

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda

Tuesday, June 6, 2023

7:00 PM

MEETING PARTICIPATION OPTIONS

VIRTUAL:

Join Zoom Meeting Link:

<https://us02web.zoom.us/j/83406305774>

Meeting ID: 834 0630 5774

[Zoom Access Instructions](#)

IN-PERSON:

Ferguson Township Municipal Building

Main Meeting Room

3147 Research Drive

State College, PA

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- I. CALL TO ORDER
 - II. PLEDGE OF ALLEGIANCE
 - III. ANNOUNCEMENTS
 - IV. PUBLIC INPUT
 - V. APPROVAL OF MINUTES
 - VI. AUTHORITIES, BOARDS, AND COMMISSION REPORTS
 - VII. SPECIAL REPORTS
 - VIII. COG AND REGIONAL REPORTS
 - IX. STAFF REPORTS
 - X. UNFINISHED BUSINESS
 - a. Continued Discussion on Draft Update for Centre Region Rental Housing and Building Safety Code
 - b. Pine Grove Mills Parking Study Review Draft Ordinance Amendment Chapter 15, Part 4, Section 403, Section 404 & Section 406
 - XI. NEW BUSINESS
 - a. Consent Agenda
 - b. Public Hearing Resolution Naming Private Street
 - c. Public Hearings Resolution Prof Services Agreement w/KCI Tech Slab Cabin Run
 - d. Public Hearings Resolution Prof Services Agreement w/KCI Tech Beaver Branch Stream
 - e. Public Hearing Resolution Agreement with PRI Management Group
 - f. Review Regional Growth Boundary & Sewer Service Area Implementation Agreement
 - g. Public Hearing Ordinance Amendment - Blue Course Drive Set Max Speed Limit
 - h. Authorization Planning Commission Review & Advise Zoning Ordinance Amend
 - i. 125 East Pine Grove Road - Preliminary Land Development Plan
 - XII. COMMUNICATIONS TO THE BOARD
 - XIII. CALENDAR ITEMS
 - XIV. ADJOURNMENT



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TOWNSHIP OF FERGUSON

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BOARD OF SUPERVISORS Regular Meeting Agenda Tuesday, June 6, 2023 7:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT**
- V. APPROVAL OF MINUTES**
 - 1. May 15, 2023 – Board of Supervisors Regular Meeting Minutes
- VI. AUTHORITIES, BOARDS, AND COMMISSION REPORTS**
 - 1. State College Borough Water Authority – written report
- VII. SPECIAL REPORTS AND ACKNOWLEDGEMENTS** 30 minutes
 - 1. Diversity, Equity, and Inclusionary Initiatives and Acknowledgements – National Caribbean-American Heritage Month, Pride Month, Immigrant Heritage Month, Administrative Offices Closed for Juneteenth 6/19; Centre Region Council of Government (CRCOG) DEI Training by Patty Stephens and Jeremie Thompson.
 - 2. Township and Fiscal Responsibility – no report.
 - 3. Community and Economic Development – no report.
 - 4. Environment – Annual Training on Ferguson Township’s Municipal Separate Storm Sewer System (MS4) Presentation by Aaron Jolin
- VIII. COG AND REGIONAL COMMITTEE REPORTS**
 - 1. **COG COMMITTEE REPORTS** 10 minutes
 - a. Executive Committee
 - b. Parks and Recreation Governance Committee
 - c. Land Use and Community Infrastructure Committee
 - 2. **OTHER COMMITTEE REPORTS**
- IX. STAFF REPORTS** 5 minutes
 - 1. Manager’s Report
 - 2. Public Works Director
 - 3. Planning & Zoning Director
- X. UNFINISHED BUSINESS**
 - 1. **CONTINUED DISCUSSION ON DRAFT UPDATE FOR CENTRE REGION RENTAL HOUSING AND BUILDING SAFETY CODE** 10 minutes

Centrice Martin, Township Manager

Narrative

Continued discussion on Centre Region Code Administration proposed changes to the Centre Region Building Safety and Property Maintenance Code, 2017 edition (PM Code). Centre Region Code Administration conducted a participatory process with stakeholders to receive input for changes to the Code. Provided with the agenda is a copy of the changes in track changes. On May 2, 2023, Walt Schneider, Director of Centre Region Code Administration, provided an overview of the amendment to staff. The Board of Supervisors is asked to discuss the Code prior to the enactment tentatively scheduled for June. Mr. Schneider is in attendance to discuss the amendment with the Board. The Board is asked to continue the review of the code, provide feedback for additional information, and raise any questions regarding proposed amendments.

Recommended motion: That the Board of Supervisors move to authorize advertisement for a public hearing on an ordinance to enact the 2023 Edition Centre County Rental Housing and Building Safety Code.

Staff Recommendation

That the Board of Supervisors **authorize** advertisement for adoption of the 2023 Edition Centre County Rental Housing and Building Safety Code

- 2. PINE GROVE MILLS PARKING STUDY AND REVIEW OF DRAFT ORDINANCE TO AMEND THE CODE OF ORDINANCES AS FOLLOWS: CHAPTER 15 MOTOR VEHICLES AND TRAFFIC, PART 4, GENERAL PARKING REGULATIONS, SECTION 403 PARKING PROHIBITED AT ALL TIMES IN CERTAIN LOCATIONS, SECTION 404 PARKING PROHIBITED IN CERTAIN LOCATIONS CERTAIN DAYS AND HOURS, AND SECTION 406 PARKING TIME LIMITED IN CERTAIN LOCATIONS CERTAIN DAYS AND HOURS** 25 Minutes

Ron Seybert, Township Engineer

Narrative

At the request of the Board of Supervisors and in accordance with the Pine Grove Mills Small Area Plan mobility study, the Township Engineer conducted a parking study on Pine Grove Road (which was extended to include South Nixon Road) and reviewed the draft study with the Board of Supervisors at the regular meeting on March 8, 2023. Staff conducted a review of existing parking restrictions in comparison to ordained parking restrictions. Staff also conducted site distance evaluations at road and driveway intersections. Based on feedback received at the March 8, 2023 meeting, the Township Engineer finalized the parking study and prepared a draft ordinance for consideration by the Board of Supervisors.

The large map set is available for viewing at:  [PINE GROVE PARKING SIGNS 5-31-23.pdf](#)

Recommended motion: That the Board authorize a Public Hearing on the Ordinance for revised parking regulations in Pine Grove Mills.

Staff Recommendation

That the Board of Supervisors **authorize** the public hearing on the ordinance.

XI. NEW BUSINESS

- 1. CONSENT AGENDA**

5 minutes

- a. Donation Request for Route 45 Getaways Event
- b. Contract 2018-C20U TRU-TEK Drilling: \$235,328.69

2. A PUBLIC HEARING ON A RESOLUTION OF FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA APPROVING THE NAMING OF FARMERS WAY TO IMPROVE AND ENHANCE THE RESPONSE FOR EMERGENCY SERVICES PERSONNEL FOR PROPERTIES LOCATED ON THE PRIVATE WAY 5 minutes

Jenna Wargo, Director of Planning and Zoning

Narrative

Provided with the agenda is a copy of the resolution approving the naming of Farmers Way as a private street. On August 23, 2021, the Zoning Administrator approved of a second single-family residential home to be built on tax parcel 24-007-,004-,0000-. This property is zoned Rural Agriculture (RA) and is 181.30 acres.

Resolution 2017-8 designates the Board of Supervisors as the authority to approve the naming of lanes, roads, and streets in the Township, adhering to the Centre County 9-1-1 Street and Road Naming Criteria, when two (2) or more structures are sharing a road.

Recommended motion: That the Board of Supervisors adopt the resolution approving the naming of Famers Way as a private street in Ferguson Township.

Staff Recommendation

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

3. A PUBLIC HEARING ON A RESOLUTION OF FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA TO AUTHORIZE THE MANAGER TO EXECUTE THE PROFESSIONAL SERVICE AGREEMENT WITH KCI TECHNOLOGIES INC. FOR SLAB CABIN RUN STREAM RESTORATION PROJECT 5 minutes

David Modricker, Director of Public Works

Narrative

At the regular meeting of the Board of Supervisors on April 18, 2023, the Board approved staff to solicit a RFP (request for proposals) for preliminary and environmental design services for both primary Pollution Reduction Plan (PRP) stream restoration projects (a section of Slab Cabin and a section of Beaver Branch). The 2023 budget includes funding for this work in fund 20.408.317. The total design funding available for both PRP stream restoration projects is \$105,000 (\$52,500 or each). Proposals from four companies with significant stream restoration experience (HRG, Biohabitats, KCI Technology, Inc. and WSP), were solicited. Three companies submitted proposals (HRG, Biohabitats and KCI, Technology, Inc.). Staff evaluated the proposals based on certain criteria.

Recommended motion: That the Board of Supervisors authorize the Manager to execute a professional services agreement with KCI Technology, Inc. for the preliminary design of the MS4 PRP Slab Cabin Run - Stream Restoration Project as outlined in the Township RFP and KCI's proposal in the amount of \$51,195.04.

Staff Recommendation

That the Board of Supervisors **execute** the Agreement

4. A PUBLIC HEARING ON A RESOLUTION OF FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA TO AUTHORIZE THE MANAGER TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT WITH KCI TECHNOLOGIES INC. FOR THE

PRELIMINARY DESIGN OF THE BEAVER BRANCH STREAM RESTORATION PROJECT

5 minutes

David Modricker, Director of Public Works

Narrative

At the regular meeting of the Board of Supervisors on April 18, 2023, the Board approved staff to solicit a RFP (request for proposals) for preliminary and environmental design services for both primary Pollution Reduction Plan (PRP) stream restoration projects (a section of Slab Cabin and a section of Beaver Branch). The 2023 budget includes funding for this work in fund 20.408.317. The total design funding available for both PRP stream restoration projects is \$105,000 (\$52,500 or each). Proposals from four companies with significant stream restoration experience (HRG, Biohabitats, KCI Technology, Inc. and WSP), were solicited. Three companies submitted proposals (HRG, Biohabitats and KCI, Technology, Inc.). Staff evaluated the proposals based on certain criteria.

Recommended motion: That the Board of Supervisors authorize the Manager to execute a professional services agreement with KCI Technology, Inc. for the preliminary design of the MS4 PRP Beaver Branch - Stream Restoration Project as outlined in the Township RFP and KCI's proposal in the amount of \$47,930.00

Staff Recommendation

That the Board of Supervisors **execute** the Agreement.

5. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AUTHORIZING TOWNSHIP TO ENTER INTO AN AGREEMENT WITH CONSORTIUM PARTIES TO ACQUIRE THE SERVICES OF PRI MANAGEMENT GROUP OF CORAL GABLES, FL TO PROVIDE CONSULTING SERVICES RELATED TO REPLACEMENT OF THE RECORDS MANAGEMENT SYSTEM.

Narrative

Provided with the agenda is a copy of the resolution for authorization the Township to enter into an agreement with Regional Records Management Consortium members to acquire the services of PRI Management Group of Coral Gables, FL to provide consulting services related to replacement of the current records management system. The current records management system went live in 2019. However, the vendor has not been able to fulfill contractual obligations regarding the system's functionality and therefore needs replaced.

The Consortium includes State College Borough, Townships of Ferguson and Patton, and Pennsylvania State University. The services provided by PRI Management Group includes: project management, needs assessment activities, procurement services, implementation oversight and closeout support. The total cost of services is \$167,400. Ferguson Township's share is 12.5% or \$20,925.

Provided with the agenda is a copy of the agreement between the Regional Records Management Consortium members and PRI Management Group, Coral Gables, FL.

Staff Recommendation

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

Staff Recommendation

That the Board of Supervisors **adopt** the Resolution

6. REVIEW OF THE REGIONAL GROWTH BOUNDARY AND SEWER SERVICE AREA IMPLEMENTATION AGREEMENT

Centrice Martin, Township Manager

10 minutes

Narrative

At their meeting on May 4, 2023, the COG Land Use and Community Infrastructure (LUCI) and the Centre Regional Planning Commission (CRPC) moved to forward the amended draft RGB and SSA Implementation Agreement to the municipalities for review. The Agreement is required to be reviewed every five years and the review is required to be completed prior to the end of 2023. Mr. May will summarize some of the proposed changes to the agreement. Staff is not proposing any substantive changes to the process to request an expansion of the RGB and SSA, or the process to review rezoning requests outside the RGB and SSA.

The RGB and SSA Implementation Agreement provides the guidance for the Centre Region municipalities to consider the merits of Development of Regional Impact applications and to provide advisory comments to municipalities that have proposed re-zonings outside the RGB and SSA.

The Board should provide any comments and suggestions to Mr. May. Any comments will be returned to the COG LUCI Committee and CRPC for consideration and forwarded to the COG General Forum for final action later this year.

Staff Recommendation

That the Board of Supervisors *receive and discuss* the presentation.

7. REVIEW OF DRAFT ORDINANCE TO AMEND THE CODE OF ORDINANCES AS FOLLOWS: (1) SETTING A MAXIMUM SPEED LIMIT OF 35 MILES PER HOUR FOR EASTBOUND BLUE COURSE DRIVE BETWEEN WESTWIND DRIVE AND CIRCLEVILLE ROAD

10 minutes

Ron Seybert, Township Engineer

Narrative

In conjunction with a capital improvement project on Blue Course Drive, staff worked with CATA regarding the relocation of a bus stop on Blue Course Drive. An existing bus stop on eastbound Blue Course Drive will be moved to the west side of Circleville Road. With the relocation, CATA expressed concern for traffic speed for eastbound Blue Course Drive between Westwind Drive and Circleville Road. The Township Engineer conducted a traffic study indicating this section of roadway meets criteria to be posted at 35mph.

Recommended motion: That the Board of Supervisors authorize the Manager to advertise an ordinance for public hearing to set the maximum speed limit at 35mph for eastbound Blue Course Drive between Westwind Drive and Circleville Road.

Staff Recommendation

That the Board of Supervisors *advertise* an ordinance for public hearing.

8. DISCUSSION AND CONSIDERATION ON PROCESS FOR A ZONING ORDINANCE AMENDMENT AND ZONING MAP AMENDMENT

10 minutes

Jenna Wargo, Director of Planning and Zoning

Narrative

Provided in the agenda is a draft zoning map amendment to the Village Zoning District in Pine Grove Mills, and a memorandum from staff summarizing areas of concern found in Chapter 27, Zoning as identified by the Pine Grove Mills Small Area Plan Advisory Committee (PGMSAP AC). At the March 7, 2023, the Board of Supervisors regular meeting, the Board chose to hold the referral of the Zoning Map Amendment until the Zoning Ordinance text.

Areas of concern as identified by the PGMSAP AC include:

- Lot sizes
- Uses (add schools, exhibit halls/museums, second floor residences above commercial)
- Shared parking regulations and requirements
- Landscaping/Buffer Yard Requirements

The Board is asked to discuss the proposed request for a zoning amendment and determine how staff should proceed with recommendations from the PGMSAP AC.

Staff Recommendation

That the Board of Supervisors **discuss** the process for an inclusive participatory process for amending the zoning ordinance.

8. 125 EAST PINE GROVE ROAD PRELIMINARY LAND DEVELOPMENT PLAN

Jenna Wargo, Director of Planning and Zoning

10 minutes

Narrative

Stahl Sheaffer Engineering has submitted on behalf of their client the 125 East Pine Grove Road Preliminary Land Development Plan, dated October 7, 2022, and last revised May 3, 2023. The 125 East Pine Grove Road Preliminary Land Development Plan proposes the conversion of a single-family home into a restaurant with indoor and outdoor dining areas. The property is located at 125 East Pine Grove Road (24-009A-030-0000) and is zoned Village (V). The property is approximately 0.537 acres. Staff and Planning Commission has reviewed the proposed plan and is recommending approval with conditions as outlined in the Director of Planning & Zoning’s memorandum, dated May 31, 2023.

Recommended motion: That the Board of Supervisors approve the 125 East Pine Grove Road Preliminary Land Development Plan with conditions as outlined in the Planning Director’s memorandum date May 31, 2023.

Staff Recommendation

That the Board of Supervisors **approve** the 125 East Pine Grove Road Preliminary Land Development Plan with conditions.

XII. COMMUNICATIONS TO THE BOARD

XIII. CALENDAR ITEMS – June

- Parks & Recreation Committee, June 8
- Planning Commission, June 12, 26
- Tree Commission, June 20
- Pine Grove Mills Small Area Plan Advisory Committee, June 22

XIV. ADJOURNMENT