

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda

Monday, July 1, 2019

7:00 PM

I. CALL TO ORDER

II. APPOINTMENT OF WARD II SUPERVISOR

III. CITIZENS INPUT

III. SPECIAL REPORTS

1. Centre Region Parks & Recreation Authority

IV. APPROVAL OF MINUTES

1. June 17, 2019, Board of Supervisors Regular Meeting

V. UNFINISHED BUSINESS

1. Review of Plastic Bag Impact Fee Draft Ordinance

VI. NEW BUSINESS

1. Consent Agenda
2. Zoning Appeals/Requests for Variances:
 - a. White Hall Regional Park, Phase 1, 24-004-,094G
 - b. 3005 Enterprise Drive, 24-465-61
3. Review Draft Personnel Policies establishing "Remote Work" Guidelines/Paid Family Leave
4. COG / Regional Committee Appointments
5. Request to Reschedule Public Hearing on Pine Hall TTD General Master Plan
6. Appointment of Ferguson Township Planning Commission Member
7. Scheduling 2020-2024 Capital Improvement Program Budget Special Meetings

VII. REPORTS

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

VIII. COMMUNICATIONS TO THE BOARD

IX. CALENDAR ITEMS – JULY

1. Ferguson Township Administrative offices closed Thursday, July 4th for the holiday
2. Pine Grove Mills Small Area Plan Meeting, 6:00 p.m., July 10th, St. Paul Lutheran Church
3. Coffee & Conversation, Naked Egg Café, 8:00 – 9:30 a.m., Friday, July 19th, 320 Pine Grove Rd.

X. ADJOURNMENT



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TOWNSHIP OF FERGUSON

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**Board of Supervisors
Regular Meeting Agenda
Monday, July 1, 2019
7:00 p.m.**

I. CALL TO ORDER

II. APPOINTMENT OF WARD II SUPERVISOR

III. CITIZEN'S INPUT

III. SPECIAL REPORTS

10 minutes

1. Centre Region Parks and Recreation Authority – Bill Keough

IV. APPROVAL OF MINUTES

1. June 17, 2019, Board of Supervisors Regular Meeting

V. UNFINISHED BUSINESS

1. REVIEW OF DRAFT PLASTIC BAG IMPACT FEE DRAFT ORDINANCE

20 minutes

Narrative

In response to a petition filed before the Board of Supervisors in accordance with Section 9.02 of the Home Rule Charter, Group Petitions, the Board conducted a public hearing on November 19, 2018, after which staff was directed to research similar ordinances and any legal concerns relative to single-use plastic bag bans and impact fees in the Commonwealth and other states. A stakeholder engagement and research project was concluded by the Penn State College of Law, and Dr. Lara Fowler presented the conclusions to the Board on May 20th. A copy of the material provided at the presentation is included with the agenda. At the meeting, the Board directed staff to prepare a draft ordinance imposing an impact fee on single-use plastic bags for review and comment. The Township Manager has prepared the draft ordinance, and it has been included with the agenda for discussion this evening. If the Board is prepared to move forward with the ordinance as drafted, a motion may be introduced to direct staff to advertise the ordinance for public hearing and action. The Township Manager has continuing concern that adoption of the ordinance as drafted is premature and continuing public engagement at a regional level is warranted prior to any local regulations being enacted.

Recommended motion: That the Board of Supervisors authorize advertisement of an ordinance for public hearing imposing an impact fee on single-use plastic bags in Ferguson Township.

Staff Recommendation

That the Board of Supervisors **review and comment** on the draft ordinance.

VI. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. Special Events Permit – Stonebridge Fourth of July Parade
- b. Donation Request – People’s Choice Festival, \$250.00
- c. 2017-C1 Pay Application: \$75,630.58
- d. 2019-C31 Pay Application: \$4,100

2. ZONING APPEALS/REQUESTS FOR VARIANCE

a. Request for Variance – Whitehall Road Regional Park – Phase 1

5 minutes

Narrative

Pamela Salokangas, Director of Centre Region Parks and Recreation, is requesting three (3) variance requests for Blue Course Drive/Whitehall Road intersection, Tax Parcel 24-004-094G: 1) To Minimize landscape buffer requirements along the park perimeter; 2) Reduce minimum canopy tree caliper size at planting to 1”; and 3) Reduce minimum understory tree caliper size at planting to 1”. These requests are in association with the recently submitted Land Development Plan for Whitehall Road Regional Park.

Recommended motion: That the Board of Supervisors remain neutral on the three (3) variance requests for Whitehall Road Regional Park – Phase 1.

Staff Recommendation

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

b. Request for Variance – 3005 Enterprise Drive

5 minutes

Narrative

Gary G. Moyer of J&G Moyer, LLC, is requesting to enclose the 12’ x 28’ loading dock on the north end of the building at 3005 Enterprise Drive, Tax Parcel 24-465-61. The dock currently has a foundation and a roof. The applicant is proposing to add three walls to enclose the space for additional storage and to improve the exterior appearance. The variance is relief to submit a land development plan on the basis that the proposed expansion will not alter the previously approved footprint.

Recommended motion: That the Board of Supervisors remain neutral on the request for variance for 3005 Enterprise Drive.

Staff Recommendation

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

3. REVIEW OF DRAFT PERSONNEL POLICIES ESTABLISHING “REMOTE WORK” GUIDELINES AND PAID FAMILY LEAVE

20 minutes

Narrative

The Township has adopted a Personnel Policy Manual that governs employment-related standards, procedures, and practices for all uniformed and non-uniformed employees. At the January 7th Regular Meeting of the Board of Supervisors, while amending the Personnel Policy Manual, the Board directed staff to explore draft policies establishing “remote work” guidelines and paid maternity/paternity leave. Provided with the agenda is a copy of each draft policy for review. Amendments to the Personnel Policy Manual are adopted by the Board by resolution. At this time, the Board is requested to review the

proposed policies and suggest any modifications or amendments that may be warranted. If action is warranted, the Board may consider directing staff to prepare a resolution adopting each of the policies and incorporating them into the Ferguson Township Personnel Policy Manual.

Recommended motion: That the Board of Supervisors direct staff to advertise a resolution for public hearing on amendments to the Ferguson Township Personnel Policy Manual adding policies establishing "remote work" guidelines and paid family leave.

Staff Recommendation

That the Board of Supervisors **review and comment** on the draft policies.

4. COG / REGIONAL COMMITTEE APPOINTMENTS

10 minutes

Narrative

With the resignation of Mr. Buckland from the Board of Supervisors, it is requested that the Board take action to appoint a new representative to the Centre Region Council of Governments and Regional Committees on which he served. Mr. Buckland was the Township's representative on the COG Public Services and Environmental Committee; COG Facilities Committee; and Spring Creek Watershed Commission.

Recommended motion 1: That the Board of Supervisors appoint _____ to the COG Public Services and Environmental Committee.

Recommended motion 2: That the Board of Supervisors appoint _____ to the Ad Hoc COG Facilities Committee.

Recommended motion 3: That the Board of Supervisors appoint _____ to the Spring Creek Watershed Commission

Staff Recommendation

That the Board of Supervisors **appoint** a Supervisor to serve the remainder of Mr. Buckland's term on COG and Regional Committees to which he was appointed.

5. REQUEST TO RESCHEDULE THE PUBLIC HEARING ON THE PINE HALL TRADITIONAL TOWN DEVELOPMENT GENERAL MASTER PLAN

5 minutes

Narrative

The Board of Supervisors initially scheduled a public hearing on the Pine Hall Traditional Town Development General Master Plan for July 1st. Subsequently, at the request of the applicant, Residential Housing, LLC., the Board rescheduled the public hearing for July 15th. Due to scheduling conflicts and some remaining unresolved issues with the Traffic Impact Study, the applicant is requesting a further delay as outlined in the attached letter. The current expiration date of the plan as submitted is August 6th, which has been extended to August 30th by the applicant to allow the public hearing to be rescheduled should the Board desire.

Recommended motion 3: That the Board of Supervisors reschedule the public hearing on the Pine Hall Traditional Town Development General Master Plan for Monday, August 5, 2019.

Staff Recommendation

That the Board of Supervisors **grant** the request to reschedule the public hearing.

6. APPOINTMENT OF FERGUSON TOWNSHIP PLANNING COMMISSION MEMBER

5 minutes

Narrative

With the appointment of Ms. Strickland to the Board of Supervisors to fill the remainder of the Mr. Buckland's unexpired term, a vacancy on the Core Board of the Ferguson Township Planning Commission must be filled. A current Alternate on the Planning Commission, Ms. Shannon Holiday, has expressed a willingness to be appointed to the Core Board. The Board of Supervisors is asked to take action to appoint Ms. Holiday to the Core Board of the Planning Commission. Otherwise, the Board may decide to accept applications for applicants and make an appointment at an upcoming meeting or choose to leave the seat vacant until the Reorganizational Meeting in January 2020. Ms. Strickland's term expires December 31, 2021. As a matter of record, Mr. Bill Keough was appointed to serve as Chairman of the Planning Commission for the remainder of the year.

Recommended motion: That the Board of Supervisors appoint Shannon Holiday to the Core Board of the Ferguson Township Planning Commission for a term expiring December 31, 2021.

Staff Recommendation

That the Board of Supervisors **appoint** Shannon Holiday to the Core Board of the Ferguson Township Planning Commission.

7. SCHEDULING 2020 – 2024 CAPITAL IMPROVEMENT PROGRAM BUDGET SPECIAL MEETINGS

5 minutes

Narrative

The Ferguson Township 2020 – 2024 Capital Improvement Program Budget is drafted and the document is tentatively scheduled for adoption by the Board on August 19th. The Board has historically scheduled two public special meetings to review the draft CIP and incorporate any changes prior to review and adoption of the plan. Staff is suggesting the Board consider two of the following dates and times for the special meetings: 6:00 p.m. on June 23rd, 24th, or 25th. The meetings will be held in Conference Room 2 of the Ferguson Township Municipal Building.

Recommended motion: That the Board of Supervisors schedule the 2020 – 2024 Capital Improvement Program Budget Worksessions for ____ and ____ at 6:00 p.m.

Staff Recommendation

That the Board of Supervisors **schedule** two worksessions to review the 2020 – 2024 Capital Improvement Program Budget.

VII. STAFF AND COMMITTEE REPORTS

1. COG COMMITTEE REPORTS

5 minutes

- a. Executive Committee

2. OTHER REGIONAL REPORTS

5 minutes

- a. Centre County Metropolitan Planning Organization Coordinating Committee

3. STAFF REPORTS

15 minutes

- a. Township Manager
- b. Interim Planning and Zoning Director
- c. Public Works Director

VIII. COMMUNICATIONS TO THE BOARD

IX. CALENDAR ITEMS – JULY

- a) Ferguson Township Administrative offices closed Thursday, July 4th for the holiday
- b) Pine Grove Mills Small Area Plan Meeting, 6:00 p.m., July 10th, St. Paul Lutheran Church
- c) Coffee & Conversation, Naked Egg Café, 8:00 – 9:30 a.m., Friday, July 19th, 320 Pine Grove Rd.

X. ADJOURNMENT

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
Monday, June 17, 2019
7:00 PM

I. ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Monday, June 17, 2019, at the Ferguson Township Municipal Building. In attendance were:

Board:	Steve Miller	Staff:	Dave Pribulka, Township Manager
	Richard Killian		Lindsay Schoch, Community Planner
	Peter Buckland		Dave Modricker, Public Works Director
	Laura Dininni		Chris Albright, Chief of Police

Others in attendance included: Faith Norris, Recording Secretary; Judge Katie Oliver; Lisa Strickland; Wes Glebe; Elizabeth Treadway, Wood; Donald Bainbridge; Michelle Spiering; Lou Prato; Missy Schoonover; Robin Homer; Ford Stryker; S. Chambers; Jeremie Thompson; Martha Hummel; Morgen Hummel.

II. CALL TO ORDER

Mr. Miller called the Monday, June 17, 2019, regular meeting to order at 7:00 p.m.

III. APPOINTMENT OF AT-LARGE SUPERVISOR

Mr. Miller opened the floor for nominations for the At-Large Supervisor position. He noted the Board members had interviewed a number of qualified applicants in scheduled worksessions.

Ms. Dininni nominated Lisa Strickland. No other nominations were made.

Roll Call vote: Mr. Buckland – YES; Ms. Dininni – YES; Mr. Killian – YES; Mr. Miller – YES.

Ms. Strickland was sworn in by Judge Oliver.

IV. CITIZENS INPUT

Mr. Glebe voiced his concern for the Pine Hall habitat on possible rodent issues in relation to acreage cleared near his property that had those types of issues.

V. SPECIAL REPORTS

1. State College Borough Water Authority. Mr. Glebe stated that he did not attend the Authority's last meeting. He reported that Mr. Peterson had spoken on the topic of adding fluoride to water; discussion on a comprehensive water production monitoring program; update on meters replaced; and One Water Plan update. The Water Quality Report is complete and available on the Authority's website.
2. Stormwater Fee Feasibility Study Phase II. Ms. Treadway presented an overview and history of Phase I and future steps for Phase II. A full slide presentation was provided in the packet. Strategies were discussed along with cost estimations, user fee methodologies and a GIS data update. Target date for review is fall 2019. Critical issues were discussed that the advisory committee will be working on, i.e., private system serving a public purpose.

Discussion followed on neighborhood classifications, stormwater requirements and fee assessments. The advisory committee will be discussing service areas. A Board member voiced concern with stormwater management related to mitigation. Mr. Pribulka thanked the Township's GIS staff Ms. Aneckstein and Mr. Progar for the work they did on developing the impervious layer map.

Ms. Spiering, representing the Golden Orchard Condo Association, expressed concern about the timing of the fee implementation.

VI. **APPROVAL OF MINUTES**

Ms. Dininni moved that the Board of Supervisors **approve** the Regular Meeting Minutes of May 20, 2019. Mr. Buckland seconded the motion. The motion passed 4 to 0.

VII. **UNFINISHED BUSINESS**

a. CONTINUED DISCUSSION – RUSHCLIFFE STREET PARKING CONCERNS

Mr. Miller reviewed the item's tabled motion from the previous Board meeting. The motion does not apply to what the Board wants to accomplish. Mr. Miller asked for a motion to table this item.

Mr. Killian moved that the Board of Supervisors postpone the tabled motion infinitely. Mr. Buckland seconded the motion. The motion passed 4 to 0.

Mr. Pribulka reviewed the history of the parking concerns and the outcome of the staff field view and meeting with community members. The favored option from the residents of Rushcliffe was to designate the street one-way from Circleville Road to Havershire Boulevard and prohibit parking on the inner side of the street. Staff reviewed concerns they had with that option, and discussed the analysis associated with a one-way street designation. Staff reviewed other available options, as well.

Mr. Buckland moved that the Board of Supervisors **direct** staff to do a study to see if Rushcliffe Street meets one-way warrants. Ms. Dininni seconded the motion. The motion passed 3 to 2 with Messrs. Killian and Miller dissenting.

Mr. Buckland moved that the Board of Supervisors **direct** staff to continue to engage with the homeowners association for on-street parking solutions. Ms. Dininni seconded the motion. The motion passed unanimously.

Mr. Miller called for a five minute recess.

b. HUMMEL SUBDIVISION PLAN DATE JUNE 10, 2019

Ms. Schoch reviewed the history of the plan and the administrative comments that were provided.

Mr. Buckland moved that the Board of Supervisors **approve** the Hummel Subdivision Plan dated June 10, 2019, subject to the remaining conditions as outlined in the Interim Director of Planning and Zoning memorandum dated June 12, 2019. Mr. Killian seconded the motion. The motion passed 4 to 0.

VIII. **NEW BUSINESS**

1. CONSENT AGENDA

- a. Treasurer's Reports for March and April
- b. Voucher Reports for April and May
- c. 2018-C5 Pay Application #2 – Chestnut Ridge Pipe & Road CMP Lining: \$236,917.50
- d. 2019-C6 Pay Application #2 – Curb & Ramp Upgrades: \$49,082.15
- e. 2019-C8 Pay Application #1 – Pavement Markings: \$34,301.53
- f. 2019-C31 Pay Application – NexGen: \$23,000.00
- g. Public Works Maintenance Facility – Recording Extension Request

Mr. Killian moved that the Board of Supervisors **approve** the Consent Agenda with the acceptance of the Treasurer's Report. Mr. Buckland seconded the motion. The motion passed 4 to 0.

It was clarified that the Board cannot approve a Treasurer's Report and that it needs accepted. The Board of Supervisors unanimously accepted the Treasurer's reports for March and April 2019.

2. PUBLIC HEARING ON A RESOLUTION FOR A SETTLEMENT AGREEMENT WITH COMCAST FOR FRANCHISE FEE PAYMENTS DUE TO THE TOWNSHIP

Mr. Pribulka presented the topic for the Board's consideration as provided with the agenda.

Ms. Dininni moved that the Board of Supervisors **adopt** the resolution approving a settlement agreement with Comcast of Colorado/Pennsylvania/West Virginia, LLC for franchise fee payments due to the Township. Mr. Buckland seconded the motion.

Roll Call vote: Mr. Buckland – YES; Ms. Dininni – YES; Mr. Killian – YES; Ms. Strickland – YES; Mr. Miller – YES.

3. ZONING APPEALS/REQUESTS FOR VARIANCE

Mr. Miller briefly reviewed the zoning appeals/variance processes for the Board's new member.

a. Request for Variance – 331 Selders Circle, Tax Parcel 24-09A-304

Ms. Schoch reviewed the request to extend the sitting/dining room area. The property is located in the R-1 Zoning District.

Ms. Dininni moved that the Board of Supervisors **remain neutral** on the request for variance for 331 Selders Circle. Mr. Killian seconded the motion. The motion passed 4 to 0.

b. Request for Variance – 211 West North Hills Place, Tax Parcel 24-12-026

Ms. Schoch reviewed the history and the request to change the use of office space and keep existing parking at 6 stalls. Parking requirement history was reviewed and per the regulations if use is changed, parking requirements change back to 11 stalls that had been changed to 6 off-street stalls in 1991. The property is located in the General Commercial Zoning District.

Mr. Killian moved that the Board of Supervisors **remain neutral** on the request for variance for 211 West North Hills Place. Ms. Strickland seconded the motion.

Clarification was made on the professional use change from Real Estate Appraisal Brokerage to Financial Analyst and Advisor. Noted was a suggestion to make these two use categories the same in the SALDO due to similarity if doing revisions. The motion passed 4 to 0.

c. Request for Variance – 200 Jackson Trail, 24-007-500-0003

Ms. Schoch reviewed the request to remove the existing Telecommunications Tower and replace with a "nearly identical" facility. The request is to construct a lattice tower in lieu of a monopole tower and relief from setbacks from the property line to the south. The property is located in the Forest/Gameland Zoning District.

Mr. Buckland moved that the Board of Supervisors **remain neutral** on the request for variance for 200 Jackson Trail. Mr. Miller seconded the motion. The motion passed 4 to 0.

4. TRAFFIC CALMING REQUEST – WEST AARON DRIVE

Mr. Modricker reviewed the request and the petition.

Discussion followed on the policy and concerns about pedestrian safety. Sidewalks were discussed as part of the study as an alternative.

Mr. Buckland moved that the Board of Supervisors **forward** the request for a traffic calming study on West Aaron Drive to the Public Works Director for action. Ms. Dininni seconded the motion.

In response to the topic of pedestrian safety and sidewalks, a Board member noted comments from previous experience with residents' concerns for no sidewalks, streetlights or bypasses in their area.

The motion passed unanimously.

Mr. Buckland moved that the Board of Supervisors **forward** the request for a sidewalk study on West Aaron Drive to the Public Works Director for action. Mr. Modricker clarified the process and recommendations to the Board. Mr. Buckland withdrew the motion.

Mr. Pribulka discussed how past practices can apply to this project.

5. TRAFFIC CALMING REQUEST – HAWKNEST ROAD

Mr. Modricker reviewed the request, petition and eligibility for traffic calming for speed control. The policy was included with the agenda. Chief Albright noted that one school bus violation was reported in the area in the last year and a half. Data was reviewed from the radar sign that noted one vehicle traveling over 30 MPH in the area.

Mr. Killian moved that the Board of Supervisors **forward** the request for a traffic calming study on Hawknest Road to the Public Works Director for action. Mr. Miller seconded the motion. Discussion followed on clocked speed and data collection efforts. The motion passed unanimously.

6. AUTHORIZATION FOR AUTOMATED RED LIGHT ENFORCEMENT GRANT APPLICATION TO UPGRADE CERTAIN TRAFFIC SIGNALS WITH DIGITAL RADAR DETECTION TECHNOLOGY

Mr. Pribulka introduced the item as provided with the agenda. Noted, new guidelines do not require a local match; however, Mr. Pribulka recommended local match to increase the probability of securing the grant.

Mr. Buckland moved that the Board of Supervisors **authorize** the submission of an Automated Red Light Enforcement Grant application to upgrade the traffic signals at the intersections of Blue Course Drive and Martin Street; Blue Course Drive and Old Gatesburg Road; and Science Park Road and Circleville Road. Mr. Killian seconded the motion.

Mr. Seybert clarified the upgrades are needed due to some newer intersections that still rely on video detection that give false calls and the need for upgraded communication technology for reliability and safety for traffic and bicycle detection. Noted, was that the upgrades are half way through completion either by the Green Light-Go Program or by PA Department of Transportation for the North Atherton Street Drainage Project.

The motion passed unanimously.

7. COG / REGIONAL COMMITTEE APPOINTMENTS

Mr. Miller introduced the appointments for nominations as provided with the agenda. Mr. Miller noted he would be willing to accept an appointment to the Centre Area Cable Consortium, unless there were other nominations. The floor opened for nominations for the Cable Consortium, COG Human Resources Committee, COG Transportation and Land Use Committee, and MPO Coordinating Committee.

Mr. Miller moved that the Board of Supervisors **appoint** Steve Miller to the Centre Area Cable Consortium. Mr. Buckland seconded the motion. The motion passed unanimously.

Ms. Dininni moved that the Board of Supervisors **appoint** Richard Killian to the COG Human Resources Committee. Mr. Buckland seconded the motion. The motion passed unanimously.

Ms. Dininni moved that the Board of Supervisors **appoint** Lisa Strickland to the COG Transportation and Land Use Committee. Mr. Buckland seconded the motion. The motion passed unanimously.

Ms. Dininni moved that the Board of Supervisors **appoint** Lisa Strickland to the MPO Coordinating Committee. Mr. Buckland seconded the motion. The motion passed unanimously.

No other motions were made.

Mr. Pribulka noted that Ron Seybert is the Township's representative on the MPO Technical Committee for any questions Ms. Strickland may have for the MPO committees.

8. APPOINTMENT OF FERGUSON TOWNSHIP REPRESENTATIVE ON THE RECRUITMENT SCREENING COMMITTEE FOR THE NEW EXECUTIVE DIRECTOR OF THE CENTRE REGION COUNCIL OF GOVERNMENTS

Mr. Miller introduced the item that requests a representative to serve on the COG Executive Director Recruitment Screening Committee. The motion was passed at the General Forum on May 28th and the deadline to forward appointments to the Executive Committee is June 18th. The appointment can be an elected official or manager from a local municipality and Jim Steff is noted as being a non-voting member. Mr. Miller recommended Dave Pribulka.

Ms. Dininni moved that the Board of Supervisors **appoint** Dave Pribulka to serve on the Recruitment Screening Committee for the new Executive Director of the Centre Region Council of Governments. Mr. Buckland seconded the motion. The motion passed unanimously.

No other motions were made.

VIII. STAFF AND COMMITTEE REPORTS

Mr. Buckland announced that this meeting was his last Board meeting and that he will be stepping down to spend more time with his family. He noted appreciation for his time served on the Ferguson Township Board of Supervisors for issues that matter and noted accomplishments and good governance. He noted appreciation for the Board and Ferguson staff in their willingness to listen to our citizens and making Ferguson Township a great place to live. Mr. Buckland was thanked for his 3 ½ years of service on the Board of Supervisors.

a. COG COMMITTEE REPORTS

1. Executive Committee. Mr. Miller noted the agenda was provided in the packet and the committee meets tomorrow.
2. Ad Hoc Facilities Committee. Mr. Endresen attended in Mr. Buckland's place. Mr. Buckland noted there was discussion of relocation of the Parks office and continued discussion of a facilities manual. Mr. Buckland noted to direct any questions on meeting particulars to Mr. Endresen.

Ms. Dininni discussed the Parks & Recreation Compressive Plan Steering Committee's interest with the relocation of the Parks office due to its involvement with the future direction of that agency. She encouraged inclusion of the Steering Committee with the Facilities Committee on this topic.

3. Human Resources Committee. Mr. Killian reported details on the recommendation to not change the meeting etiquette guidelines and a draft is forthcoming at the next Forum meeting.

4. Public Services & Environmental Committee. Mr. Buckland noted the agenda was provided in the packet. Refuse and Recycling bid is forthcoming; and new item was a proposal to form a Climate Action Advisory Group to support Pam Adams in her new role as the Sustainability Planner and in her purview will be creation of a Climate Action Plan.
5. Public Safety Committee. Ms. Dininni reported the committee met on June 11th at 12:00 p.m. The report included review of program plan code changes; vehicle request; fire protection study request; Emergency Management - funding request for part-time deputy coordinator. The next meeting will be on July 9th at 12:15 p.m.
6. Finance Committee. Mr. Killian reported on library parking issues regarding parking and recommendations; and working on new office space lease with move-in date of January 2020.

Ms. Dininni inquired about operational costs and programming operations on the senior center. Mr. Killian noted looking at relative costs, savings, and other options. Further discussion followed on a lease with a buy-out option and the Comprehensive Plan.

b. OTHER REGIONAL REPORTS

1. Spring Creek Watershed Commission. Mr. Buckland noted there was no meeting this month. The next meeting will be in July.
2. Ad Hoc Steering Committee – Parks & Recreation Regional Comp Plan. Ms. Dininni noted that there was a fire safety meeting. The committee met on June 4th and received a presentation on the online survey results and Parks tour; mailed survey results will be compiled for the next meeting in August; update on Parks committees' municipalities' input for future planning at centre region. Ms. Dininni spoke on consistency of results with previous parks surveys; consultant presentation on parks' accessibility with priority on shade and trees among other topics noted.

Ms. Dininni reported that both Chief (Albright) and herself attended the fire safety meeting on June 6th at the Alpha Fire Company. Input was received from elected officials on the scope of the study and cost concerns. Details followed on other considerations, i.e., structural, department's strengths and weaknesses and details on feedback.

c. STAFF REPORTS

1. Township Manager. Mr. Pribulka report was in the packet. He noted that the Township's Zoning Administrator, Jeff Ressler, had completed recertification on Playground Safety. The Industrial & Commercial Development Authority Report is complete with no findings or irregularities. Mr. Pribulka spoke about the Township's sustainability initiatives at the PA Municipal League Sustainability Conference held on June 11th in State College. June 10th was the Township's Parks & Recreation Committee Meeting with noted topics; Discovery Space letter thanking the Township for its monetary support over the past three years. A letter was received from Centre Region Parks & Recreation on fund raising efforts for LED sports field lighting at the future site of the Whitehall Road Regional Park (WRRP). The Township has received a submittal of the Land Development Plan for WRRP that will be reviewed by the Planning Commission and Board, respectively.
2. Interim Planning and Zoning Director. Ms. Schoch reported the Planning Commission will have an initial review of the WRRP Land Development Plan (LDP) at the June 24th meeting. Orchard View LDP is still under review; Sheetz and Harner Farm subdivision plans are with Penn Terra; Hummel Subdivision was approved at tonight's Board meeting; working through the Pine Hall TTD agreements and transportation mitigations; the Township's Public Works Building LDP has been conditional approved and working on recording date following the time extension that was

approved at tonight's Board meeting; pre-application conference for Hillside Farm Estates Master Plan and a recent request for a pre-application conference for the Waters group proposed development that will be on an upcoming Planning Commission Meeting. Zoning Hearing Board update and advertisement for Planning & Zoning Director position. Update on a recent SALDO worksession, concurrent meetings and processes. Permit Activity Report was included with the agenda packet.

3. Public Works Director. Mr. Modricker noted the update for the Public Works Maintenance Facility (PWMF) and thanked Mr. Buckland for his leadership on the project. As noted above in the Special Reports – Storm Water Fee Study Phase 2 - next SAC meeting is July 17th; Tree Commission Meeting update on topics discussed: PWMF LDP review process, potential tree ordinance; and Pine Hall development. Current activates update on maintenance as provided with the agenda packet.
4. Chief of Police. Chief Albright reported activity for May 2019 and year-to-date. Part 1 Crimes spiked in May due primarily to burglaries; Part 2 Crimes are up a little but overall down for the year; overall calls for service are down for the year; drug take back program is picking up with 172 lbs. to-date. Department highlights, active investigations and Community Relations reviewed.

Mr. Buckland thanked the Ferguson Township Police Department for the effective use of Twitter and noted a specific tweet. Chief Albright noted that Diana Griffith posts the information to their Twitter page.

IX. COMMUNICATIONS TO THE BOARD

Ms. Dininni noted an article brought to her attention while attending the Small Area Plan meeting. This was in regards to the identity branding hire in relation to possibly contributing to branding in the community.

X. CALENDAR ITEMS

- a. Ferguson Township Administrative offices closed Thursday, July 4th for the holiday
- b. Coffee & Conversation, Naked Egg Café, 8:00 – 9:30 a.m., Friday, July 19th, 320 Pine Grove Rd.

XI. ADJOURNMENT

Mr. Miller called for adjournment. With no further business to come before the before the Board of Supervisors, Mr. Killian motioned to adjourn the meeting. The meeting adjourned at 10:00 p.m.

Respectfully submitted,

David Pribulka, Township Manager
For the Board of Supervisors

Chapter 10 – Health and Safety

Part 7 – Single Use Plastic Bag Fee for Use

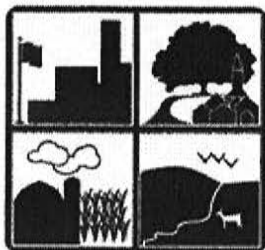
- Chapter 10, Section 701 – Definitions
 - Customer. Any person or persons purchasing goods from a store.
 - Proprietor. Any person or persons in control of, or having responsibility for the operation of a store.
 - Person. Any natural person, firm, corporation, partnership, or other organization or group however organized.
 - Single-Use Plastic Bag. Any bag made of plastic that is provided by a store to a customer at the point of sale. The definition does not include paper bags or reusable grocery bags. Single-Use Plastic Bags shall not include any of the following:
 - Recycled bags or bags which are compostable;
 - Bags provided to contain an unwrapped food item;
 - A non-handled bag that is designed to be placed over articles of clothing on a hanger.
 - Recyclable Materials. Any materials including, but not limited to aluminum, steel, and bimetal cans; green, brown, blue, and clear glass; newsprint and bundles of magazines; unwanted mail; mixed office paper; paperboard; all plastic bottles (one through 7); domestic corrugated cardboard; empty aerosol and paint cans; and any other materials per § 1501 of State Act 101[2] or added as material accepted by the Centre County Solid Waste Authority ("CCSWA") from time to time.
 - Reusable Bag. A bag with handles that is specifically designed and manufactured for multiple reuse and meets all of the following requirements:
 - Has a minimum lifetime of one hundred twenty-five (125) uses, which, for the purposes of this Part, is capable of carrying a minimum of twenty-two (22) pounds over a distance of one hundred seventy-five (175) feet;
 - For plastic film bags, it must be at least 2.6 millimeters thick and must be comprised of recycled content;
 - For sewn bags, fabric weight must be at least eighty (80) grams per square meter (GSM);
 - It must have handles;
 - It must be machine washable or of a material that can be washed;
 - It must possess a tag containing manufacture and recycling information; and
 - It must be made of a non-toxic material.
 - Store. Any retail establishment, convenience store, food mart, or dine-in or carry-out restaurant conducting business in Ferguson Township. Food trucks as defined in Chapter 27, Section 1202 are also included in this definition.
- Chapter 10, Section 702 – Single-Use Plastic Bag Fee for Use

- § 10-702(1) – Any Store that provides Customer(s) with a Single-Use Plastic Bag, as defined by this Part, shall charge the customer ten cents (\$0.10) for each bag provided.
- § 10-702(2) – No Store shall be permitted to rebate or otherwise reimburse a Customer for any portion of the ten cent (\$0.10) charge required by § 10-702(1).
- § 10-702(3) – All Stores must indicate on the customer receipt the number of Single-Use Plastic Bags provided and the total amount charged to the Customer for such bags.
- § 10-702(4) – All charges collected by a Store as provided for in this Part shall be retained by the Store and used for one of the following purposes:
 - o To offset costs associated with complying with the requirements of this Part;
 - o To offset the actual costs of providing Reusable Bags to Customers;
 - o To offset the costs associated with providing educational materials encouraging the use of Reusable Bags. Providing these materials will be optional for Stores and shall not be required by this Part.
- Chapter 10, Section 703 – Use of Reusable Bags
 - § 10-703(1) – All Stores which elect to provide Reusable Bags to Customers may do so at a cost or at no charge pending a minimum purchase defined by each Store.
 - § 10-703(2) – Stores shall be encouraged to educate staff and Customers about the benefits of Reusable Bags and to post internal signage and other information materials to encourage Customers to use Reusable Bags and Recyclable Materials.
- Chapter 10, Section 704 – Exemptions
 - § 10-704(1) – The Board of Supervisors may, upon written request of a Store, exempt a Store from the requirements of this Part for a period of one (1) year from the effective date of the approval of the exemption. An exemption may be provided should the Board of Supervisors determine that literal enforcement of this Part will cause an undue hardship on the Store. An undue hardship shall be found only in the following circumstances, and the Board of Supervisors may attach reasonable conditions to any exemption granted:
 - o The Store has a unique circumstance or situation such that there are no reasonable alternatives to Single-Use Plastic Bags;
 - o Compliance with the requirements of this Part would deprive a Store of a legally-protected right; or
 - o Additional time is necessary in order to draw down on a Store’s existing inventory of Single-Use Plastic Bags.
- Chapter 10, Section 705 – Administration and Enforcement
 - § 10-705(1) – Enforcement of the provisions of this Part may be conducted by the Ferguson Township Ordinance Enforcement Officer or Zoning Administrator. Either shall be authorized to

investigate Stores for compliance with this Part and, if necessary issue citations and pursue all necessary and appropriate action to obtain compliance.

- § 10-705(2) – Stores found to be in violation of this Part shall be given thirty (30) days to voluntarily comply. Notice of violations of this Part shall be delivered by Certified Mail to the Proprietor of the Store. Stores which remain in violation at the conclusion of the thirty (30) day voluntary compliance period shall be subject to a fine of one hundred dollars (\$100) per day until compliance is achieved. A Store which has been found in violation and subsequently complied shall not have another voluntary compliance period for future violations and shall immediately be subject to the monetary penalty specified herein.
- § 10-705(3) – This Ordinance shall take effect one hundred eighty (180) days from the date of its passage.

DRAFT



FERGUSON TOWNSHIP APPLICATION FOR SPECIAL EVENTS PERMIT

Use of this Form:

Complete this application if the proposed assemblage, procession, or other special event will require the closure of Township roads, sidewalks, and/or bikeways. Each application must be completed by an authorized agent of the sponsoring organization. Please complete this form in its entirety and submit it to Ferguson Township staff in accordance with the conditions enumerated in this application. For your convenience, this application also includes instructions and timelines for securing Pennsylvania Department of Transportation (PennDOT) and Centre Region Parks and Recreation (CRPR) Department approval should the event require closure of state roads and/or municipal/regional parks. Nothing in this application or associated policy shall supersede or override PennDOT or CRPR permit requirements.

Definitions:

Assemblage – An organized group of people without vehicles, or with vehicles that are stationary, which encroaches onto a street or highway and interferes with the movement of pedestrian or vehicular traffic. The term includes, but is not limited to, street fairs, block parties, organized demonstrations, and other recreational activities. An assemblage is a special event.

Authorized Agent – An individual or legal entity that has obtained authorization to act on behalf of the organization responsible for conducting the assemblage, procession, or special event for the purposes of completing all required parts of this application.

Procession – An organized group of people, or people with vehicles (including bicycles), animals, or objects, moving along a roadway, or the berm or shoulder of a roadway or bikeway in a manner that interferes with the normal movement of traffic. The term includes, but is not limited to walks, foot races, parades, and marches. A procession shall not include a funeral caravan, military convoy or emergency service convoy. Other processions shall be considered a special event.

Special Event – A procession, assemblage, or special activity held within the public right-of-way.

State Road – A highway or bridge on the system of highways and bridges over which the Pennsylvania Department of Transportation has assumed or has been legislatively given jurisdiction.

Any change in this application, regardless of progress in the approval process, must be resubmitted and routed through the same channels as if it were a new application.

Applicant Information:

Name of Applicant/Authorized Agent: Stonebridge HOA Date: 6/10/19
Address of Sponsor or Organization: _____ Phone: (814)238-1598
Stonebridge HOA Cell: _____
Email Address: Tammy@Continentalrealestate.net Fax: _____
Primary Contact: Ansusan Brewer Phone: 814-769-6717
Secondary Contact: Brian Hoffheins Phone: _____
Date and time of Activity: July 4, 2019 From: 9:30am To: 11:30am
Rain Date (if applicable): _____ From: _____ To: _____

Activity Detail:

Describe your event in detail using additional sheets, if necessary:

4th of July Parade for the Community

Will this event be held solely on sidewalks and/or bikeways? No Yes

Does your event require a street closure? No Yes

If yes, select the type of road that will be closed: (For more information, see attached map and list)

- State Road(s) Only (Additional Form Required: PennDOT TE-300 Form)
- Local Road(s) Only

State Road(s) and Local Road(s) (Additional Form Required: PennDOT TE-300 Form)

Listed in order of route, what street(s) would you like closed for this event? (Use additional sheets, if necessary)

Stonebridge drive, James Ave, Sheffield Dr, Westover Dr, Sheffield Dr, Red Lion drive, Kings Ct, Williamsburg Drive

How long will the street closure be in effect?

From: 9:30am To: 11:30am

Will the event cross any municipal or state roads?

Yes

No

If yes, please indicate which roads the procession will cross:

Will the event procession cross any state roads?
(If yes, submit PennDOT TE-300 Form)

Yes

No

Municipal/Regional Park Usage:

If this event includes the use of a municipal/regional park, please contact the Centre Region Parks and Recreation (CRPR) Department by phone at (814) 231-3071 or by email at crpr@crcog.net prior submitting this form (see attached timeline). Special park permits and conditions may also apply. Once the approval is secured from the Centre Region Parks and Recreation Department, please have an authorized official complete the fields below, and attach any conditions associated with the approval to this form.

Name: (Print) N/A Title of Official: _____

Signature: _____ Date of Approval: _____

Charitable Cause:

Is the Sponsor an organization with 501(c)(3) tax exempt status?

Yes

No

If this event is to benefit a charitable organization, please identify that organization:

N/A

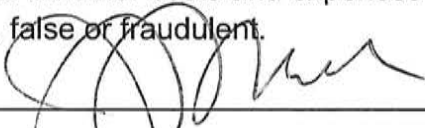
Health Considerations:

Will there be food and drink provided to the public at this event? Yes No


If yes, have you made arrangements for approval/inspections with the Department of Ordinance Enforcement and Public Health? Yes No

If no, please complete the form that is attached to this application and obtain approval **prior** to submission of this application.

The Applicant recognizes and AGREES that Ferguson Township requires the proposed event to be conducted in such a manner that minimizes disruption to township residents and be within the limits established by existing ordinances. By signing below, the Applicant AGREES to protect, defend, indemnify and hold Ferguson Township and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs or other expenses or liabilities of every kind and character arising directly or indirectly from this event. The Applicant further AGREES to investigate, handle, respond to, provide defense for and defend any such claims, etc., at the Applicant's sole expense and AGREES to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

Signature:  Date: 6/10/19

OFFICE USE ONLY: ROUTING FOR APPROVAL

Police Dept.	<u></u> <u>O.K.</u>	Public Works Dept.	_____	_____
Health Dept.	_____	Township Manager	_____	_____

THIS SERVES AS YOUR PERMIT

The Ferguson Township Board of Supervisors **approved** your application on:

Conditions (if any) are as follows: _____

Signature of Chairperson or authorized representative: _____

Stonebridge 4th of July Parade Route 2011

Starts from Stonebridge Recreational parking lot

Left out of park onto Stonebridge Drive

Right on to James Avenue

Cross over Stonebridge Drive onto Sheffield Drive

Turn Right onto Westover Drive

Left on Sheffield Drive, follow to Stonebridge Drive, make Left

Right onto Red Lion Drive

Left onto Kings Court

Left onto Williamsburg Drive, make a right onto Red Lion Drive

Left onto Stonebridge Drive back to the Recreational parking lot



PEOPLE'S CHOICE FESTIVAL

of Pennsylvania Arts & Crafts

RECEIVED JUN 10 2019

June 5, 2019

Dear Friends and Neighbors,

We'd like you to join us in presenting one of the premiere summer events in the region. We're offering you an opportunity to become a sponsor for the 27th People's Choice Festival.

As a non-profit organization, we exist for only one thing – to fill the military museum grounds with music, art, laughter, and wholesome activities for tens of thousands of happy families. Thanks to people like you, the 2019 People's Choice Festival of Pennsylvania Arts & Crafts will bring joy to even more of our neighbors and visitors from afar. Your contribution matters so much.

Think of what you would be supporting. We have 190 Pennsylvania Artists; more than 20 new entertainers this year, and just as many old favorites'; 20 Specialty Food Vendors; 8 Local Wineries; and 25 Food Concessions. It takes more than \$200,000 to make this festival a reality.

We are working on the final touches on one of the greatest summer events in Happy Valley. With your help, we will bring pleasure to more than 110,000 visitors, show off our beautiful region, and stimulate the economy. The People's Choice Festival is good for families, good for the area, and good for business. We are grateful for your consideration.

Please consider your role and much needed donation in this grass-roots, family-friendly arts festival. What's good for People's Choice is good for us all.

Cordially,

Donald Rockey
Facilities Director
814-360-8166 (cell)

Cindy Rockey
Co-Director
814-237-6857 (office)

Diana Stapleford
Marketing and Sponsorship Director
814-272-1320 (office) 814-730-0297 (cell)



PEOPLE'S CHOICE FESTIVAL

of Pennsylvania Arts & Crafts

July 11 – 14, 2019 ~ our 27th Anniversary!
Your support matters so much!

Thank you for considering supporting the 27th Annual People's Choice Festival of Pennsylvania Arts & Crafts, July 11-14. Please consider one of the following sponsorships.

Yes, I would like to support the 27th Annual People's Choice Festival!

Name: _____

Business Name: _____

Address: _____

Phone Number: _____ Email Address: _____ Website: _____

LEGEND SPONSOR: \$2,500 Level

Sponsorship of both stages, all four days, includes: \$5,000 Marketing package, on-site recognition, stage presence under both entertainment tents.

SUPER STAR SPONSORSHIP: \$1,000 Level

Sponsorship of one tent, all four days, includes: \$3,000 Marketing package, on-site recognition, stage presence under both entertainment tents.

FEATURED ARTIST SPONSORSHIP: \$500 Level

Sponsorship of your choice of one of our headliner acts, it includes: \$1,500 Marketing package, on-site recognition, stage presence at the sponsored performance.

BANDLEADER SPONSORSHIP: \$250 Level

Sponsorship of any of the remaining acts includes: \$1,000 Marketing package, stage presence.

BENEFACTOR SPONSORSHIP: \$100 Level

Sponsorship includes: Name recognition in print materials and on website.

FRIEND SPONSORSHIP: \$50 Level

Sponsorship includes: Name recognition in print materials and on website.

OTHER \$ _____

Enclosed is my check made payable to People's Choice Festival for: \$ _____

Please respond by June 15, 2019: Checks should be mailed and made payable to:
People's Choice Festival, PO Box 407, Pine Grove Mills, PA 16868

Please address any questions to: Donald Rockey – 814-237-6857 **OR**
Diana Stapleford, Marketing Director: 814-272-1320 dianaalbright@yahoo.com



Mid-State Paving LLC
 19th Anniversary 1999 - 2018

May 31, 2019
 Invoice # 19CT007-01

Ferguson Township
 3147 Research Drive
 State College, PA 16801

Attention: Ryan T. Scanlan, EIT
 Assistant Township Engineer

Re: Job Name: Contract 2017-C1 Kansa Avenue
 Contractors Job #: 19CT007
 Engineer: Ferguson Township
 Engineer Project #: NA
 Owner: Ferguson Township
 Contract Date: April 10, 2019

Application #1 From: 04/10/19 To: 05/31/19

Original Bid Value		\$	170,470.75
Approved Change Orders To Date			(2,580.00)
Revised Bid Value		\$	167,890.75
Completed To Date		\$	84,033.98
Stored To Date			0.00
Completed and Stored To Date		\$	84,033.98
Retainage Withheld	10.00%		8,403.40
Completed & Stored To Date		\$	75,630.58
Less Previous Invoices			
Amount Due This Request		\$	<u>75,630.58</u>

Balance to Finish, Plus Retainage \$ 92,260.17

CC: JOB FILE & AR

Pay PTS
 2017-C1 PAY App #1
 Acct # 32.439.610
 Pay \$75,630.58
 Ryan J. Sale

APPLICATION FOR PAYMENT

Owner: Ferguson Township
 3147 Research Drive
 State College, PA 16801

Contractor: Mid-State Paving, LLC
 2991 Paxtonville Road
 Middleburg, PA 17842

Engineer: Ferguson Township

PROJECT: Contract 2017-C1 Kansa Avenue APPLICATION NO: #1
 INVOICE DATE: May 31, 2019
 JOB NUMBER: 19CT007
 PERIOD TO: May 31, 2019
 Distribution to:
 OWNER
 ENGINEER
 GENERAL CONTRACTOR

Contract #: N/A
 Contract Date: April 10, 2019

CONTRACT FOR: Site work, site utilities & asphalt paving

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM \$ 170,470.75
2. Net change by Change Orders, Removals & Changes in Q'tys \$ (2,580.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 167,890.75
4. TOTAL COMPLETED & STORED TO DATE \$ 84,033.98

CONTRACTOR: Mid State Paving LLC

By: [Signature] Date: 6.30.19

State of: _____ County of: _____
 Subscribed and sworn to before me this _____ day of _____
 Notary Public: _____
 My Commission expires: _____

5. RETAINAGE:
 - a. 10% of Completed Work \$ 8,403.40
 - b. 10% of Stored Material \$ 0.00
- TOTAL RETAINAGE (Lines 5a + 5b) \$ 8,403.40

6. TOTAL EARNED LESS RETAINAGE \$ 75,630.58
- (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
8. CURRENT PAYMENT DUE \$ 75,630.58
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 75,630.58
- (Line 3 less Line 6)

ENGINEERS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 75,630.58

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	(\$2,580.00)	\$0.00
TOTALS	(\$2,580.00)	\$0.00
NET CHANGES by Change Order	(\$2,580.00)	

ENGINEER: [Signature] Date: 6/26/19

OWNER: _____ Date: _____

Project: Contract 2017-C1 Kansa Avenue		Application Period:					04/10/19		05/31/19		Application:		#1	
Owner: Ferguson Township		Contract #					Ferguson Township		NA		Application Date:		05/31/19	
General: Mid-State Paving, LLC		Engineer					Ferguson Township		NA		Contract Date		04/10/19	
Project For: Site Construction		Contract #												
Item #	Description	Bid Qty	U/M	Unit Price	Bid Value	Quantity Installed Previously	Quantity Installed This Period	Total Quantity Installed	Value	Mats Stored	Total Completed and Stored	% Complete	Balance to Finish	
1	CLEARING AND GRUBBING	1	LS	2,100.00	2,100.00		1.00	1.00	2,100.00		2,100.00	100.0%	0.00	
2	CLASS 1 EXCAVATION (Driveways)	128	CY	50.00	6,400.00		84.76	84.76	4,238.00		4,238.00	66.2%	2,162.00	
3	CLASS 1B EXCAVATION (BASE REPAIR)	27	CY	44.00	1,188.00				0.00		0.00	0.0%	1,188.00	
4	CLASS 4 EXCAVATION (Pipe)	255	CY	40.50	10,327.50		306.00	306.00	12,393.00		12,393.00	120.0%	(2,065.50)	
5	WMA BASE COURSE, 25.0 MM MIX, 5" DEPTH	87	SY	39.00	3,393.00				0.00		0.00	0.0%	3,393.00	
6	SUBBASE, 6" DEPTH (NO. 2A) (BASE REPAIR)	87	SY	20.00	1,740.00				0.00		0.00	0.0%	1,740.00	
7	WMA WEARING COURSE, 9.5MM MIX, 1.5" D, SRI-L	1747	SY	10.75	18,780.25				0.00		0.00	0.0%	18,780.25	
8	WMA WEARING COURSE (SCRATCH) 9.5MM MIX, SRI-L	49	TN	138.00	6,762.00				0.00		0.00	0.0%	6,762.00	
9	BITUMINOUS TACK COAT	3494	SY	0.60	2,096.40				0.00		0.00	0.0%	2,096.40	
10	15" THERMOPLASTIC PIPE, GROUP III, 8'-2' FILL	109	LF	36.80	4,011.20		109.00	109.00	4,011.20		4,011.20	100.0%	0.00	
11	15" PERF THERMOPLASTIC PIPE (MODIFIED)	491	LF	34.80	17,086.80		490.00	490.00	17,052.00		17,052.00	99.8%	34.80	
12	18" PERFORATED THERMOPLASTIC PIPE, (MODIFIED)	92	LF	41.70	3,836.40		96.00	96.00	4,003.20		4,003.20	104.3%	(166.80)	
13	FRAME AND GRATE	7	EA	785.00	5,495.00		7.00	7.00	5,495.00		5,495.00	100.0%	0.00	
14	STANDARD INLET BOX $4' \times 4' \times 10'$	7	EA	1,800.00	12,600.00		7.00	7.00	12,600.00		12,600.00	100.0%	0.00	
15	MOBILIZATION	1	LS	17,000.00	17,000.00		0.50	0.50	8,500.00		8,500.00	50.0%	8,500.00	
16	THERMOPLASTIC END SECTION FOR 15" PIPE	1	EA	585.00	585.00		1.00	1.00	585.00		585.00	100.0%	0.00	
17	NO. 57 COARSE AGGREGATE	64	CY	51.50	3,296.00				6,320.08		6,320.08	191.8%	(3,024.08)	
18	TOPSOIL FURNISHED AND PLACED	129	CY	73.00	9,417.00		122.72	122.72	0.00		0.00	0.0%	9,417.00	
19	TEMPORARY SHORT-TERM, EROSION CONTROL	596	SY	2.00	1,192.00				0.00		0.00	0.0%	1,192.00	
20	NORWAY SPRUCE - (5HT, B&B)	6	EA	430.00	2,580.00				0.00		0.00	0.0%		
21	SELECTIVE TREE REMOVAL	1	EA	2,850.00	2,850.00		1.00	1.00	2,850.00		2,850.00	100.0%	0.00	
22	ROCK APRON (MODIFIED)	9	SY	75.00	675.00		12.14	12.14	910.50		910.50	134.9%	(235.50)	
23	INLET FILTER BAG FOR TYPE M INLET	8	EA	80.00	640.00		8.00	8.00	640.00		640.00	100.0%	0.00	
24	COMPOST FILTER SOCK, 8" DIAMETER	103	LF	7.00	721.00		108.00	108.00	756.00		756.00	104.9%	(35.00)	
25	MAINTENANCE AND PROTECTION OF TRAFFIC	1	LS	1,800.00	1,800.00		0.50	0.50	900.00		900.00	50.0%	900.00	
26	DRIVEWAY RESTORATION (2" DEPTH)	667	SY	36.80	24,545.60				0.00		0.00	0.0%	24,545.60	
27	SEEDING, SOIL SUPPLEMENTS AND MULCHING	977	SY	2.80	2,735.60				0.00		0.00	0.0%	2,735.60	
28	RESET MAILBOXES	10	EA	170.00	1,700.00		4.00	4.00	680.00		680.00	40.0%	1,020.00	
29	GRADING OF ROADSIDE SWALE	596	SY	8.25	4,917.00				0.00		0.00	0.0%	4,917.00	
Change Orders, Items Removed &/Or Changes In Quantities					\$ 170,470.75				\$ 84,033.98	0.00	\$ 84,033.98	49.3%	\$ 83,856.77	
20	NORWAY SPRUCE - (5HT, B&B)	(6)	EA	430.00	-2,580.00									
CHANGE ORDER SUBTOTALS					-2,580.00					0.00	\$		\$	
TOTALS					\$ 167,890.75				\$ 84,033.98	0.00	\$ 84,033.98	50.1%	\$ 83,856.77	

through 5/31/19

ITEM No. UNIT	DESCRIPTION	UNIT PRICE	INITIAL QTY	PAY APP #1 QTY	TOTAL
0201 0001 LS	CLEARING AND GRUBBING	\$ 2,100.00	1	1.00	\$ 2,100.00
0203 0001 CY	CLASS 1 EXCAVATION	\$ 50.00	128	84.76	\$ 4,238.00
0203 0004 CY	CLASS 1B EXCAVATION (BASE REPAIR)	\$ 44.00	27	0.00	\$ -
0204 0150 CY	CLASS 4 EXCAVATION	\$ 40.50	255	306.00	\$ 12,393.00
0311 0324 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64-22, <0.3 M ESALS, 25.0 MM MIX, 5" DEPTH (BASE REPAIR)	\$ 39.00	87	0.00	\$ -
0350 0106 SY	SUBBASE, 6" DEPTH (NO. 2A) (BASE REPAIR)	\$ 20.00	87	0.00	\$ -
0411 0385 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, <0.3 M ESALS, 9.5MM MIX, 1.5" DEPTH, SRL-L	\$ 10.75	1,747	0	\$ -
0411 2395 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE (SCRATCH), PG 64-22, <0.3 M ESALS, 9.5MM MIX, SRL-L	\$ 138.00	49	0	\$ -
0460 0001 SY	BITUMINOUS TACK COAT	\$ 0.60	3,494	0	\$ -
0601 0352 LF	15" THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL	\$ 36.80	109	109	\$ 4,011.20
4604 0352 LF	15" PERFORATED THERMOPLASTIC PIPE, GROUP IIIP, 8'-2" FILL (MODIFIED)	\$ 34.80	491	490	\$ 17,052.00
4604 0353 LF	18" PERFORATED THERMOPLASTIC PIPE, GROUP IIIP, 8'-2" FILL (MODIFIED)	\$ 41.70	92	96	\$ 4,003.20
0605 2781 EA	TYPE M FRAME AND BICYCLE SAFE GRATE	\$ 785.00	7	7.00	\$ 5,495.00
0605 2850 EA	STANDARD INLET BOX <=10'	\$ 1,800.00	7	7.00	\$ 12,600.00
0608 0001 LS	MOBILIZATION	\$ 17,000.00	1	0.50	\$ 8,500.00
0616 1251 EA	THERMOPLASTIC END SECTION FOR 15" PIPE	\$ 585.00	1	1.00	\$ 585.00
0703 0025 CY	NO. 57 COARSE AGGREGATE	\$ 51.50	64	122.72	\$ 6,320.08
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	\$ 73.00	129	0.00	\$ -
0806 0100 SY	TEMPORARY ULTRA-SHORT-TERM, ROLLED EROSION CONTROL PRODUCT, TYPE 1A	\$ 2.00	596	0.00	\$ -
0808 3782 EA	NORWAY SPRUCE - (5'HT. B&B)	\$ 430.00	6	0.00	\$ -
0810 0052 EA	SELECTIVE TREE REMOVAL	\$ 2,850.00	1	1	\$ 2,850.00
4851 0003 SY	ROCK APRON (MODIFIED)	\$ 75.00	9	12.14	\$ 910.50
0860 0000 EA	INLET FILTER BAG FOR TYPE M INLET	\$ 80.00	8	8	\$ 640.00
0867 0008 LF	COMPOST FILTER SOCK, 8" DIAMETER	\$ 7.00	103	108	\$ 756.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	\$ 1,800.00	1	0.50	\$ 900.00
9000 0001 SY	DRIVEWAY RESTORATION (2" DEPTH)	\$36.80	667	0.00	\$ -
9000 0002 SY	SEEDING, SOIL SUPPLEMENTS AND MULCHING	\$ 2.80	977	0.00	\$ -
9000 0003 EA	RESET MAILBOXES	\$ 170.00	10	4.00	\$ 680.00
9000 0004 SY	GRADING OF ROADSIDE SWALE	\$8.25	596	0.00	\$ -
					\$ 84,033.98

Initial bid Total	\$170,470.75
Pay App Sub-Total	\$84,033.98
Retainage (%)	10%
Retainage (\$)	-\$8,403.40
Pay App Total	\$75,630.58



COMFORT. EFFICIENCY. INNOVATION.

Nexgen Automation, Inc.
4501 Chambers Hill Road
Harrisburg PA 17111
717.216.0000

Progress Billing

Client: Ferguson Township
3147 Research Drive
State College PA 16801

Our Project #: 19008
Project: Ferguson Township VVT System Retrofit
3147 Research Drive
State College PA 16801

Application: 12
Period To: 05/31/2019
Your PO #: 3989
~~ENROUTE # 19053~~

Application For Payment

Original Contract.....	27,100.00
Net Change by Change Orders.....	0.00
Contract Sum to Date.....	27,100.00
Total Complete to Date.....	26,485.00
Retainage.....	0.00%
Total Earned Less Retained.....	26,485.00
Less Previous Billings.....	0.00
Current Payment Due.....	26,485.00
Balance to Finish (with Retention).....	615.00

The undersigned contractor certifies that, to the best of the contractor's knowledge, the work on the the above named job has been completed in accordance with the plans and specifications to the level of completion indicated on the attached schedule of completion.

Contractor: Deb Miller Date: 5-29-19
Deb Miller - Office Manager

Terms: Invoices are due and payable 30DY from the date of invoice.
Please make checks payable to: Nexgen Automation, Inc.
Thank you for your prompt payment!

To: BOS Packet
To: T Fall

Handwritten notes:
\$23,000 OK to pay
PO 3989
Fund 30.409.760
PAY RETAINAGE = \$4,100 --
Return 6/24/19

Continuation Sheet

Our Project #: 19008

Application: 1

Project: Ferguson Township VV System Retrofit

Period To: 05/31/2019

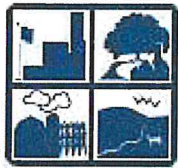
3147 Research Drive
State College PA 16801

Your PO #: 3989

Schedule of Work Completed
The amounts listed below are rounded to the nearest dollar.

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
Engineered Drawings	2,700		2,700		2,700		2,700	100.00		
Material	12,100		12,100		12,100		12,100	100.00		
Installation	8,200		8,200		8,200		8,200	100.00		
Start-up/Final Inspection	4,100		4,100		3,485		3,485	85.00		
Totals:	27,100		27,100		26,485		26,485 23,080	97.73		615

RECEIVED JUN 21 2019



Township of
FERGUSON

Planning & Zoning Department

Pennsylvania 17424

**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 psalokangas@crcog.net

ENTRY OF APPEARANCE

Name Pamela Salokangas, Director, Centre Region Parks and Recreation

Address 2463 Gateway Drive #1, State College, PA 16801

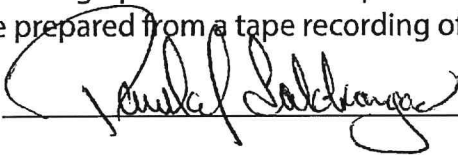
I am appearing on my own behalf (Check if this is true.)

I am representing Centre Region Parks & Recreation

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 

Date 6/21/19

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 Pamela Salokangas, Director, Centre Region Parks and Recreation

Address 2463 Gateway Drive #1, State College, PA 16801

Phone FAX Phone: (814) 231-3071, Fax (814) 235-7832

Owner The Centre Region Council of Governments and the Township of Ferguson

Address 2463 Gateway Drive Suite 3, State College, PA 16801

Phone FAX Phone: (814) 231-3071, Fax (814) 235-7832

1. Location of premises Blue Course Drive, State College, PA 16801
(Extended past Intersection w/Whitehall Road - Address to be established)

2. Centre County Tax Map Parcel Number 24-004-,094G,0000-

3. Present zoning RA - Rural Agricultural

4. How long has the applicant held an interest in the property? 3/11/2014 (Date of Purchase)

5. Present use of the premises Inactive farmland

6. Proposed use of the premises Regional Parklands / Regional Place of Assembly

7. Explain extent of proposed alteration(s), if any: In association with current land development plan submission (6/7/19), the owner requests the following alterations to the zoning regulations:

1) Minimize landscape buffer requirements along park perimeter

2) Reduce minimum canopy tree caliper size at planting to 1"

3) Reduce minimum understory tree caliper size at planting to 1"

8. Describe all existing structures, including type size and height: No existing structures

9. Has the property been involved in previous zoning hearing(s)? Yes If so, describe date of hearing, nature of hearing and outcome of hearing:

The previous hearing was held on February 25, 2014. The hearing was held to discuss a variance in parking surface material; the Zoning Hearing Board voted 5 to 0 to grant the variance request.

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? Yes, submitted June 7, 2019
 - b) Has he/she reviewed, approved, and signed the plans? Land Development is pending review.
 - 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 Zoning, Part 8 Supplemental Regulations, Section 27-807 Landscaping:

- 1) Section 27-807.15.B - Buffer Yard minimum planting requirements.
- 2) Section 27-807.8.A - "All canopy trees...shall have a caliper of at least 2 inches at planting.
- 3) Section 27-807.8.C - "All understory trees...shall have a caliper of at least 1-1/2 inches at planting.

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

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:

Please see attached summary.

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

McWilliams, Galen G & Katherine M - 3411 Shingletown Road, State College, PA (TP 24-004-091)

State College Borough Water Authority, W. Whitehall Road, State College, PA (TP 24-004-093F)

State College Borough Water Authority, W. Whitehall Road, State College, PA (TP 24-004-093F)

State College Apartments, LLC, 114 Whiteout Way, State College, PA (24-004-076A)

State College Apartments, LLC, (Future Blue Course Drive Right-of-Way) (24-004-76B)

PSU In-Lieu Pay. Co. Munch. Sch (Penn State University), Shingletown Road, (24-004-94)

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Chapter 27, Zoning, Part 8. Supplemental Regulations (Landscaping)

27-807.15 Flexible Buffer Yard

A. Purpose. Flexible buffer yards are intended to aid the Township of Ferguson in protecting the community character of the Township by separating incompatible uses either within the same zoning district and/or between adjacent zoning districts. The purpose of the flexible buffer yard requirements is to alleviate problems which could be encountered by a single standards. The requirements of this section can reasonably accommodate the characteristics of each site and the range of land uses.

Variance Request Justification:

Background

The Whitehall Road Regional Park Phase 1 is bordered by State College Borough Water Authority (SCBWA) property for 1,090 Linear feet on the park's northern boundary; the Toll Brothers Multi-Family Townhomes (The Cottages Development) for 645 linear feet on the park's northeast boundary; Penn State University land for 1,260 linear feet on the park's eastern boundary, and; Penn State University land for 1,825 linear feet on the park's southern boundary.

The proposed variation to the ordinance is a reduction in the number of canopy trees, understory / evergreen trees, and deciduous or evergreen shrubs required for the buffer, as well as the size (caliper) of the trees. We are proposing the planting of the following for the park buffers: 74 canopy trees, instead of 220 required by ordinance; 42 understory trees, instead of the 156 required by ordinance, and; 30 shrubs, instead of the 189 required by ordinance. We propose this variance for the following reasons:

Justification

1. Existing Woodland Preservation - The Whitehall Road Regional Park site plan preserves the site's 'wooded area' at the park's northeast corner. The woods consist of mature trees and provides a better landscaped buffer than any new planting can provide. The woods provide an effective screen for the Cottages multi-family townhomes project, as well as providing a buffer for the northern portion of the Penn State University owned property. The woods will be enhanced with a program of invasive plant control and supplemental canopy tree, understory tree, and shrub plantings at the wood's edge, property edge and ornamental memorial garden area. The proposed Phase I plantings will meet the ordinance requirements for the Toll Brothers property screening for both canopy trees and understory trees, however will seek the buffer variance for the shrub plantings.
2. Land Use Intensity Classification – The Township ordinance defines three groups of land use intensity for landscape buffers requirements. As a 'regional place of assembly,' the Whitehall Road Regional Park has been placed in 'Group III' along with other high intensity uses. The 'Group III' category is a catch-all group defined as 'All uses not identified in Group I or II.' The Toll Brothers project, for example, is classified as a Group II (Townhomes and Multifamily Housing) requiring less landscape buffer plantings than the park. The categorization of the Whitehall Road Regional Park in Group III seems somewhat arbitrary for requiring the highest level of landscape buffer plantings given the park's less intense development and ubiquitous green, open space.

Additionally, Musser Gap Greenway users, along with residents of The Cottages development and homeowners living along Whitehall Road, will want to gaze over a beautiful park being used by local children and their families whether people are walking the trail, utilizing the playground, playing sports, or enjoying a picnic. Furthermore, community members will want to maintain the viewshed beyond the park and to the beautiful mountain vista that includes Tussey Mountain and Nittany Mountain. The park's uses are not similar to the screening expectations of an industrial park, a new/used car lot, or convenience store.

3. Sensitive Site Planning – The Whitehall Road Regional Park's site plan locates the most intense feature, the two parking lots, in the center of the park, mitigating its visual and physical impact on adjacent properties. In addition to placing the parking lots in the center of the Phase I development, the LED Sports Field Lighting is being placed at the southern most border of this development phase which will be self-screening through smart technology, reducing light pollution horizontally and upwardly toward the night skies.
4. Health, Safety, and Welfare – The stated purpose of the landscape buffer ordinance is to protect the public health, safety and welfare. A full buffer planting as called for by the ordinance would create a visual screen that is not ideal for trail user safety on the proposed walking / biking trails and Musser Gap Greenway. Having visual access of the trail and park from adjacent roadways is a feature that law enforcement often seeks in good recreation and trail design. A more open trail corridor, one that lacks hiding places, is sought for the safety of the trail user. The landscape buffer variance would help enhance visual access to the park and trail, providing enhanced safety and security.

By reducing buffer requirements, the viewshed remains protected and ensures that all visitors can enjoy the vistas. Views like those at Whitehall Road Regional Park enhance the quality of life for residents living near the park along Whitehall Road, for those students living at The Cottages, and for park visitors. While park users will be engaging in active sports, passive uses will still be part of the park's overall appeal, and protecting this viewshed engages users to visit more often, enjoy a walk on the 12,000 LF trail, thereby improving their health, and provides additional visual access for our local police as they conduct daily rounds to include park safety checks.

Additionally, several of the active rectangular sports fields are located close to the park's buffers, therefore a reduction in the buffer plantings would improve maintenance around the sports fields. Typically, high numbers of trees are not planted near sports fields except near pedestrian access or seating areas. It is imperative to decrease tree litter on sports fields, such as broken branches, any type of seed pods, and leaf fall. With heavy tree cover near sports fields, tree litter increases maintenance and reduces safety for participants. Additionally, with grass fields, tree litter and a heavy overstory can impair proper turf management.

5. Buffering of Incompatible Uses - Another stated purpose and intent of the ordinance is to buffer incompatible land uses. While the future of the State College Borough Water Authority and Penn State University lands are not yet certain, it appears that these sites are moving towards recreation, land conservation uses, with goals of wildlife habitat enhancement and source water protection.

These are not incompatible, but rather complimentary uses to the Whitehall Road Regional Park and should not require a rigid and dense landscape planting as a buffer.

6. Trail and Park User Experience – The character of the existing landscape in the park and surrounding area is open, gently rolling farmland. Looking ahead to a completed regional park and greenway – one of the park and trail’s greatest assets is its distant views of Tussey Mountain and Nittany Mountain.

When looking at the elevation of Whitehall Road and the highest point of the Phase I development of the Whitehall Road Regional Park, it is apparent that the elevations are very close. Planting of a full landscape buffer, over time, will screen the views of the mountains for both park and trail users, due to similar elevations. Currently, the State College Borough Water Authority has a healthy linear tree line that already partially screens the lower portion of their land as well as part of the Whitehall Road Regional Park. Over time, as those trees mature, the mountain vista could be obscured from residences along Whitehall Road. For the park’s viewshed, our goal is to minimize the loss of that viewshed with this requested variance.

The buffer variance will instead allow for plantings of tree clusters to provide the trail user an ideal experience passing through areas of both sun and shade, and frame views of the distant mountains for both park and trail users. Given the complementary land uses of the adjacent State College Borough Water Authority and Penn State Lands, instead of creating an arbitrary hard boundary for the park, with an intensive landscape buffer, a limited buffer would create a more pervious boundary flowing seamlessly between the park and adjacent open space and habitat areas.

Chapter 27, Zoning, Part 8. Supplemental Regulations (Landscaping)

27-807.8 Standards

A. All canopy trees shall reach a minimum height of 20 feet at maturity and shall have a caliper of at least two inches at planting.

C. All understory trees shall reach a minimum height of 10 feet at maturity and shall have a caliper of 1 1/2 inches at planting.

Variance Request Justification:

1. Economic Hardship – The landscape plan for Whitehall Road Regional Park calls for the planting of 330 canopy and understory trees and shrubs, a significant cost item for the Centre Region Parks and Recreation Authority. The loan funds available for this project have not changed in over six years, yet construction costs, supplies, equipment, trees, seed, and more have continued to increase while the park construction was temporarily delayed. Being able to thoroughly outfit the park is a current challenge and the Authority is making every effort to find additional funding to supplement the small amount available in the current Phase I development budget for tree and shrub plantings.

Currently, the Authority is applying for grants with the PA Tree Vitalize program as well as the Chesapeake Bay Foundation's Keystone 10 Million Trees program. These programs require matches that can be matched dollars, in-kind equipment and supplies, and in-kind labor. The Authority was approved to move forward in 2019 to the full grant application step, but it is going to withdraw and reapply in 2020 for 2021 funding. The reason for this is the park's construction timeline will allow for a better planting window and Spring is the better time to plant overall. In addition, the Authority is re-vamping its Remembrance Tree program to steer tree donors toward assisting with "greening" Whitehall Road Regional Park. These trees are typically the larger caliper trees and will allow us to earmark grant funds for trees that are not desirable as donations (parking lot trees, some road/connection and outer trail trees). The Authority will concentrate on this promotion in 2019 and 2020 for a Spring 2021 planting.

The Authority does receive municipal contributions and generates some revenue to support its operations, but there is not a large fund for large tree and shrub installations. Over the years, the Authority has been able to plant over 460 trees in various parks through the Remembrance Tree program, so it is hopeful that will supplement our tree planting project for Whitehall Road Regional Park.

2. Plant Size and Plant Material Availability – The existing ordinance requires canopy trees to be a 2" caliper tree and the understory trees to be 1.5" caliper trees. With the focus of the Remembrance Trees program on larger caliper trees (1.5-2"), the Authority should be able to focus these trees along the main road entrance and along the driveway, as well as along the exterior trail system. The Remembrance Tree program will follow the Landscaping Plan and plant list as provided in the Land Development Application, and it make those trees available to customers.

Through the previously mentioned PA TreeVitalize and Keystone 10 Million Tree grant programs, the Authority will be able to plant FREE bare-root trees along the exterior buffers along the southern

and eastern borders, as well as the portion of the northern border that buffers the State College Borough Water Authority property. Supplementing these plantings, grant funds will be able to purchase the appropriately caliper-sized trees for the parking lot plantings which serve as part of the stormwater management plan and some of the other interior plantings. To complete this work, the Authority will continue to look for grant funding for green infrastructure, sustainability funding, or other tree/plant-related grants.

Variance Request Summary

These variance requests, if granted, would not alter the essential character of this neighborhood; in fact, the additional of Whitehall Road Regional Park will actually improve the property's soil, enhance the landscape's viewshed, provide habitat that does not exist at this time, provide for connection opportunities between abutting properties, and elevate the quality of life in the Centre Region, particularly on the south and west side of State College.



STAHL SHEAFFER ENGINEERING
 301 SCIENCE PARK ROAD, SUITE 333
 STATE COLLEGE, PA 16803
 PH: 814-689-1562
 FAX: 814-689-1985
 WWW.SSE.LLC.COM

Fernsler Hutschinson ARCHITECTS LLC
 521 EAST BEAVER AVENUE
 STATE COLLEGE, PA 16801
 T: 814-234-6806
 F: 814-234-0256
 e: fha@fah.com

PENOE ENGINEERING
 100 WEST COLLEGE AVENUE, PROJECT #02
 STATE COLLEGE, PA 16801
 814-689-1985

BSA | A
 102 FAIRMOUNT DRIVE
 LEWISBURG, PA 17837
 PH: 570-847-8518
 brian@bsaandplan.com

SSE PROJECT No: 16-248
 DRAWN BY: CHECKED BY:

REVISIONS		
SYM	DATE	DESCRIPTION

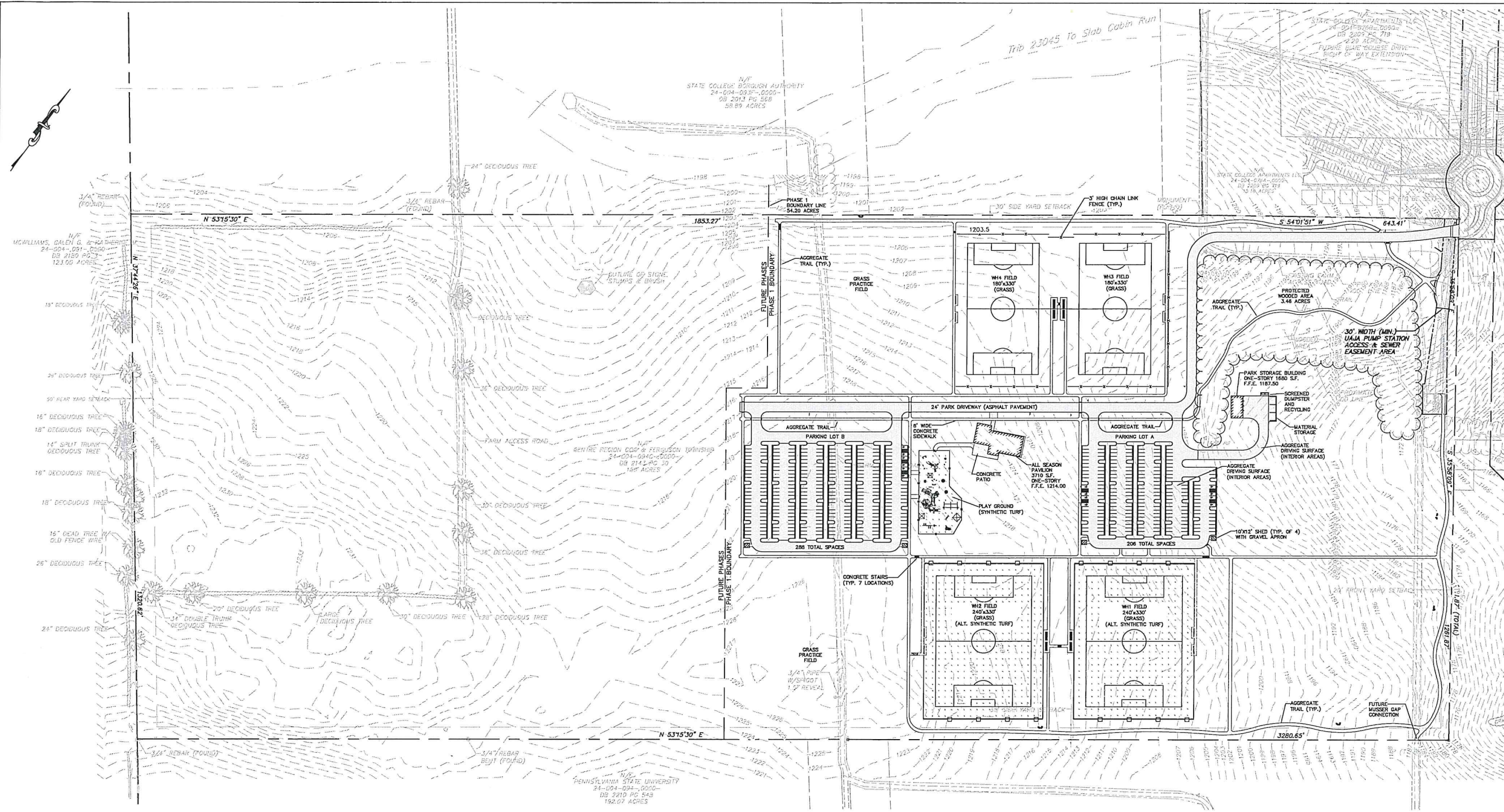
SUBMISSIONS
 DATE DESCRIPTION

WHITEHALL ROAD REGIONAL PARK PHASE 1

<PRELIMINARY NOT FOR CONSTRUCTION>

SHEET NAME
PHASING PLAN

C101

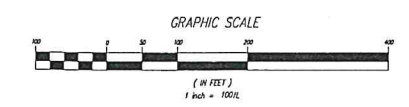


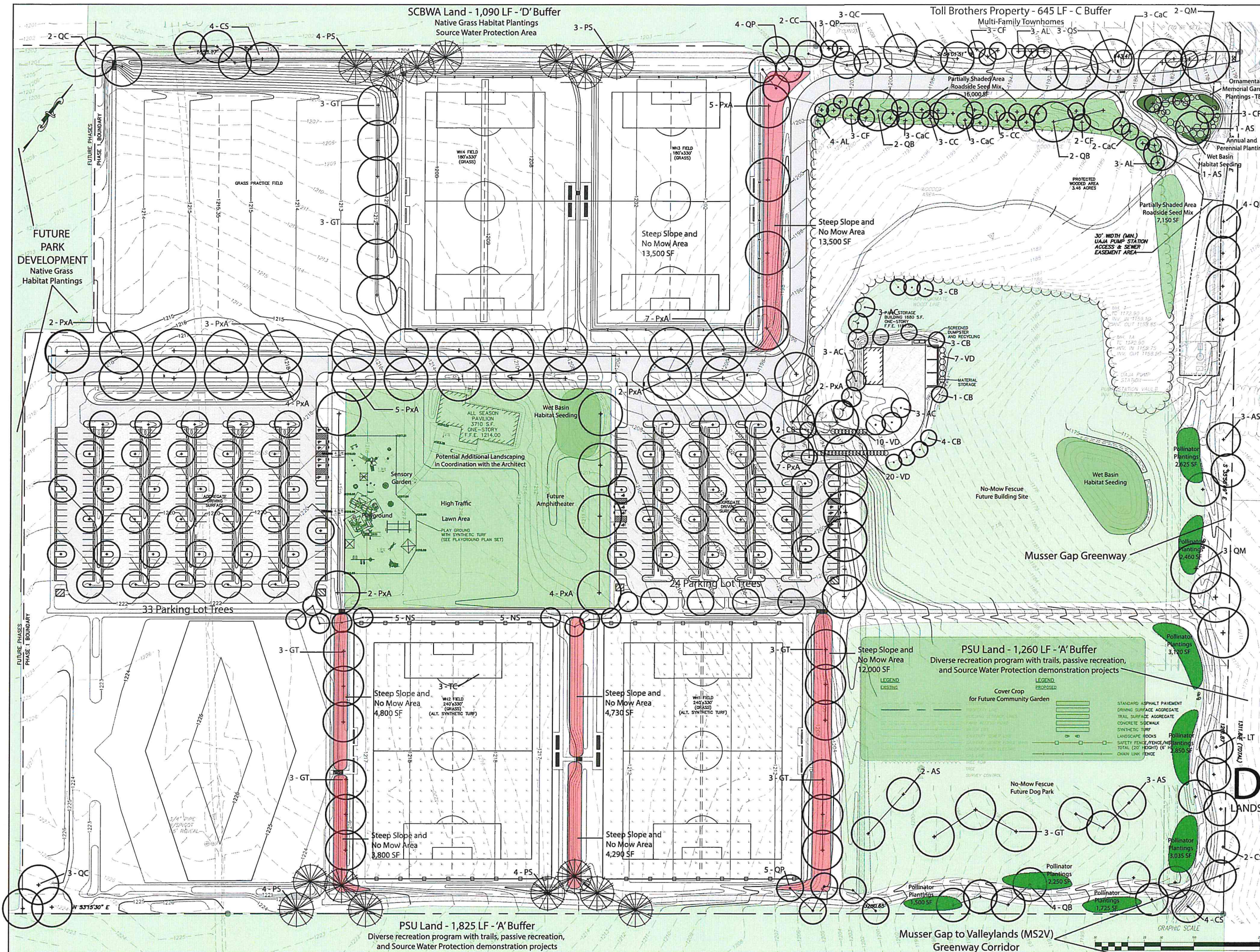
LEGEND EXISTING

	CONTOUR
	PROPERTY LINE
	BUILDING SETBACK LINES
	FARM ACCESS ROAD
	WATER LINE
	SANITARY SEWER LINE
	SANITARY SEWER FORCE MAIN
	UNDERGROUND ELECTRIC
	GAS LINE
	TREE
	TREE P.O.V.
	TRAILER
	SUPPLY CONTROL

LEGEND PROPOSED

	STANDARD ASPHALT PAVEMENT
	DRIVING SURFACE AGGREGATE
	TRAIL SURFACE AGGREGATE
	CONCRETE SIDEWALK
	SYNTHETIC TURF
	AMENDED SOIL
	CONTOUR
	LANDSCAPE ROCKS
	SAFETY FENCE/FENCE/NETTING TOTAL (20' HEIGHT) (6' HEIGHT)
	CHAIN LINK FENCE
	ALUMINUM POCKET FENCE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	HOSE BIB
	DRINKING FOUNTAIN
	METER PIT
	NATURAL GAS
	SANITARY SEWER MAIN
	SANITARY SEWER MANHOLE
	STORM SEWER UNDER DRAIN
	STORM SEWER LINES
	STORM INLET
	STORM MANHOLE
	UNDERGROUND ELECTRIC/CABLE/TELEPHONE
	INLET PROTECTION
	COMPOST FILTER SOCK
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET ON ALL SLOPES >5:1 (TYP.)
	SWALE
	NPDES BOUNDARY
	ROCK FILTER





STAHL SHEAFFER ENGINEERING
 301 SCIENCE PARK ROAD, SUITE 333
 STATE COLLEGE, PA 16803
 PH: 814-689-1562
 FAX: 814-689-1985
 WWW.SSE-LLC.COM

Fencler Hutchinson
 521 EAST BEAVER AVENUE
 STATE COLLEGE, PA 16801
 T: 814-234-8806
 F: 814-234-0256
 e: fh@fh.com

PENOE ENGINEERING
 200 W. STATE COLLEGE AVENUE
 STATE COLLEGE, PA 16801
 PROJECT NO. 15005
 © 2015 PENOE ENGINEERING, LLC
 15005.P01

USA / A
 182 FARM MOUNT DRIVE
 LEWISBURG, PA 17357
 PH: 570-847-9519
 brian@brianplan.com

SSE PROJECT No: 15-218
 DRAWN BY: CHECKED BY:

REVISIONS

SYM	DATE	DESCRIPTION

SUBMISSIONS

DATE	DESCRIPTION

WHITEHALL ROAD REGIONAL PARK PHASE 1

<PRELIMINARY NOT FOR CONSTRUCTION>

DRAFT
 LANDSCAPE PLANTING PLAN & PLANT LIST
 MAY 30, 2019

SHEET NAME

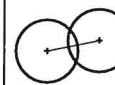

REVISIONS		
SYM	DATE	DESCRIPTION



SUBMISSIONS	
DATE	DESCRIPTION

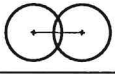
WHITEHALL ROAD REGIONAL PARK PHASE 1

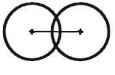
<PRELIMINARY NOT FOR CONSTRUCTION>

SHEET NAME


BUFFER YARD LANDSCAPING										
Penn State University Land (East) - 1,260 LF - Buffer Type A East Boundary to Buffer Future Natural / Recreation Area										
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity			
							Trees	76	16	
AS	Acer saccharum Sugar Maple	1.5" Cal.	7 gal. or bareroot	70'	50'	3	3			
CS	Catalpa speciosa Catalpa	1.5" Cal.	7 gal. or bareroot	50'	40'	2	2			
LT	Liriodendron tulipifera Tulip Tree	1.5" Cal.	7 gal. or bareroot	70'	50'	4	4			
QB	Quercus bicolor Swamp White Oak	1.5" Cal.	7 gal. or bareroot	55'	50'	4	4			
QM	Quercus macrocarpa Burr Oak	1.5" Cal.	7 gal. or bareroot	70'	75'	3	3			
Understory							25	0		
Shrubs							0	0		
Habitat and Pollinator Plantings										
		Pollinator Seed Mix	lbs.	14,000 SF / 0.32 Acres	Mesic to Dry Native Pollinator Mix by Ernst Conservation Seed or approved equal					

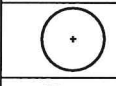
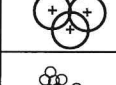


BUFFER YARD LANDSCAPING										
Penn State University Land (South) - 1,825 LF - Buffer Type A South Boundary to Buffer Future Natural / Recreation Area										
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity			
							Trees	109	24	
CS	Catalpa speciosa Catalpa	1.5" Cal.	7 gal. or bareroot	50'	40'	4	4			
PS	Pinus strobus White Pine	1.5" Cal.	B&B	70'	50'	8	8			
QB	Quercus bicolor Swamp White Oak	1.5" Cal.	7 gal. or bareroot	55'	50'	4	4			
QC	Quercus coccinea Scarlet Oak	1.5" Cal.	7 gal. or bareroot	60'	50'	3	3			
QM	Quercus macrocarpa Burr Oak	1.5" Cal.	7 gal. or bareroot	70'	75'					
QP	Quercus phellos Willow Oak	1.5" Cal.	7 gal. or bareroot	50'	40'	5	5			
TC	Tilia cordata Littleleaf Linden	1.5" Cal.	7 gal. or bareroot	65'	50'					
Understory							36	0		
Shrubs							0	0		
Habitat and Pollinator Plantings										
		Pollinator Seed Mix	lbs.	5,500 SF / 0.32 Acres	Mesic to Dry Native Pollinator Mix by Ernst Conservation Seed or approved equal					

PARK DRIVEWAY - STREET TREE PLANTINGS									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	28	
PxA	Platanus x acerifolia 'Bloodgood' Bloodgood Planetree	1.5" Cal.	7 gal. or bareroot	80'	65'	NA	28		

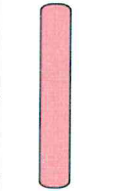
PAVILION LAWN AREA - HIGH USE LAWN AREA									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	6	
PxA	Platanus x acerifolia 'Bloodgood' Bloodgood Planetree	1.5" Cal.	7 gal. or bareroot	80'	65'	NA	6		


*Potential Additional Landscaping in Coordination with the Architect

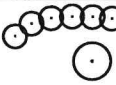
BUFFER YARD LANDSCAPING										
SCBWA Land - 1,090 LF - Buffer Type D North - Northwest Boundary to Buffer Future Native Grassland Planting and Source Water Protection Area										
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity			
							Trees	22	17	
CS	Catalpa speciosa Catalpa	1.5" Cal.	7 gal. or bareroot	50'	40'	4	4			
PS	Pinus strobus White Pine	1.5" Cal.	B&B	70'	50'	7	7			
QC	Quercus coccinea Scarlet Oak	1.5" Cal.	7 gal. or bareroot	60'	50'	2	2			
QP	Quercus phellos Willow Oak	1.5" Cal.	7 gal. or bareroot	50'	40'	4	4			
Understory							65	0		
Shrubs							131	0		

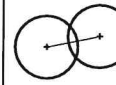
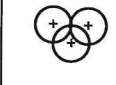
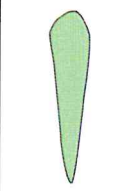
ENTRY SIGN - MEMORIAL PLANTINGS (POTENTIALLY INCLUDE IN BUFFER)									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	NA	1
AS	Acer saccharum Sugar Maple	1.5" Cal.	B&B	70'	75'	1	1		
							Understory Trees / Evergreen	NA	3
CF	Cornus florida Flowering Dogwood	1" Cal.	B&B	25'	25'	3	3		
							Shrubs	NA	30
TBD	Large Shrubs (14) TBD	3 Gal	3-4'Ht.	12'	12'	14	14		
TBD	Small Shrubs (16) TBD	3 Gal	3-4'Ht.	8'	8'	16	16		
Annual and Perennial Planting Beds									
		Annual and Perennial Beds (4)	1,200 SF	4" Plugs*	1.5-3'	2-3'	NA		

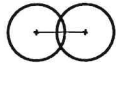
*4" Plugs from New Moon Native Plant Nursery or approved equal

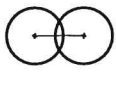
STEEP SLOPE AND NO MOW LAWN AREAS									
									
Steep slope and No Mow Lawn Areas - seed mix to provide slope stability and minimize mowing maintenance. LESCO 'No Mow Fine Fescue Mix' or approved equal. Grass varieties in the no mow mix to include:									
<ul style="list-style-type: none"> - Hard Fescue (Festuca brevipila) - Sheep Fescue (Festuca ovina) - Chewings Fescue (Festuca rubra subs. fallax) - Red Fescue (Festuca rubra) - Creeping Red Fescue (Festuca rubra var. rubra) 									
43,120 SF / 0.99 Acres									

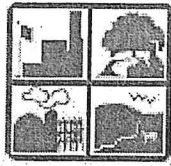
INTERIOR SHADE TREES									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	5	
AS	Acer saccharum Sugar Maple	1.5" Cal.	7 gal. or bareroot	70'	50'	NA	5		
NS	Nyssa sylvatica Black Gum	1.5" Cal.	7 gal. or bareroot	50'	30'	NA	10		
GT	Gleditsia triacanthos 'ShadeMaster' Thornless Honeylocust	1.5" Cal.	7 gal. or bareroot	60'	60'	NA	21		
QuP	Quercus palustris Pin Oak	1.5" Cal.	7 gal. or bareroot	65'	50'	NA	0		

PARK STORAGE BUILDING AREA PLANTINGS									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	9	
AC	Acer campestre Hedge Maple	1.5" Cal.	7 gal. or bareroot	30'	30'	NA	9		
CB	Carpinus betulus 'Fastigate' Upright European Hornbeam	1.5" Cal.	7 gal. or bareroot	40'	25'	NA	11		
VD	Viburnum dentatum Arrowwood Viburnum	3 gal.	3-4'Ht.	8'+	8'+	NA	37		

BUFFER YARD LANDSCAPING										
Toll Brothers Development - 645 LF - Buffer Type C Main Entry Drive Plantings and Wood's Edge Plantings										
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity			
							Trees	13	11+5+1=17**	
AS	Acer saccharum Sugar Maple	1.5" Cal.	B&B	70'	75'	2	2			
QB	Quercus bicolor Swamp White Oak	1.5" Cal.	7 gal. or bareroot	55'	50'	4	4			
QC	Quercus coccinea Scarlet Oak	1.5" Cal.	7 gal. or bareroot	60'	50'	3	3			
QM	Quercus macrocarpa Burr Oak	1.5" Cal.	7 gal. or bareroot	70'	75'	2	2			
QP	Quercus phellos Willow Oak	1.5" Cal.	7 gal. or bareroot	50'	40'	3	3			
QS	Quercus shumardii Shumard Oak	1.5" Cal.	7 gal. or bareroot	65'	65'	3	3			
							Understory Trees / Evergreen	32	11+28+3=42**	
AL	Amelanchier laevis Allegheny Serviceberry	1" Cal.	5 gal. or bareroot	20'	20'	10	10			
CaC	Carpinus caroliniana American Hornbeam	1" Cal.	5 gal. or bareroot	25'	25'	11	11			
CC	Cercis canadensis Eastern Redbud	1" Cal.	5 gal. or bareroot	25'	25'	10	10			
CF	Cornus florida Flowering Dogwood	1" Cal.	5 gal. or bareroot	25'	25'	11	11			
Shrubs							58	0+0+30=30**		
*Counting Plant on Both Sides of Access Road (Buffer and Woods Edge). **Counting Trees, Understory Trees and Shrubs in Entry Sign / Ornamental Memorial Garden Plantings.										
Habitat and Pollinator Plantings										
		Forested Edge / Flowering Roadside Mix	lbs.	16,000 SF / 0.37 Acres	Partially Shaded Area Roadside Seed Mix by Ernst Conservation Seed or approved equal					

PARKING LOT (EAST)									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	20	24
AR	Acer rubrum 'Red Sunset' Red Sunset Red Maple	1.5" Cal.	B&B	50'	40'	24	24		

PARKING LOT (WEST)									
Symbol	Botanical Name / Common Name	Size	Condition	Mature Height	Mature Spread	Quantity - Req. by Ordinance	Phase I Quantity		
							Trees	29	33
AR	Acer rubrum 'Red Sunset' Red Sunset Red Maple	1.5" Cal.	B&B	50'	40'	33	33		



Township of

FERGUSON

Planning & Zoning Department

Pennsylvania

RECEIVED JUN 19 2019

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

17378

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 gary.g.moyer@comcast.net

ENTRY OF APPEARANCE

Name Gary G. Moyer

Address 1226 Deerfield Drive
State College, PA 16803

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

I am representing J & G Moyer, LLC

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 Gary S. Moyer

Date 6/13/2019

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 J & G Moyer, LLC

Address 1226 Deerfield Dr.
State College, PA 16803

Phone FAX 814-574-4104

Owner Judith & Gary Moyer

Address 1226 Deerfield Dr.
State College, PA 16803

Phone FAX none

1. Location of premises 3005 Enterprise Dr

2. Centre County Tax Map Parcel Number 24-465/61

3. Present zoning IRD, Light Industrial, Research & Development District

4. How long has the applicant held an interest in the property? 6 1/2 years

5. Present use of the premises warehouse / storage

6. Proposed use of the premises warehouse / storage

7. Explain extent of proposed alteration(s), if any: We propose to enclose our 12' x 28' loading dock on the north end of our building. The dock currently has a foundation and a roof. (see photo) We propose to add three walls to enclose the space for additional storage and to improve the exterior appearance. This change will not alter the existing building footprint or change anything not previously approved.

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

single story structure 140' x 60' = 8,400 sq. ft.

30' height Construction Type III-B

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:

We are requesting a variance from the requirement to submit a land development plan on the basis that ~~because~~ our proposed expansion will not alter our previously approved footprint.

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

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:

Variance, if granted, will improve the character of the neighborhood by improving the exterior appearance of the property. Storage of materials on the existing dock will be eliminated.

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

Tom Songer II, PE, Torron Group, 1951 Pine Hall Road, Suite 150
814-231-2600 #1, www.torrongroup.com
3006 on site description, tax #24-465-056

Judith & Gary Moyer, 1226 Deervfield Dr.,
3019 on site description, tax #24-465-060

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised
09/14/2017

SITE DESCRIPTION
3005 Enterprise Drive
Property Code: 24-465-61



Source: www.centremap.psu.edu

Identification

The subject property, known as Charles Farrell Building, is located at 3005 Enterprise Drive, State College, Ferguson Township, Centre County, Pennsylvania. It is further identified as Property Code: 24-465-61.

Dimensions, Shape, and Area

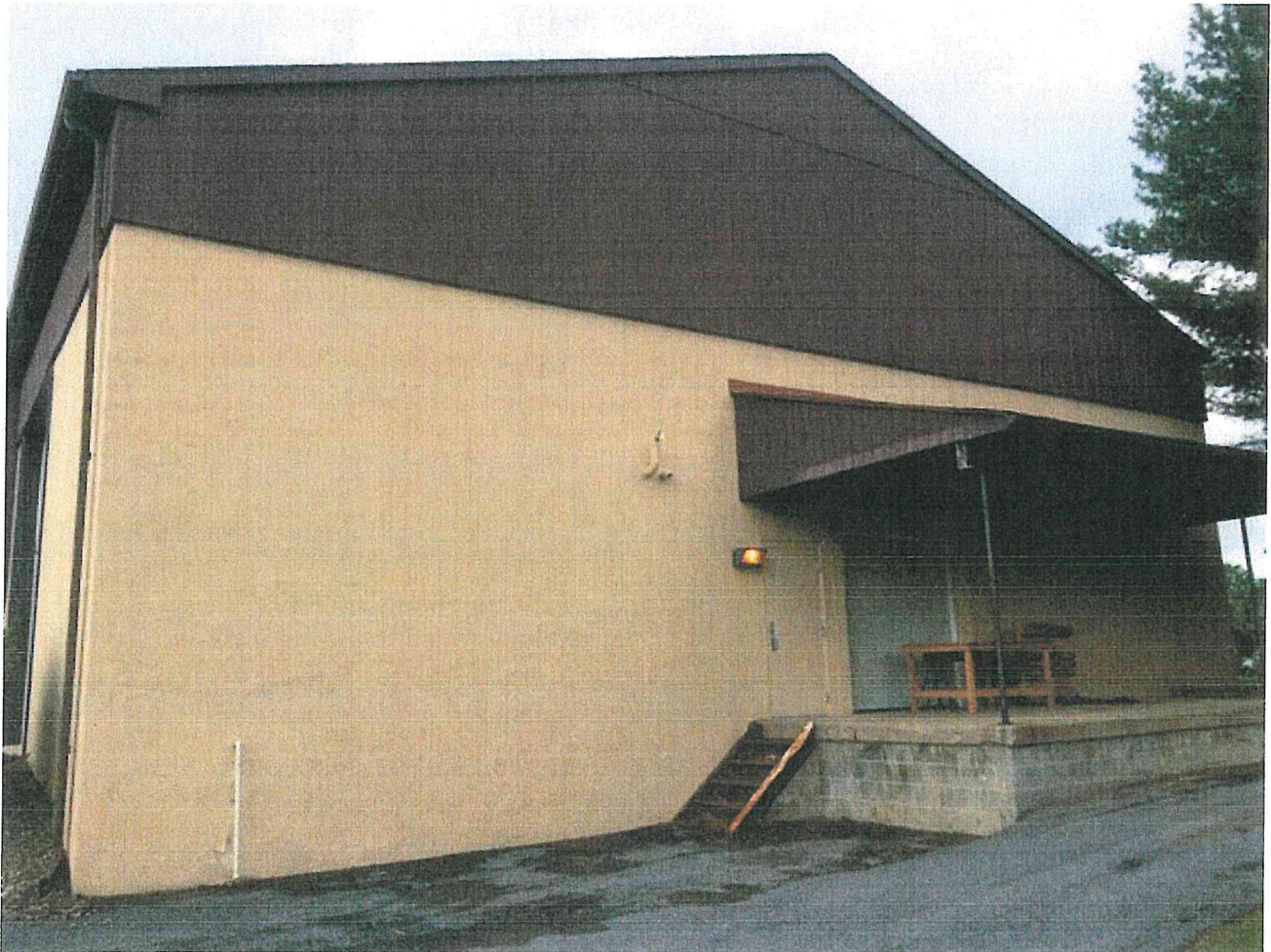
The site is rectangular in shape and totals .85 acres or 37,026 square feet. The site's dimensions can be obtained from the plot located on the next page of this report. The site fronts the eastern side of Enterprise Drive by approximately 150 feet, and is 244.57 feet deep.

Zoning

The subject property is zoned Light Industry, Research and Development (IRD) by Ferguson Township. Refer to the Zoning section of this report for more information.

State College, PA 16801

From: Gary G. Moyer <garygmoyer@comcast.net>
Sent: Tuesday, May 28, 2019 1:36 PM
To: Ressler,Jeff <jressler@twp.ferguson.pa.us>
Subject: 3005 Enterprise Dr



Sent from Gary Moyer



R 02138-0430 Dec 26, 2013
FARRELL, CHARLES A
J AND G MOYER LLC

12-26-2013
10:07:20

DEED 4 DAS *Joseph D. ...*
RECORDER OF DEEDS

Stack
3-3
53.50
8490.00
10612.50
4245.00

-----Above space for recording-----

Deed

THIS DEED, made the 16th day of December, in the year two thousand thirteen (2013).

BETWEEN:

CHARLES A. FARRELL and CONSTANCE B. FARRELL, husband and wife, of Pine Grove Mills, Centre County, Pennsylvania, as parties of the first part and hereinafter referred to as **GRANTORS**,

- A N D -

J AND G MOYER, LLC, a Pennsylvania limited liability company, with offices in State College, Centre County, Pennsylvania, as party of the second part and hereinafter referred to as **GRANTEE**,

WITNESSETH, that in consideration of the sum of **EIGHT HUNDRED FORTY-NINE THOUSAND and 00/100 (\$849,000.00) DOLLARS**, in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee:

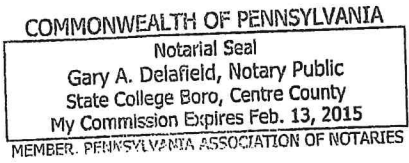
ALL THAT CERTAIN message, tenement and tract of land situate, lying and being in the Township of Ferguson, County of Centre and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF CENTRE)

SS:

On this, the 16th day of December, 2013, before me a Notary Public, the undersigned officer, personally appeared **CHARLES A. FARRELL and CONSTANCE B. FARRELL**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



[Handwritten Signature]

Notary Public

CERTIFICATE OF RESIDENCE

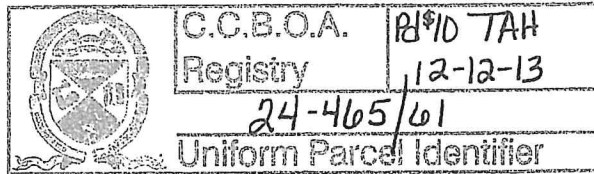
I hereby certify that the precise residence of the Grantees herein is as follows:

*102 E. College Ave
State College PA 16803*

[Handwritten Signature]

Attorney or Agent for Grantees

**DELAFIELD, MCGEE & JONES, P.C.
916 South Atherton Street
State College, PA 16801**



BEGINNING at an iron pin on the easterly right-of-way line of Enterprise Drive (50-foot right-of-way), and the westerly corner of Lot No. 6B; thence along Enterprise Drive North 33° 00' 00" West, 150.00 feet to an iron pin, lying in the southeasterly line now or formerly of Sherman Lutz (Deed Book 291, Page 367); thence along the lands now or formerly of Lutz, North 56° 26' 40" East, 244.58 feet to an iron pin, being the westerly corner of Lot No. 6; thence along Lot No. 6, South 33° 00' 00" East, 152.37 feet to an iron pin, being the corner of Lot No. 6B; thence along Lot No. 5B, South 57° 00' 00" West, 244.57 feet to an iron pin, being the point of beginning.

CONTAINING 0.85 acres.

BEING Lot No. 6A shown on the "Final Subdivision Plan - Phase III" of lands of Cato Associates by Uni-Tec, Inc., State College, PA, and recorded in Centre County Plat Book 32, Page 33, on September 7, 1983.

UNDER AND SUBJECT to a 10-foot wide permanent utility and drainage easement adjacent to and along the right-of-way of Enterprise Drive and a 30-foot wide permanent utility and drainage easement adjacent to and along the northerly property line, which is adjacent to lands now or formerly of Sherman Lutz.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 24-465-61.

BEING the same premises which The College Township Industrial Development Authority, by their deed dated May 10, 2006, and recorded in Centre County Record Book 1956, Page 875, granted and conveyed unto Charles A. Farrell, et ux., the Grantors herein.

UNDER AND SUBJECT, NEVERTHELESS, to all existing covenants, easements, conditions and restrictions of record.

AND the said Grantors will **SPECIALLY WARRANT AND FOREVER DEFEND** the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have executed this deed the day and year first above-written.

Sealed and delivered in the presence of

WITNESS:

WITNESS:



Charles A. Farrell



Constance B. Farrell

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

Subject: Parental Leave of Absence	Date of Adoption: XXXXXX 2019	Section	Page No.
Employees Affected: Non-Uniform Employees	Date of Revision:	15.0	15-

PARENTAL LEAVE OF ABSENCE

1. Full-time employees who are not subject to the provisions of a collective bargaining unit, who have worked for the Township for at least 12 months, and who have worked at least 1,250 hours during the last 12 months prior to taking leave under this Leave of Absence Policy for the birth, adoption or foster care placement of a child will be granted up to a maximum of six (6) weeks of paid parental leave to be taken in not less than one week increments within 6 months of the birth, adoption or foster care placement of a child. This paid leave will not reduce or expand the total amount of leave time available to employees under other Leave of Absence provisions in this personnel manual and will not include paid holidays. Paid parental leave is available for two occurrences per year per employee.
2. For the birth, adoption or foster care of a child, the employee is required to make a reasonable effort to schedule the time off in order to minimize disruption to Ferguson Township's operation. The township and the employee must mutually agree to the schedule before the employee may take leave. Leave for birth, adoption or foster care of a child must be taken within six (6) months of the birth or placement of the child.
3. Employees who have made application for a leave of absence or who are on a leave of absence for the birth, adoption or foster care placement of a child upon the effective date of these parental leave provisions, may be eligible for up to a maximum of six (6) weeks of paid parental leave based on their FMLA time remaining in accordance with this policy.
4. An employee is only permitted one six (6) week paid parental leave of absence per child.
5. Paid parental leave will run concurrent with FMLA. This paid parental leave will not be deducted from employee paid time off (sick, vacation or personal time) accrual balance.
6. If a married or unmarried couple work for the township and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, they are able to take up to a combined total of twelve (12) weeks of leave, six (6) weeks of which may be paid under the provisions for Parental Leave of Absence.

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

Subject: Remote Work	Date of Adoption: 2019	Section	Page No.
Employees Affected: Non-Uniform Employees	Date of Revision:	X.0	X-1

Remote Work Policy and Procedure

Objective

Remote Work is not a formal, universal benefit and Ferguson Township has the right to refuse to make Remote Work available to an employee and to terminate a Remote Work arrangement at any time. Ferguson Township allows employees to work at home, on the road or in a satellite location for part of their workweek. Ferguson Township considers Remote Work to be a viable, flexible work option when both the employee and the job are suited to such an arrangement. Remote Work may be appropriate for some employees and jobs but not for others. Remote Work is not an entitlement, it is not a companywide benefit, and it in no way changes the terms and conditions of employment with Ferguson Township.

Procedures

Remote Work can be informal, such as working from home for a short-term project or one day a week or it can be a formal, set schedule of working away from the office as described below. Either an employee or a supervisor can suggest Remote Work as a possible work arrangement.

Any Remote Work arrangement made will be on a trial basis for the first three months and may be discontinued at will and at any time at the request of either the employee or the organization. Every effort will be made to provide 30 days' notice of such change to accommodate commuting, child care and other issues that may arise from the termination of a Remote Work arrangement. There may be instances, however, when no notice is possible.

An employee who wants to remote work must first discuss the request with his/her supervisor. The Township Manager and/or the Human Resource Administrator will then make the final decision regarding whether the employee is permitted to begin the remote work trial period of a minimum of twelve (12) weeks. If remote work is permitted, a Remote Work Agreement will be completed, which will define the hours of work, work expectations, and parameters with respect to logistics such as workspace, equipment, etc.

Eligibility

Individuals requesting formal Remote Work arrangements must be employed with Ferguson Township for a minimum of 12 months of continuous, regular employment and must have a satisfactory performance record. Certain positions and individuals may not be suitable for remote work. The following parameters apply:

1. The employee must have a portion of their workload that can be performed away from the office without diminishing the quality of work and service to Ferguson Township.
2. Remote work may be limited to a specified number of days per week, and the remote work day(s) must be determined in advance.

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

Subject: Remote Work	Date of Adoption: 2019	Section	Page No.
Employees Affected: Non-Uniform Employees	Date of Revision:	X.0	X-1

3. The employee must have the ability to make arrangements with co-workers and supervisor for coverage of on-site job demands that arise on the remote work day(s). For supervisors, they must be present in the office a sufficient amount of time to ensure their reports are completing their tasks and not requiring additional assistance.
4. Remote work must not create problems for participants, projects, or staff.
5. If the employee is required to report to a worksite in-person on a day normally scheduled for remote work, the employee agrees to report to the work site in-person.
6. An employee approved for remote work will be subject to a trial period for a minimum period of twelve (12) weeks. During the trial period, the township manager and/or supervisor will assess the suitability of the position for remote work and the employee's performance while performing work remotely.
7. The employee will continue to follow the same high standards with respect to professionalism and work product as currently met by Ferguson Township employees at their onsite work locations. While remote working, the employee must be reachable by telephone and email during their normal work hours, as if the employee was in the office. The employee's duties, obligations and responsibilities remain unchanged during remote work.

Before entering into any Remote Work agreement, the employee and supervisor, with the assistance of the Township Manager and/or Human Resource Administrator, will evaluate the suitability of such an arrangement, reviewing the following areas:

- Employee suitability - assess the needs and work habits of the employee, compared to traits customarily recognized as appropriate for successful remote work employees.
- Job responsibilities - discuss the job responsibilities and determine if the job is appropriate for a Remote Work arrangement.
- Equipment needs, workspace design considerations and scheduling issues - review the physical workspace needs for the remote work.
- Tax and other legal implications. The employee must determine any tax or legal implications under IRS, state and local government laws, and/or restrictions of working out of a home-based office. Responsibility for fulfilling all obligations in this area rests solely with the employee.

If the employee and supervisor agree, and the Township Manager and/or the Human Resource Administrator concurs, a draft Remote Work Agreement will be prepared and signed by all parties, and a three-month trial period will commence.

Evaluation of remote work performance during the trial period may include regular interaction by phone and e-mail between the employee and the supervisor, and weekly face-to-face meetings to discuss work progress and problems. At the end of the trial period, the employee and supervisor will each complete an evaluation of the arrangement and make recommendations for continuance or modifications. Evaluation of remote work performance beyond the trial period will be consistent with

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

Subject: Remote Work	Date of Adoption: 2019	Section	Page No.
Employees Affected: Non-Uniform Employees	Date of Revision:	X.0	X-1

that received by employees working at the office in both content and frequency but will focus on work output and completion of objectives rather than on time-based performance.

An appropriate level of communication between the employee and supervisor will be agreed to as part of the discussion process and will be more formal during the trial period. After conclusion of the trial period, the supervisor and employee will communicate at a level consistent with employees working at the office or in a manner and frequency that is appropriate for the job and the individuals involved.

Equipment

On a case-by-case basis, Ferguson Township will determine, with information supplied by the employee and the supervisor, the appropriate equipment needs (including hardware, software, modems, phone and data lines and other office equipment) for each Remote Work arrangement. The human resource and information system departments will serve as resources in this matter. Equipment supplied by the organization will be maintained by the organization. Equipment supplied by the employee, if deemed appropriate by the organization, will be maintained by the employee. Ferguson Township accepts no responsibility for damage or repairs to employee-owned equipment. Ferguson Township reserves the right to make determinations as to appropriate equipment, subject to change at any time. Equipment supplied by the organization is to be used for business purposes only. The employee must agree to take appropriate action to protect the items from damage or theft. Upon termination of employment, all company property will be returned to the company, unless other arrangements have been made.

The following conditions shall apply to use of computers, software and other equipment:

- The employee will provide his/her own Internet access. The use of Ferguson Township communications and software by remote work employees is subject to Ferguson Township policies on Electronic Communications as described in the Personnel Manual.
- The employee agrees not to duplicate Ferguson Township owned software. The employee also agrees to abide by the licensing regulations for all software under license to Ferguson Township.
- A computer used for Ferguson Township business must be plugged into a surge protector and have current virus protection maintained.
- Restricted-access materials shall not be removed from the Ferguson Township on-site work location or accessed through the computer unless approved in advance by the manager and the appropriate security access administrator.

Ferguson Township will supply the employee with appropriate office supplies (pens, paper, etc.) as deemed necessary. Ferguson Township will also reimburse the employee for business-related expenses, such as phone calls and shipping costs that are reasonably incurred in carrying out the employee's job.

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

Subject: Remote Work	Date of Adoption: 2019	Section	Page No.
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The employee will establish an appropriate work environment within his or her home for work purposes. Ferguson Township will not be responsible for costs associated with the setup of the employee's home office, such as remodeling, furniture or lighting, nor for repairs or modifications to the home office space.

Security

Consistent with the organization's expectations of information security for employees working at the office, Remote Work employees will be expected to ensure the protection of proprietary company and customer information accessible from their home office. Steps include the use of locked file cabinets and desks, regular password maintenance, and any other measures appropriate for the job and the environment.

The employee will protect Ferguson Township information from unauthorized disclosure or damage and will comply with federal and state law, and Ferguson Township rules, policies and procedures regarding disclosure of public and official records. Work done at the employee's remote work site is regarded as official Ferguson Township business. All records, documents and correspondence, in paper or electronic form must be safeguarded and returned to Ferguson Township. Release or destruction of records should be done only in accordance with statute and Ferguson Township policy and procedure, and with the knowledge of the employee's supervisor. Electronic/computer files are considered Ferguson Township records and shall be protected as such.

Safety

Employees are expected to maintain their home workspace in a safe manner, free from safety hazards. Ferguson Township will provide each remote work employee with a safety checklist that must be completed at least once per year. Injuries sustained by the employee in a home office location and in conjunction with his or her regular work duties are normally covered by the company's workers' compensation policy. Remote Work employees are responsible for notifying the employer of such injuries as soon as practicable. The employee is liable for any injuries sustained by visitors to his or her home worksite.

Remote Work is not designed to be a replacement for appropriate child care. Although an individual employee's schedule may be modified to accommodate child care needs, the focus of the arrangement must remain on job performance and meeting business demands. Prospective remote work employees are encouraged to discuss expectations of remote work with family members prior to entering a trial period.

Time Worked

The employee's compensation, benefits, work status and work responsibilities will not change due to remote work.

**TOWNSHIP OF FERGUSON
PERSONNEL RULES & REGULATIONS**

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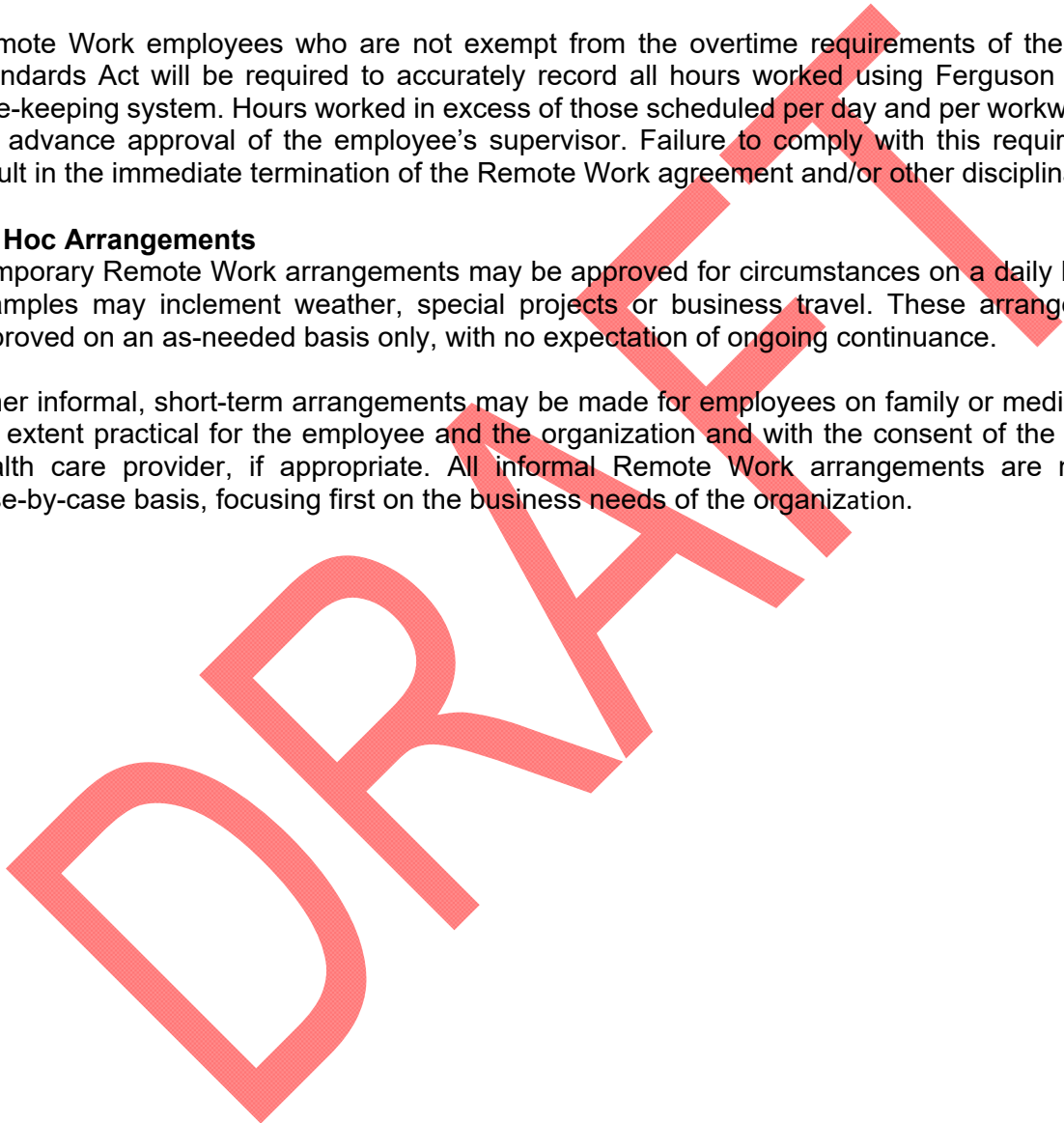
Travel from the employee's home and to the employee's assigned Ferguson Township work location is considered commuting mileage and will not be reimbursed.

Remote Work employees who are not exempt from the overtime requirements of the Fair Labor Standards Act will be required to accurately record all hours worked using Ferguson Township's time-keeping system. Hours worked in excess of those scheduled per day and per workweek require the advance approval of the employee's supervisor. Failure to comply with this requirement may result in the immediate termination of the Remote Work agreement and/or other disciplinary action.

Ad Hoc Arrangements

Temporary Remote Work arrangements may be approved for circumstances on a daily basis. Such examples may include inclement weather, special projects or business travel. These arrangements are approved on an as-needed basis only, with no expectation of ongoing continuance.

Other informal, short-term arrangements may be made for employees on family or medical leave to the extent practical for the employee and the organization and with the consent of the employee's health care provider, if appropriate. All informal Remote Work arrangements are made on a case-by-case basis, focusing first on the business needs of the organization.



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June 26, 2019

VIA EMAIL ONLY: dpribulka@twp.ferguson.pa.us

David G. Pribulka
Township Manager
Ferguson Township
3147 Research Drive
State College, PA 16801

Re: Residential Housing Land, LLC
Pine Hall TTD Master Plan
Continuance of Hearing -- Grant of Time Extension

Dear David:

On behalf of my client, Residential Housing Land, LLC, I request that the hearing on the Pine Hall TTD Master Plan be rescheduled from July 15, 2019 to August 5, 2019. Given summer schedules, and to allow us to make a presentation to the Planning Commission, and the Planning Commission then to issue recommendations, a slight delay is requested.

To accommodate this request, a time extension is warranted to remove any time pressure on the Board of Supervisors to act. Therefore, pursuant to Section 508(3) of the Municipalities Planning Code, 53 P.S. §10508(3), on behalf of the applicant, Residential Housing, Land, LLC, I grant an extension of time, until **August 30, 2019**, for the Board of Supervisors to take action and issue its written decision on the Master Plan.

If you have any questions concerning the foregoing, please contact me.

Very truly yours,

STEVENS & LEE



Charles M. Suhr

cc: Derek Anderson
Joe Green, Esq.

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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

COG Building Forum Room

2643 Gateway Drive

June 18, 2019

12:15 PM

AGENDA

1. CALL TO ORDER

Chair Steve Miller 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.

3. APPROVAL OF MINUTES

A copy of the minutes of the May 21, 2019, Executive Committee meeting is **enclosed**.

4. FORMATION OF A CLIMATE ACTION AND ADAPTION TECHNICAL ADVISORY GROUP

This action agenda item asks the Executive Committee to refer a recommendation from the Public Services and Environmental Committee that a volunteer Technical Advisory Group be formed to provide additional expertise and analysis of technical issues that may be required to inform the preparation and implementation of the Centre Region Climate Action and Adaption Plan.

The purpose of the Ad Hoc Climate Action and Adaptation Technical Advisory Group would be to convene individuals who can assist the Sustainability Planner and Public Services and Environmental Committee by providing expertise in a range of topic areas. The members of the Technical Advisory Group are anticipated to be professional scientists, engineers, planners, architects, and others with subject matter expertise. The Group should also include one or two citizens to provide perspectives from members of the community. Meetings of the Group will be open to the public and noticed on the COG web page and through social media. Members will be requested to participate in the Group by the Sustainability Planner and CRPA Director, and the final Group will be endorsed by the COG Public Services and Environmental Committee.

A general list of areas where expertise may be needed includes but is not limited to: energy consumption; energy production; water resources management; waste management;

transportation; land use and community design; building and facility design; open space, recreation, and tourism; agriculture; forestry; human health; policy barriers and synergies; funding possibilities; and educational and outreach programming.

The CRPA recommends forming an Ad Hoc Climate Action and Adaption Technical Advisory Group that could meet on a regular basis for 12 to 15 meetings over the next 18 to 24 months. This group would advise the Sustainability Planner and the Public Services and Environmental Committee during the preparation of the Climate Action and Adaption Plan.

To proceed the Public Services and Environmental Committee unanimously agreed to refer the following motion to the General Forum for approval:

“That the General Forum, as recommended by the Public Services & Environmental Committee, authorize the formation of a volunteer Climate Action and Adaptation Technical Advisory Group to provide additional expertise and analysis of technical issues that may be required to inform the preparation and implementation of the Centre Region Climate Action and Adaption Plan.”

5. REFUSE & RECYCLING 2020 CONTRACT – RFB AWARD

This is an action item that asks the Executive Committee to refer a recommendation from the Public Services Committee that the base bid for residential Refuse collection be awarded to Advance Disposal for the 2020-2024 contract period.

The current COG/Advanced Disposal contract for residential refuse and recycling services expires December 31, 2019. The contract covers nearly 16,000 properties in Benner, College, Ferguson, Harris, and Patton Townships. The Public Services and Environmental Committee has worked on preparing the Request for Bid (RFB) for the 2020-2024 contract since June 2018. The RFB asked for refuse operating cost for (1) a base bid, which includes Standard 8-bag and Low Usage 1-bag service; and (2) an alternate bid, which is for a cart collection program.

On March 13, 2019, one bid from Advance Disposal was received for the regional refuse and recycling contract. Bid documents were issued to eight companies and three participated in the pre-bid conference: Apple Valley Waste, Burgmeier’s Hauling, and Advanced Disposal.

The bid package has been reviewed by the COG’s legal counsel for the contract. It has also been individually discussed with each of the five governing boards/councils involved in the service. Advanced Disposal submitted a complete responsible bid. **Enclosed** is a Bid Evaluation Report which summarizes the bid received and the bidding process. Advanced Disposal’s refuse and recycling rate submitted for the base bid for regular service for 5 years is \$19.53, which is 21% more than the current 2019 rate (\$16.12). Half of this price increase is from refuse costs and half is from recycling costs. The cart alternative rates are roughly \$2 - \$2.50 higher per month.

The Committee carefully discussed the alternative bid which would require customers to use carts. The Committee did not recommend this alternative because it would increase costs to the customer and be inconvenient to many households. Carts were more compelling when an organics collection program was being discussed. Unfortunately, the proposed curbside organics

service would have increased the monthly collection cost by \$8.00 and created a larger carbon footprint.

To proceed the Public Services and Environmental Committee (4 years, 2 abstentions from the municipalities not participating in the contract) agreed to refer the following motion to the General Forum for approval:

“That the General Forum, as recommended by the Public Services & Environmental Committee, authorize the COG Chair and the COG Executive Director to execute an agreement with Advanced Disposal Services to provide for the collection of residential refuse, recyclable materials, bulk waste, and Christmas trees in the five participating municipalities for a 5 year, 3-month term, beginning January 1, 2020 and ending March 31, 2025 in accordance with its March 13, 2019 base bid proposal.

6. UPDATE ON A PROPOSAL TO LEASE OF OFFICE SPACE FOR THE PARKS AGENCY

This is an information agenda item regarding two ideas that Ad Hoc Facilitates Committee is exploring to address office space and parking problems at the COG building. The first component is that Centre Region Parks and Recreation’s administrative office be moved to a rented commercial property near the COG office. The second component is the Centre Region Code Administration Agency assume responsibility for space vacated the Parks and Recreation Agency. No action from the Executive Committee is required. Comments, concerns, and questions from the Committee are welcomed.

Over the past six months, the Facilities Committee has been discussing the space issues at the COG Building. An RFP was issued in February and all bids were subsequently rejected at the April meeting. Also, at the April meeting, the Facilities Committee requested that staff bring a plan back to the Committee as to how to proceed.

At the June Facilities Committee meeting, there was a discussion on relocating the Parks office to a 3,877 sq. foot suite on Sandy Drive. The property’s broker attended the meeting and answered questions from the Committee. A site tour was held and attended by Committee members, the COG chair, COG staff, and Borough IT staff. Currently, staff is developing potential lease terms, the related moving costs, and the associated capital costs (such as remodeling, furniture, IT hardware/software, etc.).

A question was asked as to why an increase from 1,850 to 3,877 sq. feet for the CRPR is justified. There are three responses to this question. First, the 1,850 sq. foot space currently used by CRPR does not include restrooms, meeting rooms, lunch room, or an IT room. Second, the current CRPR office has no space for storage. Equipment and other items are kept in employee offices or in multiple offsite locations. Third, currently there is no space available for additional staff as may be recommended during the next five years.

How will the 3,877 sq. ft. be used?

1,850 sq. ft	Current office space (no common space is included)
200	2 Bathrooms
100	Office for Recreation Supervisor (camps and special events)
300	Conference Room
900	Central Storage – sounds like a lot but it will fill up quickly
200	Employee lunch room and kitchen
100	IT room
<u>200</u>	Expand reception/seating area
3,850 sq. feet	Total

The Committee at its June 4, 2019 meeting identified the additional information it needs and questions to be answered so a draft lease agreement can be prepared. At the meeting, it was requested that a draft lease be prepared for the July 2, 2019 Facilities Committee meeting and that it goes through the approval process with the goal of being approved at the July 22, 2019, General Forum. The timeline of approval is necessary to ensure a January 1, 2020, due date is possible.

The Committee should receive this report and ask any questions it deems pertinent.

7. PUBLIC COMMENT GUIDELINES

As requested by the Human Resources Committee this agenda item asks the Executive Committee to review proposed guidelines for public comment during COG meetings.

During the November 2018 meeting of the General Forum guidelines were adopted concerning behavior at public meetings, the role of the committee/board/authority chair, to remind people of their responsibility, and to clarify the meeting process.

At the time it was suggested that the Human Resources (HR) Committee prepare a set of guidelines outlining the procedures for providing public comment at COG-related meetings. Accordingly, the Committee did draft guidelines and referred them to the General Forum for review and comment.

During its March 25, 2019 meeting the General Forum discussed the draft guidelines for providing public comment at General Forum and other COG-related meetings. Although the guidelines were thoroughly discussed by the General Forum they were not adopted.

Concerns expressed by members of the General Forum include:

- The guidelines should be simplified, they may appear to be cumbersome to the residents.
- Strengthen the preamble as to encourage public comment.
- Look at how Patton Township provides guidelines for public comment.

- Clarify how the distribution of written materials will be handled, particularly if a resident wants to hand-out information at the meeting.
- Consider whether the guidelines should be in the form of Frequently Asked Questions, Guidelines to the General Forum and Committee Chair, or Guidelines for the Residents (current format).

Enclosed is a revised draft copy of the public comment handout as proposed by the HR Committee. The Executive Committee should review the draft document and decide how to proceed. Options include:

- a) Referring the guidelines to the General Forum “as is”. Should the Committee approve this option then a possible enacting motion is:

“That the General Forum, as recommended by the HR Committee, approve Resolution 2019-2 that establishes guidelines, dated June 5, 2019, for public comments.”

- b) Proposing changes to the guidelines and referring the revised guidelines to the General Forum.
- c) Asking the HR Committee to revisit specific sections of the guidelines and prepare a revised draft for consideration by the General Forum during its April 22, 2019 meeting.

To strengthen the intent of the guidelines, the HR Committee is recommending that they are adopted by a resolution of the General Forum. A draft copy of Resolution 2019-2 is **enclosed**.

Also, at their April 3, 2020 meeting, the HR Committee asked the language used in COG agendas from Citizen Comment to Public Comment. The COG Executive Director asked the staff who are involved in the agenda preparation process to make this change.

8. EXECUTIVE DIRECTOR RECRUITMENT AND SCREENING COMMITTEE

This agenda item asks the Executive Committee to clarify the role of Recruitment and Screening Committee in the Executive Director selection process.

During its May 28, 2019 meeting the General Forum authorized the formation of a Recruitment and Screening Committee for the next COG Executive Director. Each municipality was asked to appoint one representative. Thus far, the Committee members are: Adam Brumbaugh (College Township), Tom Fountaine (State College Borough), Dave Pribulka (Ferguson Township), and Nigel Wilson (Harris Township).

To clarify the role of the Committee in the hiring process, Mr. Miller asks the Executive Committee to provide direction on the following question:

- a. Is the role of the Recruitment and Screening Committee to propose a single candidate to the General Forum for approval? Or

- b. Is the role of the Recruitment and Screening Committee to select multiple applicants for the Executive Committee to interview and upon the completion of these interviews the Executive Committee would propose a single candidate to the General Forum for approval?

9. EXECUTIVE DIRECTOR’S REPORT

Mr. Steff will provide an update of COG activities for June 2019. **Enclosed** is a draft of the 2020 Program Plan for the Office of Administration. Committee comments are welcomed.

10. OTHER BUSINESS

- A. Matter of Record – Next month’s meeting of the General Forum is scheduled for Monday, **July 29, 2019**, at the COG Building. Tentative agenda items include: 2020 COG Program Plan and 2020 to 2024 Capital Improvement Plan.
- B. Matter of Record – The following is an update of the status of planning and evaluation studies currently underway at the COG.

	Planning Activity	Status
1	Update Personnel Policy Handbook	This project is complete.
2	Parks and Recreation Regional Plan	This project is well underway – a community-wide randomized survey was mailed to 3,000 Centre Region residents. The results are being compiled and should be made available to the Steering Committee at its next meeting. Over 750 residents responded to an electronic version of the survey. A second public meeting is scheduled for Tuesday, September 10 at High School.
3	Study of Regional Fire Protection Program	A Work Group has been formed and held its first meeting on June 6 th to develop a scope of work for a study to identify a future organizational model for the regional fire protection program.
4	IT Study	Due to staff limitations, this project will not go forward in 2019 but will be carried into 2020.
5	Code Software Study	The Project Management Consultant, Peter Marshall Associates, held its first and second meetings of the stakeholders (seven municipalities, State College Borough IT Department, Code, and Planning agencies and Centre County).

6	COG Facilities Evaluation	The Facilities Volunteer/Intern has begun the process of defining the outcomes desired for the facilities evaluation. This project should move forward during the second half of 2019.
7	Executive Director Recruitment and Screening Committee	This Committee is being formed. There will be one representative from each Centre Region municipality plus the Executive Director as a non-voting member.
8	Solar Power Purchase Agreement Working Group	This twelve-member Committee has been formed and will hold its first meeting on Wednesday, June 26 at the State College Area High School.

- C. Matter of Record – During its June 13, 2019 meeting the Finance Committee received a report from the Library that a very few people are abusing the free parking at Library. Recently, there has been a noticeable increase in people parking at the Library and going elsewhere for extended periods or all day. Especially, a few people are abusing the current system by parking their vehicles all day at the Library parking lot, going to class or conducting other personal business, and then returning to the library to have their parking card validated. This type of bad behavior is making it difficult for people who are going to the library to find an open parking space. The Library staff recommends that Library patrons be limited to two or three hours of free parking instead of all-day parking as currently is the case. If patrons utilize more hours, then they would be charged a parking fee comparable to Borough parking lot rates. The proposed change would occur at the beginning of the Fall 2019 academic year.
- D. Matter of Record – During its June 6, 2019 meeting the Public Services and Environmental Committee received a request from Ferguson Township that the Committee discusses a way to take a regional approach to discourage single-use plastic bags.
- E. Matter of Record – The CRPC is pleased to announce that Pam Adams has accepted the Sustainability Planner position. Pam has worked on several sustainability and environmental issues during her entire career. She is joining the CRPA after 11 years administering the Refuse and Recycling Program in the Centre Region. Pam’s first day of work for the CRPA was June 3, 2019. Darlene Chivers, the Refuse and Recycling Assistant, was appointed the acting administrator. A job posting for the Administrator’s position will be advertised during June.

11. TENTATIVE AGENDA ITEMS

The following are agenda items tentatively scheduled for discussion at the Monday, June 24, 2019, General Forum meeting, which will be held in the Centre Region COG Building.

- A. Pledge of Allegiance
- B. Appointment of Technical Committee
- C. Refuse/Recycling Contract
- D. Public Comment Guidelines

12. ADJOURNMENT

Centre County Metropolitan Planning Organization (CCMPO) Coordinating Committee Meeting

Tuesday, June 25, 2019

6:00 p.m.

**PLEASE NOTE THE LOCATION:
PATTON TOWNSHIP MUNICIPAL BUILDING**

AGENDA

1. **Call to Order**
2. **Approval of Minutes:** *April 23, 2019 Coordinating Committee meeting.*
3. **Public Comments:** *For items not on the agenda.*
4. **Special Presentation – Risks to Transportation Funding in Pennsylvania:**
Presentation about report prepared by the Pennsylvania Transportation Advisory Committee
No action required
5. **PennDOT Regional Operations Plan (ROP) – Engineering Districts 2-0, 3-0, 9-0:**
Adopt the 2018 ROP
Action: Adopt the 2018 ROP
6. **2019-2022 Centre County Transportation Improvement Program (TIP):**
Proposed amendment for State College Area Connector Project (Route 322/144/45 Corridors)
 - a. **Summary of public input about proposed TIP amendment**
No action required
 - b. **Amendment to the TIP**
Action: Add the project to the TIP
7. **FY 2018-20 Unified Planning Work Program (UPWP):**
Amend UPWP - supplemental planning funds for special planning projects
Action: Amend UPWP to include three special planning projects
8. **Member Reports:**
Reports from members about a significant item(s) of interest
No action required
9. **Announcements**
10. **Adjourn**

*Next Coordinating Committee meeting:
Tuesday, September 24, 2019
6:00 p.m.
Patton Township Municipal Building*



Changes and Milestones

1. On May 16, PennDOT announced that Larry Shifflet has been appointed as the Commonwealth's new Deputy Secretary of Transportation for Planning, effective upon the retirement of current Deputy Secretary Jim Ritzman at the end of June. On behalf of the CCMPO Committees and staff, thanks to Deputy Secretary Ritzman for a long career with PennDOT (starting at Engineering District 2-0) marked by his support and advocacy for planning efforts, and the building of strong relationships with metropolitan and rural planning organizations across the Commonwealth and neighboring states.

Congratulations to Mr. Shifflet, who currently serves as the Director of PennDOT's Center for Program Development and Management and represents the PennDOT Central Office on the CCMPO Coordinating Committee. Larry also has a long history of working in close partnership with metropolitan and rural planning organizations while holding various positions within PennDOT's Office of Planning, and we wish him much success as the Deputy Secretary for Planning.

2. On April 18, Richard Watters resigned as the Lower Bald Eagle Valley (LBEV) Planning Region's CCMPO Coordinating Committee representative, effective immediately. On behalf of the CCMPO, staff expressed its appreciation to Mr. Watters for his many years representing the LBEV Region. In late May, MPO staff requested that the six municipalities in the LBEV Region appoint a new representative to the Coordinating Committee. Staff anticipates that the Region will appoint a new representative prior to the June 25 meeting.
3. Effective on May 28, Tony Ricciardi resigned from the Ferguson Township Board of Supervisors, as he is relocating out of state. Tony represented Ferguson Township on the CCMPO Coordinating Committee. Thanks to Tony for his time of service to the MPO, and best of luck in the new location! On June 17, the Township Board of Supervisors appointed Lisa Strickland to serve the remainder of Tony's term of office, and also appointed Lisa as the new Coordinating Committee representative from Ferguson Township. Welcome Lisa!
4. In April, Ray Stolinas began his duties as the new Director of the Centre County Planning and Community Development Office (CCPCDO), replacing Bob Jacobs who was named the Deputy Centre County Administrator in early 2019. Mr. Stolinas was formerly the Director of Planning at Ferguson Township. Ray has been appointed as the new CCMPO Technical Committee representative from Centre County, replacing Mr. Jacobs. Congratulations and welcome to Ray!
5. In June, Leslie Warriner informed the CCPCDO of her resignation as Senior Transportation Planner for family reasons, effective at the close of business on July 12, 2019. Leslie has brought energy, enthusiasm, and new approaches since she began her employment in July 2018. The MPO staff is committed to maintaining that enthusiasm, and following through with the new approaches, particularly for development of the CCMPO's Long Range Transportation Plan (LRTP) 2050. Thanks for your service Leslie, and best of luck in all future endeavors!
6. On June 3, PennDOT Secretary Leslie Richards recognized 30 PennDOT employees across the Commonwealth with the Star of Excellence Award, which is presented annually "to employees who represent the department's values of service, performance and integrity." One of the recipients of the award is Vickie Rusnak, Transportation Planning Manager at PennDOT District 2-0. Vickie has worked closely with the CCMPO and other metropolitan and rural planning organizations in District 2-0 for over 30 years, and is widely recognized in District 2-0 and across Pennsylvania for her collaborative efforts and skill in administering funding on the Transportation Improvement Program. Most recently, Vickie led District 2-0's efforts on the PennDOT Connects initiative. Congratulations to Vickie on receiving the much deserved Star of Excellence Award!

JUNE 25, 2019 MEETING

ITEM 4

SPECIAL PRESENTATION RISKS TO TRANSPORTATION FUNDING IN PENNSYLVANIA

Presentation about Report Prepared by the Pennsylvania Transportation Advisory Committee

The Transportation Advisory Committee (TAC) is a special advisory group to the Commonwealth's State Transportation Commission (STC), which is responsible for preparing the Pennsylvania Twelve Year Transportation Program (TYP). For many years, the TAC has prepared special reports about various transportation topics in order to inform the decisions of the STC, PennDOT, and other stakeholders, including metropolitan and rural planning organizations.

In March 2019, as part of the kick-off for updating the TYP, the STC released a TAC report about the risks to transportation funding in Pennsylvania. The report identifies a number of policy, revenue, and programmatic issues affecting federal and state transportation funding. These issues are expected to have significant impacts on the planning and delivery of transportation projects and programs in Pennsylvania in future years.

The issues and associated risks could affect Centre County and surrounding areas in a number of ways, including the amount of funding dedicated to basic PennDOT maintenance work; the amount of funding allocated to the CCMPO for highway and bridge projects on the Transportation Improvement Program (TIP); and the amount of funding allocated to CATA and the Centre County Office of Transportation Services for the delivery of public transportation services.

At the meeting, Jim Ritzman, PennDOT Deputy Secretary of Transportation for Planning, will provide a presentation about the TAC report. The TAC report is not attached to the agenda, but can be accessed at <http://www.talkpatransportation.com/perch/resources/tac-2019-transportation-funding-risks-report.pdf>.

The Coordinating Committee should receive the presentation.

Presented by: Jim Ritzman, PennDOT Central Office

No action required.

JUNE 25, 2019 MEETING

ITEM 5

PENNDOT REGIONAL OPERATIONS PLAN (ROP) ENGINEERING DISTRICTS 2-0, 3-0, 9-0

Adopt the 2018 ROP

In general, the purpose of a Regional Operations Plan (ROP) is to recommend and prioritize projects, programs and strategies for managing traffic operations on Pennsylvania's transportation system. PennDOT and the CCMPO use the ROP to identify, fund, and implement projects and programs.

Since the previous ROP for PennDOT District 2-0 and Centre County was completed in 2007, many changes in technology, traffic operations, and traveler information have taken place, including the opening of four regional traffic management centers (RTMCs) across Pennsylvania (see map below).



The Central Region RTMC is housed within the PennDOT District 2-0 Office in Clearfield PA, and covers 24 counties within Engineering Districts 2-0, 3-0 and 9-0.

In December 2018, PennDOT completed a new ROP for the entire Central Region RTMC area. PennDOT has requested that the MPOs and RPOs in the Central Region RTMC area formally adopt or approve the new ROP.

PennDOT District 2-0 and the project consultant presented the new ROP to the CCMPO Technical and Coordinating Committees in February. The Coordinating Committee provided several comments.

Attached is:

- Coordinating Committee comments and responses from PennDOT and MPO staff

The Coordinating Committee's comments do not require that changes be made to the ROP, but the input will be considered when ROP projects are addressed in the new Centre County Long Range Transportation Plan (LRTP) 2050, and the new 2021-2024 Transportation Improvement Program (TIP).

At its April 10, 2019 meeting, the Technical Committee approved a recommendation to the Coordinating Committee to adopt the ROP.

Staff will provide a brief presentation about the ROP and the responses to the Coordinating Committee's comments from the February meeting. **The Coordinating Committee should receive the staff presentation, and consider adopting the 2018 ROP.**

(Continued)

Because of the large file size, the complete ROP document is not attached to the agenda package but is posted on the CCMPO website by individual chapters and appendices to facilitate downloading and review. The ROP can be accessed at https://www.crcog.net/index.asp?Type=B_BASIC&SEC={63EE4E6C-A23F-4267-B195-5F790093ABF4}.

Key elements of the ROP can be found on:

- Chapter 5, Page 61 – Table 27 Short-Term Project List
- Chapter 5, Page 62 – Table 28 Long-Term Project List
- Appendix A, Page 66: ROP Project Rankings spreadsheet
- Appendix B, Page 68: Map of Centre County projects
- Appendix C, Page 79: Detailed descriptions and maps of the short and long term projects

Presented by: Tom Zilla, CRPA

Action: Adopt the PennDOT 2018 ROP for the Central Region RTMC area.



**Manager's Report
July 1, 2019**

1. Provided with my report is a letter from Ted Onufrak, Executive Director of the Centre County Refuse and Recycling Authority, to state legislators encouraging them to oppose any transfer of money from the Recycling Fund in the state budget to help support other initiatives.
2. Also attached to my report is a letter of appreciation from the President of the Community Diversity Group for the Township's contribution of \$500 to sponsor the Community Diversity Conference held on June 11, 2019.
3. The Larson Design Group completed a 2019 Routine Bridge Safety Inspection Report for PennDOT District 2 and Ferguson Township for the two bridges located in the Township. The first, located at the intersection of Deibler Road and State Route 45, was rated in overall fair physical condition. The second, located on Gatesburg Road over Halfmoon Creek was rated in satisfactory overall physical condition. The full reports are available at the Township building for inspection.
4. Provided with my report is a letter from the Pennsylvania Department of Environmental Protection to the University Area Joint Authority (UAJA) approving a Plan of Study and Task Activity Report ("TAR") for the Scott Road Pump Station and Bristol Road Interceptor. As part of the TAR, UAJA must present alternatives to the upgrade of the Pump Station. One of the alternatives presented, constructing a gravity line to bypass the Pump Station, has been opposed by the Centre Region Planning Agency due to inconsistency with the Centre Region Comprehensive Plan. Specifically, because the proposed gravity line would run outside of the Regional Growth Boundary/Sewer Service Area. A letter from Jim May, CRPA Director, requesting that UAJA eliminate this alternative from consideration is also provided with my report.
5. Staff is nearing completion of a DRAFT 2020 – 2020 Capital Improvement Program Budget. The draft document is on schedule to be distributed to the Board of Supervisors the week of July 8th. Board members are reminded that we have a CIP Road Tour scheduled for Friday, July 12th. The tour will begin at 9:30 a.m. at the Township building and staff will attempt to view all of the road projects in the scope of the CIP, but will focus on the years 2020 and 2021.

Centre County Recycling & Refuse Authority

253 TRANSFER ROAD
BELLEFONTE, PA 16823
ccrra@centrecountyrecycles.org
www.centrecountyrecycles.org



PHONE: 814-238-7005
RECYCLING: 814-238-6649
FAX: 814-238-3195
TOLL FREE: 1-800-605-6649

RECEIVED JUN 17 2019

DATE: June 14, 2019

TO: Senator Jake Corman
Representative Kerry Benninghoff
Representative Scott Conklin
Representative Stephanie Borowicz
Representative Rich Irvin

FROM: Ted Onufrak, Executive Director
Joanne Shafer, Deputy Executive Director/Recycling Coordinator

It has come to our attention that once again, the draft state budget proposes raiding the Recycling Fund to help support other initiatives. My Authority has made it clear in the past that the money in the Recycling Fund is not “surplus” funds, and we wish to emphasize that again. There is more demand in the grant application process than available funds to meet those requests.

The reason the fund may appear to contain a surplus is because the Administration has lowered the maximum per grant application, and has limited applicant eligibility to every other grant round. Additionally, much of the money in the fund has been awarded already, just not disbursed yet – that can be a 6-18-month process. Earlier this year, the Department of Environmental Protection announced the successful grant applicants for the latest round of funding. Centre County municipalities (including this Authority) were awarded approximately \$1.3 million. None of that money has been disbursed to date, so it is still in the fund.

Furthermore, a portion of the Recycling Fund is used to pay for 50% of the costs (salaries, benefits, and other expenses) of recycling coordinators. That is an annual obligation of the fund and is not disbursed until the year AFTER those expenses have occurred.

The accounting practices used by the DEP do not reflect the above committed funds (encumbered) and hence it gives the appearance that the Recycling Fund account balance is unencumbered, and therefore available for use elsewhere. This is a misperception that you need to be aware of.

In their 2015 Request for Bids for refuse and recycling services, the Centre Region municipalities mandated that all collection vehicles use compressed natural gas (CNG). This required us to convert a majority of our fleet at a cost of over one million dollars. At a cost of

approximately \$200,000 per collection vehicle, which is eligible for a grant reimbursement of 90%, we still have not recovered any of those costs. Not due to a lack of money in the recycling fund, but because of the restrictions placed on those funds by the Administration.

The Recycling Fund was created by Act 101 in 1988 and has served the municipalities and counties extremely well in helping them meet the mandates of the Act. The private sector (at least in Centre County) has also benefited, as we provide recycling services as a subcontractor to numerous private sector waste haulers. The Fund was established to meet the mandates of the Act, and should remain dedicated to that purpose.

We respectfully request that you oppose the transfer of any moneys from the Recycling Fund. If you need any further information, please don't hesitate to contact either one of us at (814) 238-7005.

CC: Authority Members



June 17, 2019

Township of Ferguson
3147 Research Drive
State College, PA 16803
Attn: Centrice Martin

Dear Centrice;

Please accept our sincere thanks for your generous donation of \$500 as your sponsorship of the Community Diversity Conference hosted on June 11, 2019.

It is because of support like that of your organization that we were able to experience such a successful event. Preliminary feedback has been extremely positive which makes all the planning, attention to details, and hard work by dedicated, passionate volunteers well worth the effort. Also confirmed has been the many positive comments regarding the quality and number of topics and presenters who also donated their time and expertise. We believe that by these efforts, we are truly making a positive impact on our community and the individuals who attended.

Again, words are inadequate to express our appreciation of your support and commitment to Diversity and Inclusion work in our community: Thank you!

Sincerely,

A handwritten signature in cursive script that reads "Carol Eicher".

Carol Eicher, President
Community Diversity Group



RECEIVED JUN 14 2019

June 11, 2019

University Area Joint Authority
Attn: Cory R. Miller, Executive Director
1576 Spring Valley Road
State College, PA 16801

Re: Act 537 Planning – A Special Study Evaluating the Scott Road Pump Station and Bristol
Interceptor
Ferguson Township, Centre County

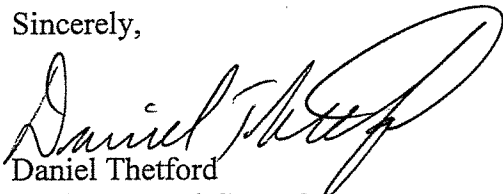
Dear Authority Members:

The Department of Environmental Protection (Department) has received a Plan of Study and Task/Activity Report for the preparation of an Act 537 Special Study, as submitted on behalf of the University Area Joint Authority by Herbert, Rowland and Grubic, which was received by the Department on May 29, 2019. The Act 537 Special Study will evaluate the available capacity of the Scott Road Pump Station and Bristol Interceptor and alternatives for upgrading said sewage facilities, if necessary.

The Department hereby approves the submitted Task/Activity Report for the Special Study, which has an estimated cost of \$31,204. Please note that the Special Study must encompass all aspects identified to be evaluated within the approved Task/Activity Report and must be consistent with Act 537, Chapter 71, Sections 71.21 and 71.31 of DEP's regulations, and with the information contained in A Guide for Preparing Act 537 Update Revisions (January 2003).

Should you have any questions, please contact Robert W. Everett III at roeverett@pa.gov or 570.327.3690.

Sincerely,


Daniel Thetford
Environmental Group Manager
Clean Water Program

cc: Ferguson Township Supervisors
Centre Region Planning Agency
Herbert, Rowland & Grubic, Inc.
Thomas M. Randis
Robert W. Everett III
File

June 26, 2019

Mr. Cory Miller
Executive Director
University Area Joint Authority
1576 Spring Valley Road
State College, PA 16801

**RE: SCOTT ROAD PUMP STATION AND BRISTOL INTERCEPTOR TASK
ACTIVITY REPORT- ALTERNATIVE 1.C**

Dear Mr. Miller:

The Pennsylvania Department of Environmental Protection (PADEP) recently approved a Task Activity Report (TAR) for an Act 537 Plan Special Study for the Scott Road Pump Station and Bristol Interceptor. The Scott Road Pump Station serves the Pine Grove Mills area in Ferguson Township and based upon information in the TAR, the pump station experiences elevated peak flows from inflow and infiltration. The UAJA anticipates that overload conditions will continue and that increasing the capacity of the pump station could also potentially cause hydraulic overload conditions in the downstream sewer system, specifically the Bristol Interceptor. This Special Study would identify several alternatives to safely handle existing and future wastewater flows from the Pine Grove Mills area.

Alternative 1.c in the in the Scott Road Pump Station and Bristol Interceptor Task Activity Report would “*Construct a gravity conveyance system and eliminate the pump station*”. The location of the gravity conveyance system is not identified in the TAR. The UAJA however, has often cited a potential alignment for a sewer line that would parallel Slab Cabin Run from approximately College Avenue to Atherton Street. At the kickoff meeting for the project on June 25, 2019, the CRPA requested that the UAJA not consider a gravity conveyance system in the TAR.

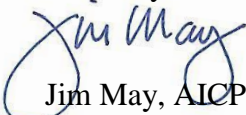
The Centre Region Comprehensive Plan identifies a number of land use, environmental, public services, and sustainability goals, objectives, and policies that guide development in the Centre Region. The Comprehensive Plan also identifies the land use in most of the area between University Drive, State Route 45, College Avenue, and Atherton Street as “Agriculture”. This area also contains many large tracts that are preserved in perpetuity from development, contains highly productive State College Borough Water Authority drinking water wells, and is not expected to see development to the extent that would ever warrant public sewer.

For these reasons, the CRPA has determined that a gravity conveyance system is not consistent with the Centre Region Comprehensive Plan and is not a viable alternative to convey sewage from the Pine Grove Mills area to the UAJA plant.

The CRPA respectfully requests that this letter be considered as a “cause for rejection” of alternative 1.c in the TAR and that that the UAJA and it’s consultants not study Alternative 1.c in the TAR.

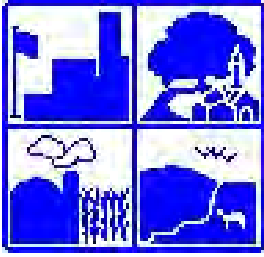
Please call or e-mail if you have additional questions or if you require additional information.

Sincerely



Jim May, AICP
Director

Cc: Jim Steff, COG Executive Director
David Pribulka, Manager, Ferguson Township
Mark Boeckel, AICP, CRPA Principal Planner
COG Public Services and Environmental Committee
Centre Regional Planning Commission
Brian Heiser, SCBWA Executive Director
Kevin Abbey, Land Conservation Manager, ClearWater Conservancy
Ben Burns, Water/Wastewater Team Leader, HRG Engineering



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801
Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Board of Supervisors

FROM: Lindsay K. Schoch, Interim Planning and Zoning Director

DATE: June 26, 2019

SUBJECT: Active Development Projects & Interim Planning and Zoning Department Update

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on pending proposals and applications, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has five (5) Active Plans and two (2) conditionally approved plan.

- 1. Whitehall Road Regional Park Phase 1:** Stahl Sheaffer Engineering submitted the final land development plan for the proposed Whitehall Road Regional Park Phase 1 on behalf of Centre Region Parks and Recreation Authority. This is located off the future Blue Course Drive extension, south of the intersection of Blue Course Drive and Whitehall Road. The proposed Phase 1 development involves the development of approximately 55 acres of the 100 acre park property. The property will include: two lighted grass fields (alternate to synthetic turf), two unlighted grass fields, two grass practice/open space areas, accessible walking trail, All-Ability and Universally-Accessible Playground, All-Season Pavilion with attached concession stand and restrooms, and a three-bay park operations storage building. The required park infrastructure includes a paved entrance road, paved parking lots (just under 500 spaces), accessible connector sidewalks and trails, public water and sanitary sewer service, and natural gas service. There will be green stormwater management facilities such as bioswales, stormwater infiltration basins, and rain gardens, all of which connect to the storm water system. A solar installation on the All-Season Pavilion will support the building's energy needs, and there is a proposed landscaping buffer system to include trees, shrubs, and native grasses. **Plan Expiration is September 9, 2019 and staff are currently reviewing the Plans with comments due back by June 25.**
- 2. Orchard View Land Development Plan:** This land development plan, submitted by Penn Terra Engineering on behalf of the applicants, Aspen Whitehall Partners, LLC proposed a 36 lot subdivision on tax parcel yet to be determined by the approval of the Subdivision & Replot Plan for the Harner Farm (Tax Parcel 24-4-67/C). The land is located in the single-family residential zoning district with corridor overlay. The Plans were submitted to staff on Tuesday, May 14 and will be sent to reviewers. Plan Expiration is Tuesday, August 16, 2019. **Plan Review Comments sent to Penn Terra for their review and consideration.**

3. **Preliminary/Final Land Development Plan – State College, PA (Whitehall Road) Sheetz:** Penn Terra Engineering, Inc. on behalf of the applicant, Aspen Whitehall Partners LLC submitted a Preliminary/Final Land Development Plan for the State College, PA (Whitehall Road) Sheetz. Prior to the submission of this land development plan, a pre-application conference was held with the Ferguson Township Planning Commission as per the optional section 22.302 of the Ferguson Township Subdivision and Land Development Ordinance. The overall concept plan for Harner Farm was discussed at the pre-application conference, including the proposed Sheetz Convenience Store and the subdivision of land as part of the project. The proposed Sheetz Convenience store will be developed on 5.7 acres at the southwest corner of Whitehall Road and West College Avenue. The building will be 6,077 square feet, the site will also have a car wash, stormwater management basins and required access points. A Traffic Impact Study, Stormwater Management Plan and Lighting Plan have been submitted for review. Construction is scheduled to begin in the fall of 2019 and last a year to eighteen months. Prior to the proposed development, the land was actively farmed for the past fifty years. A plan to subdivide tax parcel 24-4-67 and replot of tax parcel 24-4-67C is also being considered concurrently with the review of the land development plan. The Plan is currently being reviewed by staff and other required agencies with comments due back to the Community Planner on May 8, 2019. **Plan Expiration is July 18, 2019. Plan Comments sent to Penn Terra. Staff waiting for response.**

4. **Harner Farm Subdivision Plan – Subdivision of Tax Parcel 24-4-67 and Replot of Tax Parcel 24-4-67C:** Penn Terra Engineering, Inc. on behalf of the applicant, Aspen Whitehall Partners LLC submitted a Plan for the subdivision of tax parcel 24-4-67 and replot of tax parcel 24-4-67C. The purpose of this plan is to subdivide Tax Parcel 24-4-67 into four (4) lots, replot Tax Parcel 24-4-67C and dedicate land from Tax Parcel 24-4-67 to Ferguson Township Right of Way. In conjunction with this Subdivision/Replot Plan is a Land Development Plan for the State College, PA Whitehall Road Sheetz. The Plan is currently being reviewed by staff and other required agencies with comments due back to the Community Planner on May 8, 2019. **Plan Expiration is July 18, 2019. Plan Comments sent to Penn Terra. Staff waiting for response.**

5. **Pine Hall Traditional Town Development General Master Plan:** Staff is currently working with the developer and have come up with the following schedule: July 22, staff will ask the Planning Commission for a recommendation. On August 5, the Board of Supervisors will hold a Public Hearing. On August 19, the Board of Supervisors will take action on the Plan. **Plan Expiration is August 30, 2019.**

Conditionally Approved Plans:

1. **Hummel Subdivision: Plan shall be recorded by August 4, 2019**
2. **Ferguson Township Public Works Facility: Plan shall be recorded by August 2, 2019**

Tentative Schedule moving forward with the Zoning and SALDO Update:

June 24	Planning Commission to reviewed changes and had comments. Staff has gathered all remaining comments and sent to the consultant with the hopes we will receive a memo from EPD outlining where these changes have been made, satisfying staff and the Planning Commission	
July 8, 2019	Planning Commission to review the memo from EPD and the changes, then make a recommendation to the BOS.	
July 15, 2019	BOS Authorizes Advertisement of the Zoning Ordinance, SALDO and Map.	

July 16, 2019	45 day Public Review Period begins	Ordinances go to CRPC, CRPA, County Planning and Community Development Office
August 1, 2019	Centre Regional Planning Commission	Prepare presentation for CRPC
September 14, 2019	End of 45 Day Public Review Period.	
September 16, 2019	Public Hearing of Board of Supervisors	Can hold Public Hearing any time after September 14.

**Interim Planning & Zoning Director's Report
June 26, 2019**

1. On June 3, 2019, the Interim Planning & Zoning Director and Zoning Administrator met with Joseph Waters and Alexander Piehl to discuss tax parcel 18-4-004, which is a Patton Township property proposed for Commercial Development. The Ferguson Township portion of this property is zoned residential, so we discussed the options. One being a pre-application conference.
2. On June 4, the Interim Planning & Zoning Director and Zoning Administrator met to discuss the Traffic Study for Young Scholars.
3. On June 5, 2019, the Interim Planning & Zoning Director and Zoning Administrator met with Carolyn Yagle, EPD, to discuss the SALDO and remaining comments.
4. On June 7, the Interim Planning & Zoning Director and Zoning Administrator met with Brandi Robinson to discuss an approximately 8 acre property in Pine Grove Mills and how it could be potentially subdivided.
5. On June 13, The Interim Planning and Zoning Director met with the Township Manager to review all changes proposed to the Zoning Ordinance and the SALDO and discussed the schedule moving forward; the Zoning Administrator met with the Township Engineer to discuss the requirements for the traffic study and if the school can continue adding students when they are over their agreed upon enrollment numbers; The Interim Planning and Zoning Director met with the Township Manager to discuss Hunters Chase and the existing park land options.



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

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

Public Works Director's Report to the Board of Supervisors for the regular meeting on July 1, 2019

- 1. Proposed Public Works Maintenance Facility**– Keller Engineering is addressing technical review comments on the NPDES permit application. The land development plan will be recorded after final comments are addressed. The building permit will be ready to be picked up after contract award is issued. The project will be out to bid in August for a bid opening on October 1, 2019. Subject to satisfactory bids, a recommendation for award will be made in 2019 for a planned start of construction in March 2020.
- 2. Stormwater Fee Study Phase 2** – The third meeting of the Stormwater Advisory Committee was held on June 5, 2019. Elizabeth Treadway of Wood provided the Board of Supervisors with an update at the last regular BOS meeting. The next meeting of the SAC is on July 17, 2019.
- 3. Arborist and Ferguson Township Tree Commission** – The next FTTC meeting is planned for July 15, 2019. Recent topics of discussion have included the FTTC involvement in the land development review process, work on a potential tree preservation ordinance and a tree canopy survey.
- 4. Maintenance Section:** Work activities for week of June 24, 2019 include: inlet repairs, road preparation for microsurfacing including base repair, and street sweeping. Vehicle and fleet maintenance is ongoing as well as completion of various work orders. Work planned for the week of July 1st includes brush collection, leaf collection, and street sweeping.
- 5. Engineering Section:** Engineering staff continues to work on land development plan reviews, administer the MS4 program including conducting stormwater inspections, administer the 2019 construction contracts and conducting capital project inspections. GIS technicians continue work on developing the impervious layer for the stormwater fee study and supporting the needs of all departments. Staff is evaluating work order systems and asset management systems.
- 6. Contract 2017-C1 Kansa Avenue:** Work is complete. Punch list items remain.
- 7. Contract 2018-C20 Park Hills Drainageway Design:** This project team led by NTM is designing “naturalistic” improvements to this eroded drainageway being sensitive to the mature tree canopy, nearby residents, DEP requirements for working in a “stream”, and utility and right of way concerns. A pre-application meeting with PaDEP and other agencies was held on May 13, 2019. The design team completed a preliminary estimate of construction cost which exceeds estimated CIP projected budget costs. Staff will review the scope and projected cost of the project with the Board during review of the CIP.

- 8. Contract 2019-C1 Street Improvement Projects (North):** This contract was awarded to Glenn O Hawbaker and includes work on Appletree Circle, Avebury Circle, Dogwood Circle, Park Lane, and Princeton Drive. Work is planned to start July 2, 2019.
- 9. Contract 2019-C2 Street Improvement Projects (West):** This project including paving and improvements to West Blade (turn around), Brooklawn Drive, Goddard Circle, Ramblewood Road, Timothy Lane cul-de-sac, and a portion of Tadpole Road was awarded to Grannas Bros. Work is underway. A section of Tadpole Road was paved.
- 10. Contract 2019-C5 Pipe video assessment:** A request for quotes is being prepared for pipe video and assessment for the Chestnut Ridge neighborhood that was not already done, and pipes in advance of next year's paving projects.
- 11. Contract 2019-C8 Pavement Marking:** This work was awarded to Alpha Space Control and work planned for this spring/summer is complete. Other municipalities piggyback on this contract. The contractor will return in the fall after road projects are completed to finish the contract. The intersection restriping at Bristol and West College Avenue was completed.
- 12. Contract 2019-C9 Microsurfacing:** This work was awarded to Asphalt Paving Systems for work to be completed in July and August. Microsurfacing in Ferguson Township is planned for the following streets:

Road Name	From Street	To Street
Tadpole Rd	Marengo Rd	Gatesburg Rd
Gardner Ln	Whitehall Rd	End
Timothy Ln	Whitehall Rd	cul-de-sac
W Blade Dr	End	Timothy Ln
W Blade Dr	Timothy Ln	Gardner Ln
E Blade Dr	Gardner Ln	Gardner Ln
Pine Cliff Rd	Autumnwood Dr	Science Park Ct.
Pine Hall Rd	S. Foxpointe Dr	Science Park Ct.
Farmstead Ln	Circleville Rd	Birkshire
Harris St	E Aaron Dr	North Hills Pl
Harris St	North Hills Pl	Clinton Ave
Curtain St	E Aaron Dr	North Hills Pl
Curtain St	North Hills Pl	Clinton Ave
North Hills Pl	Atherton St	End
Clinton Ave	Atherton St	End
Sandy Dr	Science Park Rd	Science Park Rd
Stonebridge Dr	Sheffield Dr	Bristol Ave

Stonebridge Dr (West side split)	Whitehall Rd	Sheffield Dr
Westover Dr	Sheffield Dr	Sheffield
Manor Ct	Westover Dr	Westover Dr
Shieffield Dr	Stonebridge Dr	Stonebridge Dr
Shieffield Ct	Sheffield Dr	Sheffield Dr
Raleigh Ave	Sheffield Dr	Shellers Bend

13. Contract 2019-C10 Sealcoating Bikepaths and Parking Lots: This contract was awarded to Crilon Corporation. Work is planned for July or August.

14. Contract 2019-C11 Sidewalk Repairs: Bids for this project were opened on June 11, 2019. Notices to repair sidewalks will be mailed to property owners this week. Residents that receive a repair notice will also be provided our contract unit prices to repair the sidewalk and asked to inform us if they choose to repair the sidewalks themselves. Property owners are billed for the cost to repair sidewalks.

15. Contract 2019-C27 Radar Detection: Utilizing Green Light Go grant round 4 funds, a contract will be advertised on July 15th for a bid opening on July 30th to install radar detection at the following 3 intersections: Blue Course Drive/Havershire Boulevard, Blue Course Drive/Westerly Parkway, West College Avenue/Science Park Road.