minutes of the April 21, 2020 Executive Committee meeting are **enclosed**.

4. EXTENSION OF AUTHORITY TO ACT ON BEHALF OF THE GENERAL FORUM DURING THE COVID-19 PUBLIC HEALTH EMERGENCY

On March 16, 2020, during a special meeting of the General Forum, Resolution 2020-3 was adopted authorizing the Executive Committee to act on its behalf except for matters requiring a unanimous vote from March 16 to April 30, 2020, with the provision that the Executive Committee may extend this Resolution beyond April 30, 2020, as the Executive Committee deems necessary (Resolution 2020-3 **enclosed**).

As of Friday, May 8, 2020, the Centre Region joined the northcentral and northwest portions of Pennsylvania in a partial reopening of business activity known as the Yellow Phase of recovery. Requirements of this phase still include social distancing, frequent cleaning of surfaces, face masks worn in workplaces and public places, no gatherings of 25 or more, and telework for many COG employees. As of May 14, 2020, no guidance has been issued by the Governor's Office or the Department of Public Health regarding criteria to move from the Yellow Phase to the Green Phase (new normal). Accordingly, it is recommended that the Executive Committee consider the following options:

- A. Extend the authority of the Resolution through June 16, 2020 and reassess during the Executive Committee meeting that day.
- B. Resume General Forum meetings on May 26, but hold the meeting remotely using Zoom. This online meeting will be one of the largest that COG staff has attempted to host. Although there may be challenges with the large number of elected officials needing to cast votes, staff is willing to execute this if the Executive Committee concludes that items elsewhere on the agenda should go before the General Forum in May (in particular, items 5, 6, or 7).

The Executive Committee may want to delay a final decision on this item until after discussing the following agenda items. If the Executive Committee agrees that option A is preferred, the recommended motion is:

“That the Executive Committee shall continue to act on behalf of the General Forum as endorsed in Resolution 2020-3 until June 16, 2020, or until the Executive Committee deems necessary.”

5. ENDORSE AMENDMENT TO THE REGIONAL PARKS LOAN

This is an action agenda item. The Committee should determine how to proceed with amending the Regional Parks Loan with Fulton Bank, as recommended by the Finance Committee.

In 2011 the Centre Regional Recreation Authority (now known as the Centre Region Parks & Recreation Authority) entered into a \$7,578,800 loan with Fulton Bank. The loan was incurred to fund improvements at Oak Hall Regional Park and Whitehall Road Regional Park. The Phase I Oak Hall Regional Park Project is complete and the remaining \$4.8 million in borrowed funds are designated for Phase I of the Whitehall Road Regional Park project. The repayment of this loan was guaranteed by the municipalities that participate in the Centre Region Parks and Recreation Program. The loan has been modified four times since 2011. A fifth modification is now under consideration by the Authority.

According to the terms of the loan, the remaining principal must be drawn down (used) by June 1, 2020. The Finance Committee retained Mr. Chris Gibbons, Concord Public Financial Advisors, to contact and enter into negotiations with Fulton Bank at its March 5, 2020 meeting. Mr. Gibbons and Mr. Viglione worked with Mr. Carl Chambers of Fulton Bank to secure two

potential offers to amend the loan. During the meeting on Thursday, May 14, 2020, the Finance Committee considered three options:

- 1) Amend the agreement based on Fulton Bank's first offer to extend the draw date by two years (from June 1, 2020, to June 1, 2022) and extend the fixed term of the loan of 2.59% for two additional years (from December 1, 2022, to December 1, 2024).
- 2) Amend the agreement based on Fulton Bank's second offer to extend the draw date by two years (from June 1, 2020, to June 1, 2022). Increase the interest rate on the fixed term of the loan from 2.59% to 2.65% and extend the fixed term of the loan for 4.5 additional years (from December 1, 2022, to June 1, 2027). In addition, the variable cap would be reduced from 5.35% to 5% from September 1, 2027, through December 1, 2031, but the underlying variable rate floor would be increased from 64% of Prime to 81% of Prime.
- 3) Do not amend the terms of the loan.

The Finance Committee unanimously concurred with the recommendation of staff and Mr. Gibbons to proceed with Option 1. Option 2, while fixing in the cost for a greater period of time, also has the potential of increasing the overall interest costs over the current terms of the loan. The cost of Option 1 would be less than \$4,000. The timeline outlined below notes the important dates for COG and the CRPR Authority between now and the June 1, 2020, final draw date for the Regional Parks loan.

- The date of the final draw will be extended from June 1, 2020, to June 1, 2022.
- The fixed interest rate will be extended from December 1, 2022, to 2024.
- No change in maturity date or guarantees. There will be no prepayment penalty.
- A loan modification due to Fulton Bank of \$500.

At its May 14, 2020 meeting the Finance Committee approved the following motion:

“That the Finance Committee recommends to the Executive Committee that they endorse the Centre Region Parks and Recreation Authority to action to amend the loan with Fulton Bank to extend the final draw date from June 1, 2020, to June 1, 2022, and extend the fixed term of the loan from December 1, 2022, to December 1, 2024, at a rate of 2.59%.”

This asks the Executive Committee to approve Resolution 2020-4 **enclosed** on behalf of the General Forum. This proposed Resolution is intended to give the CRPR Authority the General Forum's endorsement of the loan modification.

To continue through this process there are additional steps that must be taken prior to the June 1, 2020 deadline:

- May 19 @ 12:15 p.m. – Executive Committee either 1) endorses that the CRPR Authority take action to amend the loan based on the Finance Committee recommendation or 2) refers the action to be taken by the General Forum.
- May 21 @ 12:15 p.m. – COG staff provides an update and answers questions at the CRPR Authority meeting. Action is to be taken by the Authority to amend the loan either 1) based

on the recommendation of the Finance Committee and endorsement of the Executive Committee or 2) based on the recommendation of the Finance Committee and contingent upon the endorsement of the General Forum.

- May 26 @ 7:00 p.m. – General Forum would endorse the Authority taking action to amend the loan with Fulton Bank. (Only necessary if the Executive Committee does not act on behalf of the General Forum in this instance.)

The Executive Committee should discuss the Finance Committee recommendation to amend the Regional Parks loan with Fulton Bank and determine a course of action. If the Executive Committee desires to follow the Finance Committee’s recommendation, then the Executive Committee may either:

1. Endorse, on behalf of the General Forum, the Centre Region Parks and Recreation Authority taking action to approve the loan amendment, or
2. Refer the Finance Committee’s recommendation to the General Forum, asking members to endorse the CRPR Authority’s action to amend the loan.

These options are presented below as alternate motions:

“That the Executive Committee, on behalf of the General Forum and as recommended by the Finance Committee, adopt Resolution 2020-4 asking the Centre Region Parks and Recreation Authority to modify the regional parks loan with Fulton Bank in accordance with its proposal.”

OR

“That the Executive Committee, as recommended by the Finance Committee, refer this item to the General Forum requesting the General Forum adopt Resolution 2020-4 to ask the Centre Region Parks and Recreation Authority to modify the regional parks loan with Fulton Bank in accordance with its proposal.”

6. COG MANAGEMENT OF HAZMAT TEAM

Beginning in 2013, and more formally in 2016, COG Staff, Alpha Fire Company, State College Fireman’s Relief Association, and the Pennsylvania State University have been discussing the transfer of the Penn State HazMat Team to COG. After considerable discussion, several reports, a HazMat learning lunch event, and multiple presentations to the COG Public Safety Committee, there is consensus on a plan to move forward.

The plan to move forward is based on COG accepting responsibility for the HazMat Team as part of the Regional Fire Protection Program for not less than three years. Penn State will fully fund the team for two years and will donate all team equipment to COG. This plan does not increase the Regional Fire Protection Program budget over the three-year period.

Formal agreements have been developed to affect the transfer of the HazMat Team from Penn State to COG, these agreements are **enclosed**. These include:

1. Agreement between Penn State and COG
2. Agreement between COG and Centre County
3. Agreement between COG, Alpha Fire Company, and State College Fireman's Relief Association

The agreement between COG and Centre County has been accepted by Centre County and awaits COG approval.

The agreement between COG and Penn State is in final legal review by Penn State after two rounds of review. Penn State does not expect significant changes to the current draft.

The agreement between COG, Alpha, and the State College Fireman's Relief Association is in final review.

On Tuesday, May 12, 2020, the Public Safety Committee reviewed the draft agreements in detail and affirmed their desire to move the project to completion and move these agreements forward for approval by the Executive Committee.

Staff asks the Executive Committee to review the draft agreements and affirm their desire to move the project to completion. Completion of this project will require executing each of the agreements prior to June 30, 2020. It is recommended either of the following alternate motions be approved:

“That the Executive Committee, on behalf of the General Forum, and as supported by the Public Safety Committee, authorizes the execution of the three Agreements that would complete the transfer of the HazMat team as outlined in the agreements from Penn State University to the COG, effective June 30, 2020.”

OR

“That the Executive Committee, as supported by the Public Safety Committee, recommends that the General Forum authorizes the execution of the three Agreements that would complete the transfer of the HazMat team as outlined in the agreements from Penn State University to the COG, effective June 30, 2020.”

7. 2019 YEAR END FIRE ACTIVITY REPORT

This agenda item asks the Executive Committee, as requested by the Public Safety Committee, to review the 2019 Year End Fire Activity Report **enclosed** and to refer it to the General Forum for a presentation as has been done in previous years. This is an informational agenda item and will not require action from the General Forum.

Mr. Steve Bair, COG Fire Director, will present the *enclosed* year-end review for the Regional Fire Protection Program. In terms of call volume, during 2019 there were 1,174 incidents, down from 1,308 incidents in 2018. Included with the report will be a review of the program's mission, standard of care, number and type of calls, program assets, and future major issues confronting the COG, the municipalities, and the fire service.

The Executive Committee should decide whether to schedule this presentation for the May 26, 2020, or for a future meeting of the General Forum or simply send General Forum members a link to the report that they may review online.

8. CONTINUED DISCUSSION ON FORMING A CLIMATE ACTION AND SUSTAINABILITY COMMITTEE AND ON REVIEWING THE COG COMMITTEE STRUCTURE

At its April 21, 2020 meeting, the Executive Committee members agreed to gather feedback from their governing bodies regarding potential changes to COG Committees. The Executive Committee reached consensus on a two-phase approach the municipal governing bodies should consider:

1. Establish a Climate Action and Sustainability Committee
2. Prepare a comprehensive review of COG committees.

PHASE 1: ESTABLISH A CLIMATE ACTION AND SUSTAINABILITY COMMITTEE

The Executive Committee reached a consensus that the governing bodies should discuss the merits of creating a Climate Action and Sustainability (CAS) Committee by the first quarter of 2021.

The CAS Committee will provide oversight of strategic and coordinated actions among the COG municipalities to set the stage for a successful implementation of the Climate Action and Adaptation Plan (CAAP). The committee will align and organize climate actions to utilize resources efficiently and to identify gaps and opportunities for alignment across various organizations.

PROPOSED responsibilities of the Climate Action and Sustainability Committee could include:

- To recommend and/or review programs, project initiatives or other actions relating to reductions in greenhouse gas emissions and climate adaptation.
- To recommend bidding specifications for the refuse/recycling program to the General Forum and to recommend actions on major policy issues affecting that program.
- To provide oversight of how to measure, monitor, and assess reductions in greenhouse gas emissions and to meet reduction targets on time.
- To promote climate actions and mitigation efforts to improve resiliency and adapt to climate change in the Centre Region.

- To advance the Centre Region as a leader in diverse sustainable practices that contribute to environmental and human health, economic prosperity, and social equity.
- To coordinate studies, plans, and proposals with other COG Committees as they relate to major land use policy, transportation projects, and other infrastructure projects.
- To study and prepare recommendations on greenhouse gas emissions reductions and efforts to adapt to climate change in the Centre Region.

PHASE 2: PREPARE A COMPREHENSIVE REVIEW OF COG COMMITTEES

The last comprehensive review of COG Committees occurred in 2009. Since that time, there have been several changes in municipal and COG operations and priorities. This review would assess COG committees and recommend changes that could include a merger of responsibilities, disbanding, creation of new committees, or other issues as determined by the governing bodies.

The COG recognizes the time commitment and workload that is placed on area elected officials with their representation on individual COG Committees as well as their municipal responsibilities and additional obligations. This review will allow for municipal feedback on the entire COG committee structure and process.

PROPOSED topics that have been recently raised include:

- Merger of the Transportation and Land Use and Public Services and Environmental Committees to form a single Land Use, Transportation, and Infrastructure Committee, and shift some responsibilities to the Climate Action and Sustainability Committee.
- Formation of a standing Facilities Committee
- Review of the Parks Capital Committee
- Review of the responsibilities of the Human Resources Committee
- Automatic disbanding of ad hoc committees upon conclusion of their work
- Review the frequency and length of meetings
- Ensuring that the expansion of the number of committees, changes in their scope and the incremental growth of committee workload can be adequately supported by COG staff
- A possible amendment to the COG Articles of Agreement and rules of procedure to permit attendance electronically/remotely at COG meetings
- Adoption of a paperless agenda packet management/distribution process
- Other changes as may be identified by the governing bodies

Staff appreciates the consideration being given to this topic and recognizes the value that standing committees and short-term committees bring to the work of the COG. Our committees enable careful deliberation of important issues, contribute to the transparency of the organization, and create opportunities for stakeholders and residents in each of our communities to be engaged in the work of the COG. Accordingly, staff believes the decision regarding the

timing and process to review the COG committee structure should be given careful consideration and the process selected should help to assess not only the topics listed above, but what will be best for the COG for at least the next five years.

Enclosed are comments provided by Harris Township and by Patton Township.

9. STATUS OF COG OPERATIONS DURING THE COVID-19 YELLOW PHASE

This item is an informational update and will be provided to the Executive Committee by Eric Norenberg. Now that the Centre Region is in the “Yellow Phase” of Pennsylvania’s response to the COVID-19 pandemic, work setting restrictions include:

- Telework must continue, where feasible
- In-person operations must follow business and building safety orders
- Large gatherings of more than 25 people are prohibited
- Curbside and delivery methods are preferable

In addition to those broad restrictions, the COG has agencies that are under the direction or additional restrictions by other departments or offices in the Commonwealth (including the Schlow Library, the Active Adult Center, etc.) and staff adapted plans to fit the characteristics of individual agency operations. Accordingly, during the Yellow Phase:

- Any COG staff coming to work is expected to do the wellness self-check before leaving home. This assessment will be updated if conditions or symptoms change. Our primary goal is to keep everyone healthy.
- Through at least the end of May (and possibly until we reach the Green Phase), the COG Administration building will remain closed to the public.
- Code Administration operations have resumed. However, Code Administration inspectors will primarily work remotely or from their vehicles. A limited number of Code administrative personnel will begin to rotate shifts in the office to ensure plans and permits are being processed and that inspection results are received and managed via Wi-Fi. Plans and other documents can continue to be dropped off at the front door from 9am to 1pm.
- There will be no use of the General Forum meeting room by the general public or outside groups during May and June.
- Centre Region Planning Agency staff will continue working remotely as much as possible and continue to hold remote meetings as they are able.
- Administration staff will blend telework and in-office work in order to have the minimum staff in the office at any one time.
- Schlow Centre Regional Library has received permission and guidance from the Office of Commonwealth Libraries to resume limited services. Staff have been deep cleaning and preparing for this notice. There will be no building access by the public at this stage. The remote book returns will be reopened, and staff will prepare the building to receive and process 30,000 returned items. Much deep cleaning has already been accomplished. Staff will be scheduled to process and reshelve the returned items after a “quarantine” period.

This stage could continue for a few weeks before we move to Stage Two, which will allow the pickup of reserved materials. Accordingly, there will be updated public and patron outreach. Staff are answering emails and phones (remotely) and no overdue fines will be charged on any materials. The popular Summer Reading Program will be entirely virtual.

- The Regional Fire Protection program and three fire stations will operate normally.
- The Centre Region Emergency Management Agency will continue virtual EOC operations and provide updates and situational awareness as needed.
- Centre Region Parks and Recreation will keep offices and facilities (Active Adult Center, Millbrook Marsh Nature Center buildings, and pools) closed to the public until the region reaches the Green Phase. Park Maintenance will continue operations to support the increasing use of parks. Playgrounds and drinking fountains will remain closed, but restrooms will be open. Visitors will be encouraged to bring their own drinking water.

10. CONSIDERATION TO CONDEMN ACTS OF BIAS AND HATE IN OUR COMMUNITY

Mr. Barlow will present this item which requests that the Executive Committee discuss what type of action may be appropriate for the Executive Committee or the General Forum to consider to condemn acts of bias and hate, in particular those currently being perpetrated against Asians, Asian Americans, and Pacific Islanders.

A possible draft Resolution may be provided prior to the Executive Committee meeting for discussion and possible consideration.

11. EXECUTIVE DIRECTOR'S REPORT

The Executive Director will update the Executive Committee on other items of current interest.

12. OTHER BUSINESS

- A. Matter of Record – The next meeting of the Executive Committee is scheduled for Tuesday, June 16, 2020, at 12:15 pm. It has not yet been determined if this will be an in-person or video conference meeting.
- B. Matter of Record – The COG TLU Committee and Centre Regional Planning Commission, in their respective May meetings recommended approval of the CRPA Comprehensive Plan Implementation Program (CHIP) for 2021 -2022. Work included initiation of the ten-year update to the Comprehensive Plan; completion of UAJA Special Studies; and implementation of the Climate Action and Adaptation Plan. The CHIP process was amended this year to due to the COVID-19 Pandemic and uncertainties regarding the COG budget process for 2021. The CRPA will revisit the CHIP at the October joint meeting of the TLU Committee and Centre Regional Planning Commission.

13. TENTATIVE AGENDA ITEMS

If the Executive Committee so determines, the next meeting of the General Forum could be held via Zoom on Tuesday, May 26, 2020, at 7:00 pm. Tentative agenda items include:

- Approving a resolution endorsing the amendment to the Regional Parks Loan
- Approving the three agreements to transfer the HazMat Team to the COG
- 2019 Year End Fire Activity Report

14. ADJOURNMENT

CENTRE REGION COUNCIL OF GOVERNMENTS

Centre Regional Planning Agency
2643 Gateway Drive, Suite #4
State College, PA 16801
Phone: (814) 231-3050 Fax: (814) 231-3083

TRANSPORTATION & LAND USE (TLU) COMMITTEE

Zoom Meeting Platform
Monday, June 1, 2020
12:15 p.m.

AGENDA

1. CALL TO ORDER - Ms. Lafer will call the meeting to order.

2. CITIZEN COMMENTS

Members of the public are invited to comment on any items not already on the agenda (**five minutes per person time limit, please**). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. ACCEPTANCE OF MINUTES

The minutes of the May 4, 2020 TLU Committee meeting are *enclosed*.

4. OPEN DISCUSSION FOR COMMITTEE MEMBERS

This time is provided for open discussion of issues by members.

5. BICYCLE FRIENDLY COMMUNITY DESIGNATION - 2020 RENEWAL APPLICATION - *presented by Trish Meek*

The Centre Region was designated as a Bronze level Bicycle Friendly Community (BFC) by the League of American Bicyclists in May 2012 and was re-designated Bronze in October 2016. BFC awards are recognized for four years and the Centre Region's designation will expire at the end of 2020. In order to maintain or improve the Region's status, a renewal application must be submitted by August 12, 2020.

The Bicycle Friendly Community program currently recognizes 488 towns, cities, counties, and regions with BFC awards, including at least one community in all 50 states and the District of Columbia. The program is free for communities and encourages local bike advocates and people who bike to provide feedback throughout the process.

Communities seeking the designation are evaluated on the “5 E’s”:

- Engineering: Creating safe and convenient places to ride and park
- Education: Giving people of all ages and abilities the skills and confidence to ride
- Encouragement: Creating a strong bike culture that welcomes and celebrates bicycling
- Enforcement: Ensuring safe roads for all users
- Evaluation & Planning: Planning for bicycling as a safe and viable transportation option

CRPA staff will work with municipal staff, Penn State University, and area bike organizations on the renewal application in the coming month and will provide an update to the TLU Committee before submitting the application in August.

At the meeting, staff will provide an overview of the BFC program.

Action: No action required.

Attachments: None

Next steps: Finalize and submit the BFC application by August 12, 2020

6. LAND CONSUMPTION STUDY UPDATE – *presented by Mark Boeckel*

The 2019-2020 Comprehensive Plan Implementation Program (CHIP) includes a study to examine the rate of residential land consumption inside of the Regional Growth Boundary (RGB) and Sewer Service Area (SSA) and determine potential strategies to minimize land consumption, such as minimum development density requirements. While a wide variety of land uses exist within the RGB, residential land uses consume over 30 percent of the total land area and generally accounts for the majority of new development. Understanding the rates at which land is being consumed for residential uses can help inform build-out scenarios for vacant land within the RGB and identify strategies that could help encourage efficient residential development.

Over the past several months, CRPA staff created a GIS database that includes information for all residential projects inside of the RGB that were created via subdivision or land development plans. These projects were primarily created after 1900 and include both single-family and multi-family housing. The database includes 378 projects and over 17,500 parcels. Utilizing this data, staff has been able to begin analyzing how residential development densities have changed over time and by location in the Region.

In addition to studying development density trends, the data will also be used to:

- Consider impacts to vacant land availability within the RGB. The 2017 Regional Development Capacity Report (REDCAP) indicates that an adequate amount of development capacity exists within the RGB to accommodate future growth. The REDCAP Report estimates were calculated on the assumption that development potential is maximized based on underlying zoning. Most properties are not developed at or near the development potential allowed by local zoning ordinances. This can result in lower density projects that consume land more quickly than anticipated in the REDCAP Report. As a result, land within the RGB may be being consumed more quickly than anticipated.
- Study zoning strategies to ensure the efficient use of land, such as minimum density requirements. Staff intends to study the use of maximum lot size regulations and other zoning strategies that could help ensure residential land is developed efficiently.

The TLU Committee should receive a PowerPoint presentation from staff regarding the initial findings of this study. Staff intends to complete a draft Land Consumption Study report in the next few months and will provide further updates to the Committee at that time.

Action: The TLU Committee should receive a presentation on the status of the study and provide feedback to staff.

Attachments: None

Next Steps: CRPA staff will begin preparing a final report and provide future updates to the TLU Committee.

7. OTHER BUSINESS

- A. Matter of Record - The next TLU Committee meeting will be held on Monday, July 6, 2020 at 12:15 p.m. The meeting may be conducted virtually or in-person in the COG Building Forum Room. TLU Committee members will be informed of the meeting format prior to the meeting.
- B. Matter of Record - The CCMPO is currently within the 30-day public comment period for the Final Draft 2021-2024 Centre County Transportation Improvement Program (TIP). The comment period closes at 12:00 noon on Monday, June 8, 2020. A virtual public meeting was held on Wednesday, May 20, 2020.
- C. Matter of Record - The next meeting of the CCMPO Coordinating Committee will be held on Tuesday, June 23, 2020 at 6:00 pm. The meeting will likely be held in a virtual format. Agenda items will include adoption of the 2021-2024 Centre County TIP, discussion of the Draft Long Range Transportation Plan (LRTP)

2050, and possibly a presentation from the consultant team retained by PennDOT to complete the State College Area Connector project.

- D. Matter of Record - *Enclosed* is the “Assessing New Opportunities for Workforce Housing in the Centre Region” report for your information. The CRPA has forwarded the report to the Borough of State College, Ferguson Township, and College Township Planning Departments for their information. A copy of the complete survey results can be provided upon request.

8. ADJOURNMENT

**CENTRE REGION COUNCIL OF GOVERNMENTS (COG)
TRANSPORTATION AND LAND USE (TLU)
COMMITTEE**

**Monday, May 4, 2020
12:15 p.m.
Zoom Meeting
Minutes**

Transportation & Land Use Committee Members Present:

Theresa Lafer, Chair	State College Borough
Frank Harden, Vice-Chair	Harris Township
Lisa Strickland	Ferguson Township
Pamela Robb	Patton Township
Carla Stilson	College Township

Others Present:

Jim May	Centre Regional Planning Agency (CRPA)
Tom Zilla	CRPA
Trish Meek	CRPA
Mark Boeckel	CRPA
Nicole Pollock	CRPA
Corey Rilk	CRPA
Greg Kausch	CRPA
Pam Adams	CRPA
Marcella Laird	CRPA
Scott Binkley	COG Administration
Anne Messner	Centre County Planning & Community Development Office (CCPCDO)
Louwana Oliva	CATA
Betsy Whitman	Patton Township Supervisor
Eric Norenberg	COG Executive Director

1. CALL TO ORDER

Ms. Lafer called the meeting to order at 12:15 p.m.

At the time of the meeting start, Ms. Robb had not joined the meeting. Ms. Whitman served as the Patton Township representative until Ms. Robb joined the meeting at 12:20 p.m.

2. PUBLIC COMMENTS

There were no public comments.

3. APPROVAL OF MINUTES

Ms. Lafer entertained a motion to approve the minutes of the February 3, 2020 TLU Committee meeting.

Motion was made by Ms. Strickland and seconded by Mr. Harden to approve the minutes of the February 3, 2020 TLU Committee meeting, as presented. The motion carried 5-0.

4. OPEN DISCUSSION FOR COMMITTEE MEMBERS

There was no open discussion.

5. ASSESSING NEW OPPORTUNITIES FOR WORKFORCE HOUSING IN THE CENTRE REGION

The TLU Committee received a presentation from CRPA staff summarizing information collected to date and some preliminary results of the New Opportunities for Workforce Housing in the Centre Region Report. It has been estimated that 1,473 purpose-built student housing units were constructed in the Centre Region since 2009. There is a perception that this influx of large purpose-built student housing complexes has saturated the rental housing market. Student housing has historically been the driver that sets the monthly rent of multi-family development in the Centre Region, whether purpose-built student housing, resident housing, or rental housing. Until a few years ago, the student housing business in the Centre Region was largely a local business, and there was virtually no need to market student rental housing in the Centre Region. This created an opportunity for the influx of national multi-family builders. A combination of aging inventory, availability of institutional investors, available land, multi-family zoning, an inventory of aging housing units, and changes in where and how students want to live changed the dynamic from a local business to a national business.

The primary question the CRPA tried to address in this report is; has the construction of new purpose-built student housing unlocked new opportunities for more affordable housing in the Region? Regrettably, and for several reasons, clear-cut answers are difficult to come by; however, the CRPA can draw some initial conclusions:

- The premium on the sale of a single-family home with a student rental permit in the Borough of State College is estimated to be approximately 25 % or more than a comparable sale without a student rental permit.
- Many owners of student-oriented multi-family units have made substantial improvements to retain students. These improvements have increased the ability to lease units.
- Both multi-family and single-family student rental units within walking distance to campus remain highly competitive and popular with students.
- Transitioning from student-oriented rentals to affordable housing rentals is complex and is at the discretion of the building owners.
- Because of the competitive nature of the student housing market and some owners' reluctance to provide confidential information, the CRPA staff has found it difficult to obtain reliable and consistent information regarding the state of the market.
- Affordable housing organizations do not have the human or financial resources to purchase, own, or maintain single-family or multi-family affordable units to the extent that would increase affordable housing inventory in the Region beyond a few units.
- Moving forward, the CRPA has a fairly comprehensive data set that can be updated on a regular basis to keep the information current.

The TLU Committee provided the following comments for CRPA staff to consider:

- The CRPA should consider researching vacancy rates, or reaching out to bigger rental complexes to gather more information about vacancy rates.
- CRPA staff should work with the affordable housing organizations in the area to gather more data such as median income, who would qualify for affordable housing, and how many people are in need of affordable housing in the Centre Region.
- Staff should consider reaching out to the State College Downtown Improvement District to gather historical data or other information pertaining to affordable housing in the State College Borough.
- Staff should consider creating an interactive map of the Centre Region that shows available affordable housing units.
- The CRPA should reach out the Penn State University again in a year or so to gather information about student housing preferences.
- The CRPA staff should consider holding a virtual Listening Session with those property owners and managers that indicated that they would be interested in participating.

- The virtual Listening Session should be focused on information and data regarding affordable workforce housing.

Mr. Harden stated that he felt that the survey and Report did not accurately capture the workforce housing market. He explained that the Report is focused on student housing instead of how many people in the Centre Region would fall into the workforce housing category. He stated that the report is very detailed in terms of data collected, however, there needs to be more focus on workforce housing data.

Ms. Lafer agreed with Mr. Harden and stated that no one knows if Penn State University will be open for students to attend class in person this fall, however, the people that live in the Centre Region will still need affordable housing. Ms. Lafer communicated that even though there has been a lot of change due to the COVID-19 Pandemic, CRPA staff should not stop work on this report. If the number of students living in the Centre Region is reduced over the next few semesters, there could be opportunities for workforce housing for those who need it, and the CRPA should work with affordable housing entities to help make those opportunities available.

Ms. Whitman communicated that it is important for CRPA to consider the fact that virtual meetings and virtual classrooms may become a more permanent way of conducting business for the foreseeable future. There are economic and social impacts associated with conducting this type of business, so it is important to consider what these impacts will be on the Centre Region.

Motion was made by Ms. Stilson and seconded by Mr. Harden to direct CRPA staff to address the above questions and comments and continue working on the Workforce Housing Assessment Report. The motion carried 5-0.

6. Comprehensive Plan Implementation Program (CHIP) 2021-2022

Mr. May communicated that the CRPA is proposing an abbreviated process regarding approval of CHIP projects for 2021-2022. The disruption to business practices, uncertainty regarding the COG budget process, unknown status of Penn State University students returning, and overwhelming economic circumstances and threats to health have forced the CRPA to reinvent and reassess how to set priorities and complete work on a regular basis. Like every business, CRPA work conditions are a consequence of federal, commonwealth, and local conditions. As conditions evolve, CRPA will adapt its business model to maintain best practices for employee safety and public safety while work is completed for the Centre Region municipalities.

Mr. May explained that typically, CRPA staff will meet with each municipality as well as the TLU Committee and the Centre Regional Planning Commission (CRPC) to discuss a potential list of priority projects for the CHIP. In addition, the TLU Committee and CRPC normally meet jointly in April to discuss these projects in more detail. Unfortunately, the joint April meeting was cancelled due to the COVID-19 Pandemic, and the next joint meeting will take place in October 2020.

The CRPA has three major projects either underway or beginning in 2021. A brief summary of the work is outlined below:

- **Completion of Act 537 Plan Special Studies from the UAJA**
 1. Meeks Lane Pump Station Special Study
 2. Scott Road Pump Station and Bristol Avenue Interceptor Special Study
 3. Beneficial Reuse Service Area Designation Project
 4. Nutrient Management Special Study (may occur in 2020 or 2021)
- **Initiation of the Centre Region Comprehensive Plan Update**

The last comprehensive plan was adopted in November 2013 and work should commence in 2021 to complete the update in 2023 in conformance with the recommended ten-year cycle. Work includes the preparation of an Inventory and Analysis of Existing Conditions to provide data that will inform goals, objectives, and policies in the Comprehensive Plan Update.

- **Climate Action and Adaptation – Potential Projects**

The Climate Action and Adaptation Plan is scheduled for completion in the first quarter of 2021. A potential list of specific projects is listed below:

1. Align and organize partnerships to ensure the climate action and adaptation implementation efforts are continually incorporated into municipal operations, regional policy development, and community organizations and businesses.
2. Manage the implementation, tracking, and reporting of the strategies and actions from the Climate Action and Adaptation Plan.
 - a. Provide annual progress reports.
 - b. Complete next GHG emissions inventory in 2021/22 for 2020.
 - c. Develop funding strategies needed to support actions.
3. Coordinate a climate action and climate adaptation public outreach program through a multi-channel approach.
 - a. Facilitate public education, communications, capacity building, and coordination in the community, COG, and other governmental and nongovernmental organizations.
4. Identify model green zoning ordinances that incentivize energy efficiency for new buildings
 - a. Include the development of an ordinance for all new municipal buildings to meet a certain energy standard.
5. Review and develop planning, zoning, and development regulations that promote and integrate solar PV into the Centre Region.
 - a. Determine allowable structures and locations, including determinations on solar farms and development of solar ready buildings (siting, roof structure, etc.).
 - b. Provide guidance and technical assistance or incentives for solar PV development on parking lots, vacant lots, buffer lands around nuisances, airport safety zones, and non-building structures.
6. Review and develop planning, zoning, and development regulations that promote smart city growth.
 - a. Study best practices for parking and neighborhood designs.
 - b. Consider land use codes that require/incentivize EV charging infrastructure at multi-family and commercial developments.
 - c. Consider street standards and street classifications in the Transportation Plan that promote shared streets that incorporate infrastructure for people walking, biking, and riding mass transit.
 - d. Consider a land use code with a “Pedestrian Places” component, which encourages the creation of walkable mixed-use areas that encourage walking, bicycling, and transit use.
7. Develop a comprehensive plan for waste reduction and management in Centre Region.
 - a. Reduce waste going to the landfill by X% (amount should be defined in the CAAP process).
 - b. Commercial (80% of total) and residential (20%) waste will be targeted.
 - c. Next, refuse and recycling contract planning needs to consider that only 1 bid was received for the 2020 contract.

Mr. May noted that this plan should allow for some flexibility so that CRPA staff can adjust their work to when the economy opens back up, in case there are other COVID-19 related projects that CRPA staff can work on.

In response to a question from Ms. Lafer, Mr. May explained that the CRPA staff still conducts meetings with the Sourcewater Protection Agreement Project Management Team; in addition, under the Completion of Act 537 Plan

Special Studies project from the UAJA, Mr. May believes that water resource issues will be addressed. Ms. Lafer stated that she would like the project description to address water resource issues.

Motion was made by Ms. Robb and seconded by Ms. Stilson to authorize the CRPA to move forward on these projects for CHIP priority projects in 2021-2022. The motion carried 5-0.

7. OTHER BUSINESS

The next TLU Committee meeting will be held on Monday, June 1, 2020 at 12:15 p.m. via Zoom. Information on how to join this meeting will be provided closer to the meeting date.

The CCMPO is moving forward with the public comment period for the Final Draft 2021-2024 Centre County Transportation Improvement Program (TIP). The TIP will be advertised for a 30-day public comment period starting May 7, 2020 and ending June 8, 2020, and a virtual public meeting is scheduled for May 20, 2020 at 6:00 p.m. via Zoom.

The next meeting of the CCMPO Coordinating Committee will be held on Tuesday, June 23, 2020 at 6:00 p.m. via Zoom. Agenda items include adoption of the 2021-2024 Centre County TIP and discussion of the draft Long Range Transportation Plan (LRTP) 2050.

8. ADJOURNMENT

There being no further business, the May 4, 2020 meeting of the COG Transportation and Land Use (TLU) Committee was adjourned at 1:17 p.m.

Respectfully submitted,

Marcella Laird
Recording Secretary



Assessing New Opportunities for Workforce Housing in the Centre Region

Nicole Pollock

May, 2020

Executive Summary

It has been calculated that 1,473 purpose-built student housing units have been constructed in the Centre Region since 2009. There is a perception that this influx of large purpose-built student housing complexes has saturated the rental housing market. During the same time, several affordable housing developments including the Hilltop Trailer Park in College Township and the Penn State Mobile Home Park in Patton Township have been vacated. Both developments have sat vacant for years since residents moved out and only the Patton Township site has been approved for a redevelopment project. Student housing has historically been the driver that sets the monthly rent of multi-family development in the Centre Region, whether purpose-built student housing, resident housing, or rental housing.

Until a few years ago, the student housing business in the Centre Region was largely a local business, and there was virtually no need to market student rental housing in the Centre Region. This created an opportunity for the influx of national multi-family builders. A combination of aging inventory, availability of institutional investors, available land, multi-family zoning, an inventory of aging housing units, and changes in where and how students want to live changed the dynamic from a local business to a national business. Newer projects with individual locking bedrooms with private bathrooms, study spaces, cooking spaces, recreational and entertainment facilities, and an assortment of outdoor amenities replaced many of the aging multi-family units in the Region with comparably priced rents. Properties in the Borough of State College were incentivized for additional units and rose to 8 or 10 stories tall. In surrounding communities, lower density, purpose-built student housing complexes were built within several miles of campus. On-campus housing was built or remodeled using a similar private sector model. Virtually no affordable housing was constructed.

The primary question the Centre Regional Planning Agency (CRPA) tried to address in this report is; has the construction of new purpose-built student housing unlocked new opportunities for more affordable housing in the Region? Regrettably, and for several reasons, clear-cut answers are difficult to come by; however, the CRPA can draw some initial conclusions.

First, why are clear-cut answers difficult to come by?

- Students live in all types of multi-family complexes, duplexes, purpose-built student housing, single-family homes, and other types of dwelling units that are not defined as student housing. This makes it difficult to quantify a reasonably accurate count of student housing.
- It is difficult to obtain specific vacancy rates, rents, bedroom counts, students per bedroom, and other specific information that would provide insight to the report.
- There are locational, condition, age, and lifestyle differences between multi-family complexes and other unit types that cannot be aggregated into a useful single profile of student housing.
- The COVID-19 Pandemic has turned the market on its head. At this point in time, no one understands how individuals will respond to living closely to each other, how they will travel, shop, go to school, or work. This will have consequences we just cannot predict at this time.

Despite these issues, the CRPA has drawn some preliminary conclusions from the work we have completed to date.

- Transitioning from student-oriented rentals to affordable housing rentals is complex and is at the discretion of the building owners. There does not appear to be a financial incentive for owners to convert from student-focused complexes to affordable rentals. In fact, there appears to be more of a downside risk for owners to convert to affordable housing.
- The product that many local owners and managers offer is directed at students who have difficulty affording newer purpose-built student housing. The product they offer is often older multi-family complexes or converted homes close to campus. These units attract students that want to live near campus but can be difficult to lease when competing with purpose-built student housing farther from campus.
- The premium on the sale of a single-family home with a student rental permit in the Borough of State College is estimated to be approximately 25% or more than a comparable sale without a student rental permit. This makes these properties attractive to hold for investment and income purposes.
- Penn State has many student families who are financially secure and can pay more for student housing.
- Many owners of student-oriented, multi-family units have made substantial improvements to retain students. These improvements may increase the attractiveness of aging multi-family complexes, particularly if they are within walking distance to campus.
- Both multi-family and single-family student rentals within walking distance to campus remain highly competitive and

popular with students, despite being more expensive. It appears that the rental market is weaker in purpose-built student housing farther from campus and are less popular with students. These locations generally require a private vehicle or public transit for trips to school, many other university-related events, and other social events.

- Because of the competitive nature of the student housing market and some owners' reluctance to provide confidential information, the CRPA staff has found it difficult to obtain reliable and consistent information regarding the state of the market.
- Affordable housing organizations do not have the human or financial resources to purchase, own, or maintain single-family or multi-family affordable units to the extent that would increase the affordable housing inventory in the Region beyond a few units.



Photo: RISE

Overview

Anecdotal signs suggest that the rental market for student housing is becoming saturated. The amount of purpose-built student housing in the Region has increased in the last couple of decades. The spike of student-focused housing occurred concurrent to the loss of several more affordably priced rental neighborhoods throughout the Region. Only a small fraction of the affordable housing those neighborhoods supplied has been replaced. Therefore, now is a good time to get an accurate accounting of the rental market. By obtaining precise data of the student rental market, this report attempts to assess if there could be any potential opportunities for affordable housing due to the increase of student housing. This report will outline the process and results of the assessment. The recent COVID-19 Pandemic has also been added as a component to this study; however, the full significance of this is still unknown.

This report is consistent with the 2013 Centre Region Comprehensive Plan as it is looking for a way to adequately supply housing to meet the needs of existing and future Centre Region residents. This report also looks to discover if converting student rental units to for-sale market rate housing will enhance the quality of the existing housing stock and serves a potential means to direct new residential development to sites within the Regional Growth Boundary (RGB) to facilitate convenient access to schools, jobs, medical facilities, shopping, and public transit.

Process

It was determined that the first step to completing the assessment for new opportunities for workforce and resident housing in the Centre Region was to conduct a student housing inventory. The inventory of housing was primarily conducted using previous data that was collected by CRPA staff, development plans and Centre Regional Code Administration (CRCA) records, internet searches, and data provided by the staff of State College Borough. While this inventory was taking place, a separate project in the CRPA was underway assessing land consumption in the Region. Some data collection between the two projects was integrated to ensure that minimal housing was missed in the inventory.

During the inventory stage of the process, it became clear that there was no guaranteed way to separate student-focused housing from general multi-family housing. Students have historically resided in a blend of multi-family complexes, duplexes, and single-family homes. Student-focused housing as we know it today has only existed for the last couple of decades. This meant that the method of inventorying student housing in the Region became a hybrid between data collection and staff knowledge of local conditions. The project evolved from merely trying to highlight student-focused housing to showing major multi-family housing where students could potentially live.

A gradient was formulated using online resources to determine whether units were being marketed specifically to students, or rather more towards a family or professional demographic. Other housing information such as date of construction, proximity to campus (closer to campus weighted more heavily towards being student focused), and how the rent is charged (if rent is charged by bedroom or person weighted to be student-built housing) factored into the categorization of student housing. If there was doubt about a unit specifically open to a student, it was not counted as a student housing unit but rather as a probable student housing unit. It is also worth noting that even student-focused housing could be open to non-student occupants.

Maximum occupancy, or capacity, was originally a component of the primary data collection. However, it became increasingly difficult to collect this number for each structure. Ultimately, due to the large number of units that did not have accurate or available occupancy, that data point was eliminated from the analysis. Enrollment data for graduates and undergraduates and on-campus housing for Penn State University was also analyzed alongside the off-campus student housing inventory. The on and off-campus housing supply subtracted from the number of students enrolled at the University would produce the approximate demand for student rental units in the Region.



Photos: RISE

Rental rates were recorded, as they were discovered, in order to keep a record of trends which should be continued in the future, where possible. Historically, student housing has set the range for monthly rent of multi-family units, regardless of the type of renter. Analysis of those figures at this point has not been conducted as there are several variables to account for such as, if it is a flat per unit price, if any utilities are included, if there is a fee for parking, and if there are other amenities that are deemed included in the rent price. Keeping a record of rental rates to be compared to the area median income (AMI) will show if rental housing is considered affordable. According to the U.S Department of Housing and Urban Development (HUD), a national agency, a rental dwelling is considered affordable if a person is paying 30% or less of their income towards their rent. Over time, comparing these numbers will indicate trends in housing affordability in the Region.

A survey of landlords and rental property managers was conducted to gain firsthand knowledge of the rental market. Gaining feedback from landlords was a way to assess the overall attitude of the current markets and where they may be headed in the future. This was also an alternative approach to gaining occupancy data. The survey was distributed to the owners and management companies of properties in College, Ferguson, and Patton Townships, and State College Borough. It was determined that Harris and Halfmoon Townships did not have any purpose-built student housing, so the landlords and property managers in these Townships were excluded from the mailing list.



kept consistent and there was no accidental overlap due to a name misunderstanding.

Permitted rentals data from the CRCA was reviewed. In most municipalities, major complexes and a small number of rental units listed by the CRCA are included in this inventory. For clarification, this inventory does not have every rental unit permitted through the CRCA. The intention of this assessment is focused on where students are living or could be living.

Finally, internet searches on known rental websites were conducted. This helped to reaffirm what was shown in parcel data and gather other important information such as rental rates and how the units are rented (i.e. per person, per unit, etc.). Complexes were searched online for their own personal websites which offered more direct information in terms of whether a property is marketed specifically for students, or not. Many websites did not indicate a strong preference in tenant, which is another reason it was decided to open the inventory up to the entire rental market. It shows a clearer image of what housing is available to students and whether or not that property is actively seeking to rent to students. Livingoffcampus.com was a resource found on Penn State's website, but care was also taken to verify how student focused some of the listings on the site were, as some of the complexes listed did not seem to be specifically looking to rent to students but perhaps young professionals which could include recent graduates or employees of the University.

A complex or unit was deemed student-focused housing if any website indicated such, if a unit had an occupancy limit, or if it rented by the bedroom. If there was an occupancy limit or per person rental price difference based on number of occupants, it was labeled as student focused as places renting primarily to families would not have such stipulations. If apartments were specifically listed as professional, non-student, senior, or otherwise labeled not for graduate or undergraduate students, they were not counted in the inventory.

In the Borough of State College, many of the older complexes, unless otherwise discovered, were labeled as student housing or probable student housing. This is due to the historic use of the property; building structures for the purpose of housing students off campus is a concept created well after several of these buildings were built and occupied. Due to the amount of data to analyze, smaller complexes, or single-family houses that were converted into a small number (six or less) of apartments in the Borough of State College who do not hold a student housing permit but do have a rental permit through the

The Inventory

The starting point of the inventory was to gather known student housing complexes through prior data collected by previous CRPA staff and interns, CATA bus map information, student rental permits from State College Borough, and land development plans. There are a few instances where existing structures could be removed and replaced by new development. At the time of this report, those existing units are included, but they are marked in the master data sheet so future review can verify their existence as new development is approved and constructed. Following that rationale, if a plan for a new building has been approved and recorded, but not yet constructed, or those units are not firmly known, they were not counted. They are also marked in the master data sheet for future review.

Simultaneous to this project, the CRPA was conducting a Land Consumption Study to gauge how land within the Regional Growth Boundary (RGB) has been used. That data was collected using land development plans and tax assessment records from the County. Each parcel of land has a unique code that is used in Geographic Information System (GIS) mapping software. The parcel IDs from the Land Consumption Study, the list of rental permits held by CRCA, and the Borough of State College student rental permits were reviewed and compared to ensure a small margin of error for duplicate or missed units. From there, each unit was counted to get an accurate inventory of available rental units in the Centre Region. Google Maps and other mapping software used by the CRPA was integral to ensure names of complexes and/or neighborhoods were

CRCA, were counted as potentially occupied by students. An effort was made by looking for a complex name on any parcel ID that contained more than six units. If there was no discernible way to differentiate the type of occupant the rental property was seeking, it was listed in the not student focused category; however, it is possible that students could rent those units.

The final count of dwelling units totaled to 10,173 student-focused with another 5,492 that are probable for students to rent. Therefore, up to 2019, there are 15,665 units that are either intended for students or where it is likely that students would be living. The number of graduate and undergraduate students enrolled at University Park in the fall of 2019 was 46,723, which is the most students to ever be enrolled in a given year. The number able to live on campus is 14,273, so that means 32,450 students live off campus. It is unknown how many bedrooms and the occupancy each of these units actually holds, or if each unit is being rented out to the maximum number of occupants allowed, but each off-campus unit could be anywhere from essentially a single-dwelling to up to five bedrooms. Thus, we could average that each unit houses three students. That would create a demand for 10,817 units. Based upon that methodology and the count of student-focused housing, the Region is only shy 644 units. Just looking at the three housing projects that are nearing completion with an anticipated occupancy date within the next year add another 550 units. This will bring the number of needed units down to 94. The next structure to be completed will have 243 units. There are several other projects in various phases of development, but with what is constructed and what is about to be completed, it is clear that there is no shortage of places for students to live. Especially considering the 5,492 units that 16,476 students could also be renting.

The following graphs show the comparison of on and off-campus student housing against the fall 2019 enrollment of PSU.

Figure 1 shows the on-campus beds with the student-focused housing at three students per unit. Compared to PSU fall 2019 enrollment, less than 2,000 students need housing.

Figure 2 shows how student housing capacity increases if we add 50% of the student probable capacity, again assuming there are three students per unit.

Giving more weight to the idea that a sizable portion of rental housing in the Region, marketed to students or otherwise could be going to professionals or other renters, Figure 3 assumes that only 1/3 of the student probable housing contains students.

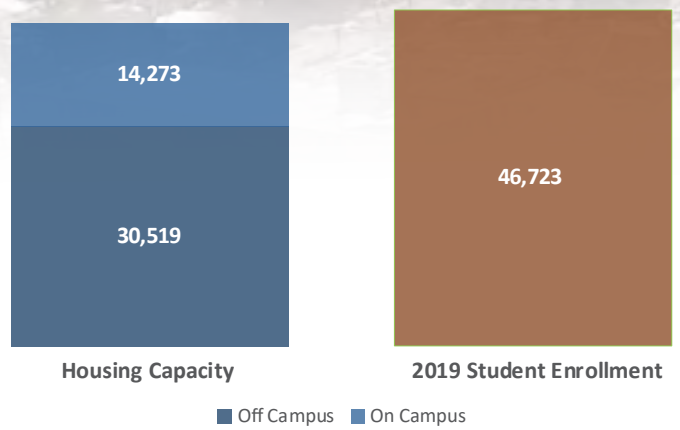


Figure 1: Student Housing Capacity: Student Focused vs. Enrollment

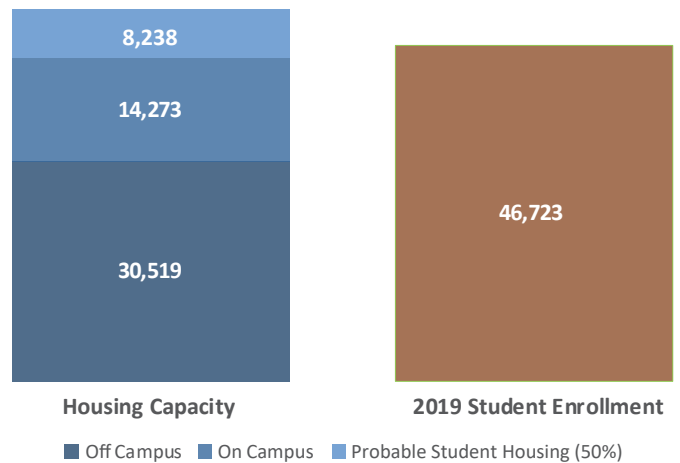


Figure 2: Student Housing Capacity: Student Focused + 50% Probable vs. Enrollment

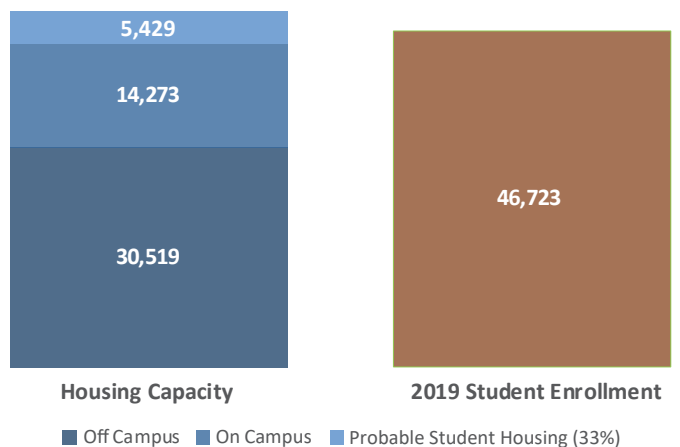


Figure 3: Student Housing Capacity: Student Focused + 33% Probable vs. Enrollment

Finally, if we add the units of the four nearly completed student housing complexes, we can see that housing capacity has outpaced PSU enrollment, Figure 4.

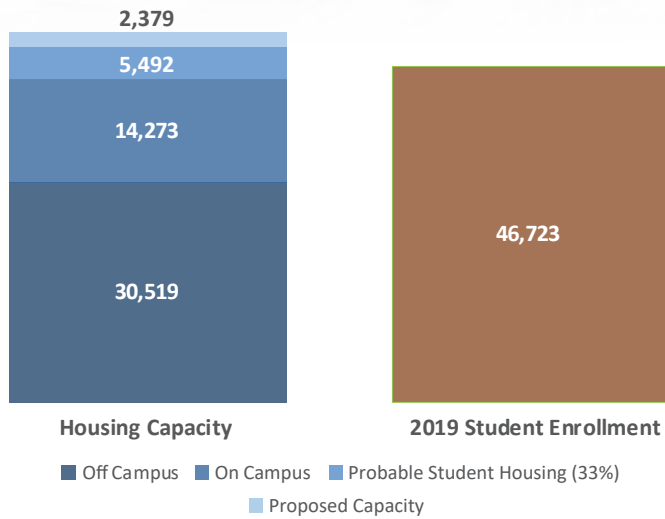


Figure 4: Student Housing Capacity: Student Focused + 33% Probable + Proposed vs. Enrollment

It is true that there are an unknown number of students who commute from their family homes and do not need to live in either on or off-campus housing in the Region. Penn State University provided data that shows 1,500 students hold a bus pass and 5,560 have a parking permit, but this commuter information does not indicate where these students live and could likely live in rental housing in the Region. It also does not indicate how many students could be walking or biking to class. Also, this assessment is not accounting for every single available rental property as this inventory was conducted and analyzed in the vein of conservatism as deemed best to have an underestimate, as opposed to an overestimate. Therefore, it can be determined that there is more than enough rental housing for the students.

PSU University Park Trends

Through the decades, enrollment at Penn State University (PSU) University Park Campus has had a marginally steady increase. By the end of the 1980s, enrollment of undergraduate and graduate students was 37,623. At the end of the 1990s, enrollment reached 40,658, and in 2009 there were 44,832 students at University Park. As previously stated, the number of graduate and undergraduate students enrolled at University Park in the fall of 2019 was 46,723, which is the most students to ever be enrolled at the main campus. Even so, only 1,891 new students arrived in the Region in the last decade.

Housing on campus has undergone some recent changes. Several dormitories were torn down, renovated, or built. However, capacity of student beds on campus is 14,273 and will see only a slight increase from all of the construction. Freshman are required to live on campus, but beyond that, students can either vie for the remaining open campus beds (currently about 5,000 spaces, give or take) or live in rental housing off campus. In February of 2020, staff from the CRPA toured the newly remodeled dorms on campus with the Director of Housing Operations, Conal Carr. Discussions on the tour focused around how the newly built and remodeled buildings were catering to a greater sense of privacy for each student. Specifically, when it came to bathrooms. Each large bathroom has been converted into smaller facilities which can be occupied by just one person. In addition, there are several half bathrooms and public sinks with mirrors so that not everything one would use a bathroom for needs to be done in the private facility. The ratio works out to be 6.5 students per one bathroom. Kitchens were also a large part of the new construction. Community kitchens are fully equipped and contain everything a student would need to prepare and store a meal. There is also ample seating provided so students can enjoy meals together. Common areas and study spaces were revamped and put formally inefficient space to good use. It appears what has been done with housing on campus follows the overarching trends of balancing student privacy and a sense of community. It is similar to what can be seen with off-campus student housing. There is an emphasis on private spaces for actual daily living and grooming, but also adequate amenities to allow students to have more of a sense of community when they want. It was also discussed that while efforts may have been made to mirror off-campus housing trends, on-campus housing is in no way competing with private apartments. Dorms on campus are hardly ever vacant and the University is not looking to increase the number of student beds.



PSU East Halls; Jim May, CRPA

The Survey

Data analyzed from the CRCA revealed that just over 1,500 people own or manage all of the rental properties in College, Ferguson, and Patton Townships, and the Borough of State College. The survey was distributed to all 1,507 property managers, owners, and landlords. The original deadline for response was two weeks, but a reminder postcard was mailed with a week deadline extension. 167 have given their input. With a 95% confidence rating, that number of responses made the survey statistically viable at a margin of error of 7.5%.

The survey asked 22 questions designed to ensure anonymity to help safeguard honest answers. Ultimately, the major goal of the survey was to get a firsthand look at the rental market. There was a desire to find out if property owners and managers are having difficulty renting their units and if they are being rented to their full number of occupants. Gaining specific occupancy and vacancy rates would give a more accurate assessment of needed capacity, but those figures are difficult to quantify. The best way to gain this insight was to ask landlords for their perspective and if there are concerns over the future of the rental market in the Centre Region. Other questions focused on how and if the property is being marketed, if there was more of a need to do so now than before, and whether or not there needed to be additional investments made to the properties in the last several years. At the end of the survey, there was an opportunity to provide comments and/or contact information so that they could continue the conversation with the CRPA regarding this assessment.



You still have time to take our survey, if you have not already!

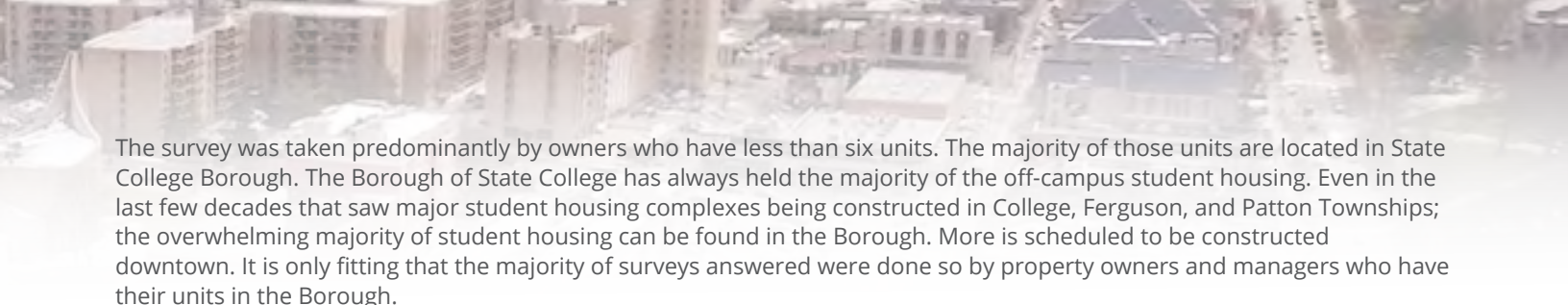
The Centre Regional Planning Agency is conducting a survey of the rental housing market in the Centre Region. We invite you to visit the webpage below and tell us your experiences as a property owner or manager. Your responses are anonymous and will help our Agency gain first hand-knowledge of the rental housing market!

Please visit <https://www.surveymonkey.com/r/CRREntalHousing> and take our short survey. **DEADLINE EXTENDED TO MIDNIGHT SUNDAY FEBRUARY 2, 2020**

Thank you, your participation is appreciated!

For more information on the CRPA's efforts, please contact Nicole Pollock at 814-231-3050 or at npollock@crcog.net

CRPA
Centre Regional
Planning Agency



The survey was taken predominantly by owners who have less than six units. The majority of those units are located in State College Borough. The Borough of State College has always held the majority of the off-campus student housing. Even in the last few decades that saw major student housing complexes being constructed in College, Ferguson, and Patton Townships; the overwhelming majority of student housing can be found in the Borough. More is scheduled to be constructed downtown. It is only fitting that the majority of surveys answered were done so by property owners and managers who have their units in the Borough.

The housing type most identified in the survey was an entire house either rented as one unit or split into apartments. The range in the distance from campus seemed to be split fairly evenly between under a half mile to over two miles and only about four percent (4%) say they rent exclusively to students. Approximately 67% of the respondents reported having no criteria when it comes to renting to students. Partial or all utilities were the dominant added items included in rent price (88% between the two). Almost 90% of the units provide free off-street parking.

In an attempt to measure the change in ease of renting in the Centre Region, there were several questions on the survey geared towards marketing and investing in the property. Until recently, renting student housing in the Centre Region was principally a local business, and there was virtually no marketing needed to rent student housing. The predominant forms of marketing are social media and using a website (almost 75%). Over 17% say that they do not market their property. However, only 27% have changed the way their property is marketed in the last 5 years. Nearly 80% reported making renovations to the property in the last 5 years. The extent of those renovations varies, but most are centered around standard maintenance and upkeep. This may make it difficult to compete with the new, large student housing complexes as they feature individual locking bedrooms with private bathrooms, study spaces, entertainment facilities, and an assortment of outdoor amenities with comparably priced rents to many of the aging multi-family units in the Region.

Approximately 57% say they have offered shorter lease terms or decreased the price of rent in the last 5 years to incentivize their rental. However, almost 68% say that their rent overall has increased over the last five years, about 18% have not noticed a change, and almost 6% say their rent has decreased. Only 6% reported an increase in vacancy rate over 5 years while 70% claim no noticeable change in vacancy. Over 78% claim that they are renting the majority of their units to maximum capacity.

Of the 80 respondents that answered the question regarding if they would consider selling their property, 6 % of those who hold a student rental property through the State College Borough program said they would sell the permit back to the Borough, 36% would try to sell in the private market, and almost 14% would be open to selling their property to a community land trust.

The respondents are basically divided 50/50 on future concerns that renting their properties will become more challenging. The themes that emerged from those who responded that they are not concerned about renting their property in the future included location, rent that is charged below market rate, well maintained properties, long term tenants, and tenants who are predominantly professionals and families so influx of student housing is not an issue. Perception that their units were in a prime location and therefore would not go vacant was the dominant response. The themes that emerged from those who responded that they are concerned about renting their property in the future included the increase in student rentals recently or scheduled to be built, concern over PSU enrollment, and PSU effectively not increasing number of students while simultaneously reducing the number of PSU employees that will need housing. Almost every person who answered that they are concerned about the future mentioned the increase in student housing supply. Several indicated that they are already feeling the negative impacts and are finding it more difficult to rent their units.

In addition to the comments received regarding the concerns over the future rental market, 62 general comments were given. Approximately 25% of the responses pointed to difficulties surrounding government regulations. These comments also eluded to the overarching perception that the larger, often out of town developers are being given an advantage over the smaller, more community-based landlords. A large portion of responses also pointed to a sense that the new student-focused development, particularly downtown, is going to oversaturate the rental market. Others were not quite as concerned, stating that they have a variety of units, and/or they do not rent to undergraduate students now. Others were also more optimistic claiming that the market is diverse enough and they will be able to adjust to keep their units rented in the future.

The student housing market is very competitive, and some owners were reluctant to provide confidential information which made it difficult to obtain reliable and consistent information regarding the state of the market.

The full results of the survey are attached as Appendix A.

Desired Next Steps

Over 30 survey respondents provided their contact information so that they could continue the rental market discussion with CRPA staff. Prior to the public health concerns brought on by the COVID-19 Pandemic, there was a Listening Session scheduled for those property owners and managers. The objective of that session was to have this group of people together, face to face, to discuss the state of the housing market in the Centre Region. The CRPA wanted to facilitate the discussion on how they felt about our project, the questions asked in the survey, and their thoughts on the future of the rental environment. There were a dozen individuals who were scheduled to attend. Unfortunately, this Listening Session was cancelled. Although the in-person session did not take place, several people responded via email to the following questions the conversation was set to center around:

- What do you see as the major issue(s) in the State College rental market?
- Could you provide details on how the changes in the student housing market have impacted your rentals? Or how you perceive it will in the future?
- What do you wish the survey would have asked?

The majority of the additional feedback provided was from the perspective of owning or managing properties in the Borough of State College. The theme of their collective comments seems to point to a sense of uneasiness towards the rental market and current and more recent development projects. One participant commented that their property has been consistently rented for decades and now has no prospects for next year. Major issues in the State College rental market included concerns over lack of affordable housing for nonstudents and inclusionary housing provisions only being a part of the new student projects being constructed, absentee landlords who are out of touch with what is happening in their properties and the community being blighted by poorly maintained student homes, and overall zoning inconsistencies. Management companies are viewed negatively, and landlords are viewed to only be renting properties for the money. There was frustration also expressed at the lack of student housing on campus and how the community is obligated to supply rental housing for the remaining students.

There were several respondents who raised concern over the amount of regulation their rentals seemed to face. They feel the larger development projects are disproportionately advantaged by the regulations as opposed to the small landlord with a few units. This is viewed as favoritism to large development over small who have been around and responsible for maintaining and growing the community long before large, out of town developments arrived. Ultimately, longtime landlords feel disregarded and hoped for more responsible development. This insight gave more weight to concern over market saturation than the



Photo: PSU East Halls; Jim May, CRPA

general comments from the survey. However, the overall concerns echo what was provided in the survey, but these remarks gave more pointed points of view on the landlord perspective of the rental market.

There was some optimism that with the new supply of student housing the rental market will naturally correct itself. There seems to be genuine interest in having rental units be more affordable to allow for more workforce, professional, and family rental housing. There does not, however, appear to be a market to convert student housing to affordable housing. Looking beyond the Borough, there is a concern in the future that development occurring near the municipal boundaries will create noise, light, and traffic issues where they did not previously exist. A fear mirrored in these communications from those of the survey comments indicates that it will become harder to rent older, smaller units. The larger corporations who built the large complexes will be able to absorb that vacancy while the community landlords who only own a few properties will suffer.

Some respondents felt the survey was not getting at the real issue. Short-Term Rentals were also mentioned, and a recommendation was made that those be treated and regulated with the same standards and regulations as the other types of rentals. Another participant wished the survey asked about the percentage of rental income landlords are reinvesting to maintain the quality and appearance of their rentals. It was difficult to make the survey broad, yet specific enough to allow everyone their unique perspective. That is where the Listening Session was going to help get more to the point of the survey. It was hoped that the session would allow the property owners and managers the opportunity to talk to each other about the current and future rental market, and what could be done to absorb the new student housing capacity, ultimately looking for ways to gain more workforce housing in the Region.



Photo: HERE: herestatecollege.com

Conclusions

Assessing opportunities for workforce and affordable housing presents several challenges from defining and identifying student housing to obtaining accurate vacancy and occupancy data. There are challenges with variables such as location and condition of housing units and factoring lifestyle and the different needs of students. Nonetheless, an inventory of student-focused and probable student housing was conducted. It appears premature to tell the exact impacts that the newly purpose-built student housing will have on the rental market, but the general attitude points to a saturated student rental market. Only 1,891 new students arrived in the Region in the last decade, yet 1,473 student-focused housing units were built which could effectively hold 4,419 students. The Region is only short 644 student-focused units to house all graduate and undergraduate students. Although the inventory did not officially count units that are not currently in existence, there are several projects that are nearly completed. Three new complexes that are virtually finished will add 550 units. Another structure that is partially constructed will bring another 243 units. Clearly there is an adequate number of rental units available to students. Meanwhile, the Region lost affordable housing neighborhoods and practically no affordable housing has been constructed.

The challenge then becomes effectively transitioning the overflow of student housing into workforce housing. At this time, and based upon the information collected, the student housing market still provides excellent income and there is little incentive to convert to affordable housing. The premium on the sale of a single-family home with student rental permit in the Borough of State College is estimated to be approximately 25% or more than a comparable sale without a student rental permit, making these properties attractive to hold for investment and income purposes. Transitioning from student-oriented rentals to affordable housing rentals is complex and is at the discretion of the building owners. There does not appear to be a financial incentive for owners to convert from student-oriented complexes to affordable rentals. Affordable housing organizations do not have the human or financial resources to purchase, own, or maintain single-family or multi-family affordable units to the extent that would increase the affordable housing inventory in the Region beyond a few units.

Other conclusions drawn from this study point to both multi-family and single-family student rentals within walking distance to campus remaining highly competitive and popular with students, despite being more expensive. It appears that the rental market is weaker in purpose-built student housing farther from campus and are less popular with students. These locations generally require private vehicles, public transit, or other types of transport for trips to school, many other university-related events, and other social events. Many owners of student-oriented,

Recommendations

The data gathered for this assessment is locked into this moment in time. This project should be reviewed and updated in the future to continue monitoring the trends of the rental market in the Centre Region. Rental rates should be tracked as a way to measure the true affordability of housing in the Region. When it is safe to do so, rescheduling the Listening Session with the rental property owners and managers should occur, and the overall goal of this assessment, to find a way to turn some of the overabundance of rental units formally reserved for students into more affordable housing for anyone, should be heavily discussed.

Given the current economic uncertainty, the desired outcome of gaining more workforce housing in the Centre Region may occur naturally. Still, there is no way to predict how the market will react. The state of the workforce in the Region may also be altered. Ultimately, it may not be the student housing market that drives the environment to supplying lower cost housing. It will be important for the CRPA to monitor the situation as it unfolds. If lower rental costs do not happen immediately, it could be possible to achieve the goal of more workforce housing in the years to come. As the dust of the Pandemic settles, new ways to learn the multi-family vacancy rate can be explored. It will be important to hold the Listening Session once a clearer view of the economic picture can be seen. The data collected in this assessment should also be revisited at least annually going forward.

multi-family units have made substantial improvements to retain students. These improvements may increase the attractiveness of aging multi-family complexes, particularly if they are within walking distance to campus. Still, large complexes that feature an abundance of amenities are desirable, considering Penn State has many student families who are financially secure and can pay more for student housing.

The survey given to management companies and property owners was intended to gain a clearer perspective of what is really happening in the rental market. Obtaining vacancy rates and number of students per bedroom would have provided insight to true capacity, but it was not possible to collect accurately. Therefore, asking landlords to describe their attitudes towards the rental market and ease of renting their units to full capacity was the next best thing. Because of the competitive nature of the student housing market and some owners' reluctance to provide confidential information, the CRPA staff found it difficult to acquire reliable and consistent information regarding the state of the market.

Finally, given the changing and unknown economic and social situations surrounding the COVID-19 Pandemic, it is conceivable that the original intent of this study has reached a point where reassessment is warranted. PSU future enrollment and its capacity as an employment generator, could also be impacted in currently unforeseen ways. The lasting changes to how people live, work, learn, and travel are currently unknown. The economic landscape is heading into uncharted territory and the CRPA believes it would be best to revisit this project, the data points collected, and ways to uncover vacancy rates once a better image of the future Centre Region economic situation can be understood.



Photo: Pugh Centre: arpm.com



Photo: Barcroft: arpm.com

May 2020 SCWC Agenda

Spring Creek Watershed Commission

May 20, 2020

via Zoom

<https://us02web.zoom.us/j/85821784496>

Public is welcome

7:00 PM

1) Call to Order: Joanne Tosti-Vasey, Chair will call the meeting to order

2) Introduce members: Establish which municipalities are present and who the new/returning representatives/alternates are for each municipality. Circulate membership list for confirmation and any needed updates.

3) Approval of minutes: Approve January minutes (March was canceled due to COVID-19) (See attached)

4) Citizen Comments: The public is invited to address the Commission on items not on the agenda. (5 minutes per commentary). Electronic copy of comments should be submitted to SCWC & will be added to meeting minutes.

5) Educational Topic: Andrew Warner from Penn State's Water Center of Excellence

Chris Hurley will present the list of confirmed presenters for remainder of 2020.

6) Old Business:

a. Status - "One Water Report"

Update and viewing of promotion video for municipalities at the June 18 special meeting. Cory Miller and Jason Deter intend to present the video and plan for outreach to municipalities.

- Municipal vote needed or desired?
- Distribution of report to "Funding Partners"

b. Atlas Project – Photo Contest and date of next meeting, Bob Carline

7) New Business:

a. Caitlin Teti's resignation and interview results for her replacement

b. C-Net Sponsorships – need one more sponsorship for 2020 since we are having an extra meeting in June.

8) Financial Report: December 2019, January 2020 (note error in previous reports – Update and General were flipped; this report contains the corrected listings), February-April 2020 – Prasenjit Mitra, Jon Eaton, Bill Sharp

(LAST REPORT)

December –

Project Fund:	Debit:	\$40.00	Credit:	\$00.00	Balance:	\$2,150.63
General Fund:	Debit:	\$473.08	Credit:	\$00.00	Balance:	\$18,648.95
January						
Project Fund:	Debit:	\$00.00				
Credit:	\$00.00	Balance:	\$2,150.63			
General Fund:	Debit:	\$422.18	Credit:	\$487.00	Balance:	\$18,713.77
February						
Project Fund:	Debit:	\$00.00	Credit:	\$00.00		
Balance:	\$2,150.63					
General Fund:	Debit:	\$353.08	Credit:	\$95.00	Balance:	\$18,455.69
March						
Project Fund:	Debit:	\$00.00	Credit:	\$00.00		
Balance:	\$2,150.63					
General Fund:	Debit:	\$36.71	Credit:	\$00.00		
Balance:	\$18,418.98					
April						
Project Fund:	Debit:	\$00.00	Credit:	\$00.00		
Balance:	\$2,150.63					
General Fund:	Debit:	\$1,184.74	Credit:	\$1,366.00	Balance:	\$18,600.24

9) Once Around the Watershed: Members are asked to share relevant water related news from their municipality.

Meetings for 2020:

March 18th, 2020 – Cancelled Regular meeting

May 20th, 2020 – Regular meeting

June 17th, 2020 – Special Meeting

July 15th, 2020 – Regular meeting

September 16th, 2020 – Regular meeting

November 18th, 2020 – Regular meeting

Broadcast Information:

The May 20 Spring Creek Watershed Commission Meeting will be sponsored by Bellefonte Borough and air on Channel 7. The CNET recording will be made available after the meeting and will be posted to <https://cnet1.org> and linked from

<https://www.springcreekwatershedcommission.org/>.

CNET rebroadcast schedule:

Wednesday, May 27 - 10:00 p.m.

Friday, May 29 - 2:00 a.m.

Saturday, May 30 - 8:00 a.m.

Sunday, May 31 - 4:00 p.m.

Spring Creek Watershed Commission

January 15, 2020

Bellefonte Council Chambers

236 West Lamb Street

7:00 PM

1) Call to Order: 7:00 PM

2) Members Present:

Chris Hurley (Patton Township), Paul Takac (College Township), Bill MacMath, Joanne Tosti-Vasey (Bellefonte Borough), Tim Robinson (Benner Township), Prasenjit Mitra (Ferguson Township)

3) Reorganization – Vote on who will be Chair, Vice Chair, Treasurer and Secretary

Chair: Joanne Tosti-Vasey, Bellefonte

Vice-chair: Paul Takac, College

Treasurer: Prasenjit Mitra, Ferguson

Secretary: Chris Hurley, Patton

4) Approval of minutes, Approve November minutes (See attached)

Correction: Bill MacMath's vote was listed as both "yay" and "nay", actually "nay".

Chris Hurley: motion with correction amendment

Second: Tim Robinson

5) Citizen Comments: The public is invited to address the Commission on items not on the agenda. (5 minutes per commentary). Electronic copy of comments should be submitted to SCWC & will be added to meeting minutes.

Kevin Mullen: property owner in Patton and Ferguson township

- Came to discuss issue with how the UAJA does not bill based on actual usage. Has multiple properties and they are all billed in different ways. Website with more information is statecollegereport.com. Joanne Tosti-Vasey reminded that the Commission does not have any regulatory power, only can advise.

5) Educational Topic:

- *suggestions for future topics*
- Chris Hurley: Gave an update on the educational program committee's progress since last year.
- Beginning of last year: he was putting together educational topics. Peter Buckland, Jasmine Fields, Chris Hurley volunteered to assist and identify educational speakers.
- Met on 3 occasions and looked at one water plan themes and pulled out ideas.
- Tourism recreation, infrastructure, overall watershed conditions and considerations, and agriculture / other impacts to watershed.
 - Terry Melton will help Chris come up with speakers. Committee formed to coordinate educational speakers
- Will report back next meeting on progress.

6) Old Business:

a. Status - "One Water Report" Update and viewing of promotion video for municipalities? Cory & Jason: Status of formatting "One Water Report"

- Cory Miller: Things fell behind and he is scheduling date with Cindy. The presentation itself is complete and Cory and Jason will work to present a draft presentation to the technical workgroup committee.
 - They will have something to review by next Commission meeting.
 - Chris Hurley asked what the next steps are after that. The plan is to then record the video and send to municipalities. Someone will go with to answer questions after the video in addition to the municipality's representative on the Commission.
 - Cindy Hahn (CNET) stated that the recording of the video should be done once everything is approved. It is difficult to make edits to the video.
- It also should be recorded in the State College Borough Chambers as the infrastructure there is best for quality.
 - Bill Sharp asked what the cost associated with this is. Cindy stated that this will work similarly to a meeting sponsorship.
- Status of One Water Resolution
 - Discussion occurred about which of the two drafts presented to the Commission (attached as meeting materials) was preferred.
 - The resolution written by the technical workgroup and edited by Joanne Tosti-Vasey was approved with no opposers.

b. Atlas Project – Photo Contest and date of next meeting, Bob Carline

- Atlas Project is proceeding with photo contest. Announcement will go out soon.
- Next meeting: January 24

7) New Business:

-memo from DEP requesting membership on State Water Plan Update.

-- January 23: [Upper/Middle Susquehanna Water Resources Regional Committee](#), Ferguson Township Building, 3147 Research Drive, State College. 1:00.

- Does SCWC want to make a recommendation and send that along with a resume to DEP?
- Commission agreed that it was important to submit representation to this committee, especially with the One Water Plan.
- Chris Hurley motioned for Prasenjit Mitra to represent the commission, Paul Takac seconded.
- Caitlin Teti will reach out to organization and submit Prasenjit's information for review.

- Meeting Schedule for 2020 – Monthly or every other month?
- Cindy Hahn (C-net) stated that the Commission currently has enough sponsorships to last through 2020 if the Commission meets every other month.
- The decision was made to meet every other month in 2020 (March, May, July, September, November). Bill MacMath motioned, Tim Seconded. All Approved.
- Joanne will work with Cindy to get sponsorships for 2021 meetings and the One Water Plan video.

10) Financial Report: November 2019, December 2019

(LAST REPORT) October –

General Fund:	Debit: None	Credit None	\$19,852.03	
Project Fund:	Debit:	Credit: \$443.00		\$2275.63
November-				
General Fund:	Debit: 730	Credit 0	\$19,122.03	
Project Fund:	Debit: 85	Credit: \$0		\$2190.63
December – General Fund:	Debit: \$473.80	Credit:		
\$00.00	Balance:	\$18,648.95		
Project Fund:	Debit: \$40.00			
Credit: \$00.00	Balance:	\$2150.63		

11) Once Around the Watershed: Members are asked to share relevant water related news from their municipality.

Clover Highlands: approved by planning commission. Adjacent to spring creek park. Last developable piece in clover highlands. Voting tomorrow. Does not appear to be any impact.

Ferguson: Stormwater fee. Add that fee. Citizens have to pay based on square foot they have paid. Annual fee.

Bellefonte: Waterfront development property. Tom Songer is building a hotel, garage, and a retail / apartment condos. Increase impervious surfaces from 75% to 90%. Putting in pervious pavers. Putting in a very large containment tank system so the water doesn't rush into spring creek. requirements: sensitive to historic area and maximizes environmental sustainability.

Clearwater Conservancy: Art and Chocolate fundraiser January 31st. see website for more information.

Chris Hurley adjourned. Paul Takac seconded.

Meetings for 2020: March 18, May 20, July 15, September 16, November 18



**Manager's Report
June 1, 2020**

1. Conrad Siegel completed the Participant Listing analysis for the Police Pension Plan as of January 1, 2020. A copy has been provided to Mr. Miller as the Board's representative on the police pension committee. The document summarizes current and future pension liability based on the actuarial assumptions of the pension plan.
2. A webinar was hosted by the Centre County Office of Planning and Community Development to discuss the Commercial Property Assessed Clean Energy (CPACE) legislation. If the County Commissioners approve a resolution to establish the program, commercial property owners will have access to funding to implement sustainable capital improvements such as renewable energy facilities. The county is still determining whether to implement the program countywide or to establish smaller local "districts." It is likely that the Board of Supervisors will be asked to provide a letter of support for the program at an upcoming meeting.
3. Provided with my report is a memorandum from the Finance Director detailing the schedule for the preparation of the 2021 – 2025 Capital Improvement Program Budget. I will circulate a Doodle poll shortly to the Board to schedule two public worksessions in mid-July to review the draft document. Additionally, the Board should discuss this year's CIP road tour and provide direction to staff on scheduling.
4. Staff has established additional safety protocol for the upcoming primary election at the municipal building. Additional measures will include providing a hand sanitizer station; setting up the room for optimal social distancing; and providing a secondary exit for voters so that the same doors are not being used for ingress and egress.
5. A meeting was held with the Centre Region municipal managers to discuss the challenges associated with the economic recovery from the COVID-19 pandemic. Much of the discussion focused on COVID-19 safety inspections of commercial and residential construction projects by the Centre Region Code Administration; but other topics included the impacts on rental housing and the provision of high-speed Internet access to the rural areas of the community.
6. I attended a webinar facilitated by the Centre Region Code Administration to respond to questions from local contractors relative to their enforcement of COVID-19 safety protocol. CRCA will conduct spot inspections for compliance with COVID-19 safety plans and may suspend inspections if there are observed violations.
7. A verbal report will be provided on the status of the Fourth Fest fireworks display this year.



Ferguson INTEROFFICE MEMO
Township
Centre County, Pennsylvania

DATE: 5/15/2020
TO: DEPARTMENT HEADS
FROM: ERIC ENDRESEN, DIRECTOR OF FINANCE
RE: CIP 2021-2025 DUE DATE SCHEDULE

Attached is the schedule for the CIP 2021-2025. Let me know if you have any questions

DATE	ITEM
May 18	Finance Director sends out link to shared documents on SharePoint site for 2021-2025 CIP for Department Heads for reference and update.
May-June DH completed no later than June 12	Members will use the SharePoint site 2021-2025 CIP for all document sharing Finance Director assists Department Heads as needed in updating documents. Department Heads complete narrative including amounts. They also complete the Springbrook excel export for amounts. This file will be the amounts used for the budget. Any discrepancies from the narrative and excel document amounts will be investigated. Finance Director compiles the Excel, Word and Springbrook information into a draft document on SharePoint.
June 29-July 3	Township Manager and Finance Director meet with Department Heads to review and adjust submissions
TBD	Assistant to the Manager advertises the BOS special meetings
July 13	Draft document submitted to the Board of Supervisors
July (dates TBD)	Board Supervisors reviews budget in speciwork sessions
TBD	Manager includes the CIP review and approval in the August BOS regular sessions

July 31	Finance Director submits final draft to Community Communications Coordinator for upload to the website and a printed copy is placed in the reception for public review one week before the first Board meeting in August
August 3	Board of Supervisors public meeting review of CIP
August 17	Adoption by the Board of Supervisors



TOWNSHIP OF FERGUSON

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Public Works Director's Report to the Board of Supervisors for the regular meeting on June 1, 2020

- 1. 5 year Capital Improvement Plan (2021 – 2025 CIP)** – Staff will start preparing the 5 year CIP for the public works department which is due to the Finance Director by June 12th. Sometime after that, the Board typically attends a “road tour” of the proposed capital road improvement projects with staff in a bus. Given these atypical COVID-19 times, the Board may want to consider a “remote road tour” via ZOOM hosted by staff and can use electronic handouts including maps and a project description to conduct a site view of any road concerns on their own.
- 2. Public Works Road Crew Activities** – Planned activities for week of June 1st include brush collection, leaf collection, roadside mowing, and vehicle maintenance. Activities planned for the week of June 8th include crack sealing, mowing, and street sweeping. The crew continues to work in shifts and observe COVID-19 safety protocols.
- 3. Arborist and Tree Commission Activities-** The arborist is working a combination of field work including tree inspections, trimming and tree care, and office/remote work including work on a proposed tree preservation ordinance. **The next Tree Commission meeting is scheduled for June 15th** and agenda topics are expected to include discussions on the proposed tree preservation ordinance, plant list, tree canopy survey, and future podcasts.
- 4. Public Works Fleet** - The mechanics are working staggered shifts.
- 5. Public Works Buildings** - The contractor for the administration building renovations should return to complete punch list items within the week. Site work continues for the new public works facility in accordance with a COVID-19 work safety plan. Work for the next 3 weeks includes excavation for footers and structures, installation of fuel island and pipes, forming and pouring concrete and forming and installing rebar, installation of anchor bolts, foundation insulation, backfilling footers, and steel erection. Progress/Coordination meetings with the design team, construction manager, and prime contractors continue. The sewer authority installed the sewer lateral from the sewer main in Research Drive to the property line. It appears WPP will need to set a pole rather than provide service underground from a pole on the opposite side of Research Drive. The current estimated substantial completion date is November 4, 2020. The project is on schedule (accounting for the COVID-19 work suspension) and within the allotted approved budget.
- 6. Public Works Engineering and GIS-** Engineering and GIS section personnel are working a combination of field work and office/remote work. Work includes managing 2020 capital construction projects and professional engineering service contracts, inspections of MS4

structures and BMPs, pavement inspections, and sidewalk inspections, land development plan reviews, and other engineering related activities. Major engineering projects are listed below.

7. **Stormwater Fee Study Phase 2** – Staff meetings with our consultant team continue. The Stormwater Advisory Committee (SAC) is scheduled to meet via ZOOM on Wed June 17th at noon. A public education and outreach meeting/event is scheduled for June 24th at 5:30 p.m. Another meeting of the SAC is planned for July. Other meetings have not yet been scheduled. The Board may consider attending these remote meetings/events to observe and gain insight into this study and findings and recommendations to aid with future consideration and decision making by the Board on this matter.
8. **2016-C11 Traffic Signal Performance Metrics** - Jacobs Engineering is working on soliciting interest from private communication providers to partner with the Township in providing a communications network to our traffic signals instead of the Township building and maintaining our own network. Design of this project is anticipated through the summer, fall, and winter with a bid early next year for construction in 2021.
9. **2018-C20 Park Hills Drainageway** – NTM Engineering is awaiting a decision from the Township regarding the construction access alignment to incorporate into the design. Design and permitting activities are anticipated through 2021 with construction in 2022. Three grant applications have been submitted to NFWF to help offset some of the costs.
10. **2018-C26 Traffic Signal Phasing Changes (FYA)** – This project implements the flashing yellow arrow signals at three intersections (Science Park Road at Pine Hall Road, Science Park Road at Old Gatesburg Road, and Blue Course Drive at Martin Street) and changes the signal timing plans at three signals on Science Park Road. The plans and specification have been completed and resubmitted to PennDOT for final approval. The project has also been advertised for bids due on June 8, 2020 to be opened on June 9, 2020. This should be on the June 21 BOS agenda for consideration of award of a contract. Construction is planned to be completed in 2020.
11. **2019-C20 Science Park and Sandy Drive Signal Study** – The signal warrant study has been reviewed by PennDOT and comments are being addressed by Stahl Sheaffer Engineering. A final resubmission of the study should occur in early June. A peak hour warrant is met based upon traffic volume projections. As such, a follow up study will be required by PennDOT after the signal is constructed to justify the installation based upon actual volumes.
12. **Contract 2020-C1 Street Improvement Project (portions of Blue Course Drive and Saratoga Drive)** Improvements to sections of these two roads include inlet repairs, curb repairs, asphalt repairs and an asphalt overlay. Work on this project was awarded to New Enterprise. A pre-construction meeting was held on May 12th. Notices were sent to adjoining property owners. *Work started May 26th.*
13. **Contract 2020-C2 Street Improvement Project (Dry Hollow Road, Deibler Road, portion of Whitehall Road)** – Work includes base repair, asphalt milling, and paving a new asphalt wearing course on Whitehall Road from Timothy Lane to the County line. Some sections of guiderail will be replaced. Work on this project was awarded to New Enterprise. A pre-

construction meeting was held on May 12th. Notices were sent to adjoining property owners. [Contractor plans to start work June 1st.](#)

14. **Contract 2020-C6 Curb and Ramp upgrades:** This is an annual contract to update and replace curb ramps on sidewalks to meet ADA requirements on roads that receive microsurfacing. Notice of award was sent to GOH. A pre-construction meeting was held on May 7th. A Notice to Proceed was issued on May 11th. Residents adjoining the work locations were provided notice. Ramps are being upgraded at the locations below. [Contractor plans to start work June 1st.](#)

Road Name	From Street	To Street
James Ave	Stonebridge	Stonebridge
Red Lion	Stonebridge	Kings Ct
Chownings Ct	Red Lion	Cul-De-Sac
Williamsburg	Red Lion	Cul-De-Sac
Kings Ct	Williamsburg	Cul-De-Sac
Wetherburn Dr	Williamsburg	Stonebridge
S. Osmond St	W. College Ave	Twp. Line

15. **Contract 2020-C7a Fuel:** This contract was awarded and a purchase order is pending.
16. **Contract 2020-C7c Asphalt and Aggregate:** This contract was awarded and signed.
17. **Contract 2020-C8 Pavement Markings:** Each year the Township bids painting lines and legends on our roads. A dozen municipalities piggyback on this popular contract. This work was awarded to Alpha Space Control. [Legends are done, long lines started May 26th.](#)
18. **Contract 2020-C9 Microsurfacing:** Microsurfacing is a pavement preservation technique and a contract is let annually. The work was awarded to Asphalt Paving Systems. Administrative work is in progress. A Notice to Proceed is anticipated on June 22nd.
19. **Contract 2020-C13 Street Tree Planting** This work includes planting 43 street trees and was awarded to Luther Lawn Service LLC. [Work is expected to proceed the last week in May.](#)
20. **2020-C18 Science Park and Sandy Drive Signal Design –** [Provided the final study is approved by PennDOT and the Township, design of the traffic signal will be completed in-house in the summer and fall of 2020 for bidding in the winter and construction in 2021.](#)
21. **2020-C19 Radar Detection Upgrades –** [This project upgrades the signal detection to digital radar at six intersections along Blue Course Drive and Science Park Road and has grant money from PennDOT from both the Green Light Go and Automated Red Light Enforcement grant programs. Signal permit plans are in final design in-house for PennDOT approval. A](#)

contract for materials has been awarded by the BOS and purchase orders are being issued for materials as needed. Construction is by in-house forces and is to be completed by 2021.

22. **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 could be significantly delayed.
23. **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. It is anticipated that this study will be completed in coordination with the Pine Grove Mills Mobility Study.



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PLANNING & ZONING DIRECTOR'S REPORT

Monday, June 1, 2020

PLANNING COMMISSION

The Planning Commission meeting scheduled for Tuesday, May 26, 2020 via Zoom was cancelled.

LAND DEVELOPMENT PLANS AND OTHER PROJECTS

1. Active Plans are listed below for the Board of Supervisors (5/27/20).
 - o Harner Farm Subdivision (24-004-067 and replot 24-004-067C)
 - o Orchard View Subdivision (24-004-,067)
 - o Whitehall Road Sheetz Land Development Plan (24-004-067)
 - o Thistlewood Lot 19 (24-746-007)
2. Planning and Zoning Staff started coming back into the office on May 4 and have been rotating weekly.
3. PZ Director attended the May 18th Tree Commission Meeting to discuss the Tree Preservation Ordinance.
4. PZ Director attended the Crisis Management Team and Crisis Communication Team Meetings.
5. Zoning Administrator and PZ Director met with residents to review a rezoning request.
6. Zoning Administrator, Township Arborist, and PZ Director met with a resident regarding §27-707—Landscaping.
7. Township Manager and PZ Director had a Zoom meeting about Pine Hall TTD.
8. Community Planner is working on an active land development plan map, Sign Ordinance outreach, and SALDO brochures.
9. Community Planner and PZ Director reviewed and provided comments on the first draft of the Chicken and Duck Ordinance.

UPCOMING ZONING HEARING BOARD MEETINGS

1. The Zoning Hearing Board is scheduled to meet June 23rd and will review three Request for Variances.
 - a. State College Borough Water Authority—Kocher Well Field located at 3961 W Whitehall Road (24-006-055E) that is zoned Rural Agriculture (RA). The applicant is requesting a variance from §27-701—Floodplain Conservation. The applicants are requesting a variance to not provide a detailed Hydraulic and Hydrologic Study to determine the boundary of the floodplain and to use the Zone A classification listed on the FEMA maps.

- b. Jed Neilson—250 Banyan Drive (24-735-051-0000) that is zoned Single Family Residential (R1) is requesting a variance from §27-205.5 R1 District Quick View Setbacks. The applicant is requesting a variance to the 30' rear setback to construct a 20' x 45' basketball court within the 30' setback. The basketball court would be located approximately 10' from the rear property boundary.
- c. The Islamic Society of Central PA—3765 West College Avenue (RA—Rural Agricultural/ COD—Corridor Overlay District). The applicant is requesting a variance from Chapter 27-701; Ch. 27-701.C.1; Ch. 27-701.I; Ch. 27-701.H: Floodplain Conservation Regulations.