

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda
Monday, August 2, 2021, 7:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/86029563402>

Meeting ID: 860 2956 3402

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

Ferguson Township Municipal Building
Main Meeting Room
3147 Research Drive
State College, PA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS INPUT

IV. APPROVAL OF MINUTES

1. July 19, 2021 Board of Supervisors Regular Meeting Minutes

V. SPECIAL REPORTS

- a. Schlow Centre Region Library Report

VI. UNFINISHED BUSINESS

1. 2022 – 2026 Capital Improvement Program Budget – Authorization for Public Hearing
2. Terraced Streetscape District Ordinance Amendment Discussion
3. Pine Grove Mills Transportation Mobility Study and Signal Warrant Study Reauthorization

VII. NEW BUSINESS

1. Consent Agenda
2. Review of DRAFT Zoning Ordinance Amendments
3. Review of DRAFT 2022 Centre Region COG Program Plan
4. Acceptance of Prasenjit Mitra's Resignation from the Ferguson Township Board of Supervisors

VIII. REPORTS

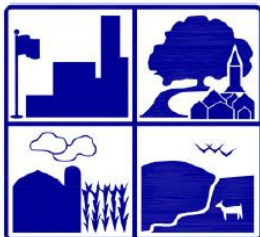
1. COG Committee Reports
2. Other Regional Reports
3. Staff Reports

IX. COMMUNICATIONS TO THE BOARD

X. CALENDAR ITEMS – AUGUST

XI. ADJOURNMENT





TOWNSHIP OF FERGUSON

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BOARD OF SUPERVISORS

Regular Meeting Agenda

Monday, August 2, 2021

7:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZEN'S INPUT

IV. APPROVAL OF MINUTES

1. July 19, 2021, Board of Supervisors Regular Meeting Minutes

V. SPECIAL REPORTS

10 minutes

1. Schlow Centre Region Library – Barbara Ziff

VI. UNFINISHED BUSINESS

- 1. AUTHORIZATION OF A PUBLIC HEARING ON THE DRAFT 2022 – 2026 FERGUSON TOWNSHIP CAPITAL IMPROVEMENT PROGRAM BUDGET** 30 minutes

David Pribulka, Township Manager & Eric Endresen, Director of Finance

Narrative

As provided for in Chapter One, Administration and Government; Section 902 of the Ferguson Township Code of Ordinances, the Township Manager shall submit a five-year Capital Improvement Program Budget to the Board of Supervisors annually. The DRAFT 2022 – 2026 Capital Improvement Program Budget (CIP) includes a summary of major Township expenditures proposed across each department for five fiscal years. Capital items are generally defined as any item costing over \$2,500 and having a projected useful life of one year or more; however, additional items have been included in the CIP to help make it a more effective planning document. Despite its name, the CIP is not a budget – meaning it does not authorize the expenditure of Township funds. Rather, it is meant to serve as a tool to help guide the Township in its planning for largescale expenditures to better ensure financial resiliency. A link to the current draft can be found below the narrative. The Board conducted Special Meetings on July 20th and 21st, and the amendments directed by the Board are reflected in the draft CIP attached to the agenda.

Dave Pribulka, Township Manager will introduce the CIP, and Eric Endresen, Director of Finance will provide a short presentation summarizing its contents. This evening, the Board is being asked to review the document, incorporate any final changes, and authorize advertisement of a public hearing on the 2022 – 2026 Capital Improvement Program Budget for Tuesday, September 7th.

Recommended motion: That the Board of Supervisors authorize advertisement of a public hearing on the 2022 – 2026 Ferguson Township Capital Improvement Program Budget for Tuesday, September 7, 2021.

Staff Recommendation

That the Board of Supervisors **authorize** the 2022 – 2026 Capital Improvement Program Budget for public hearing on September 7th.

2. TERRACED STREETSCAPE DISTRICT ORDINANCE AMENDMENT DISCUSSION

Jenna Wargo, Director of Planning & Zoning

20 minutes

Narrative

During the April 19, 2021, Regular Meeting, Ms. Strickland requested a discussion by the Board to review the Terraced Streetscape District (TSD) to provide direction to the Planning Commission that would lead to the expected engagement of a consultant in 2022 to revise the ordinance. The Planning Commission met July 26, 2021, to review the PowerPoint presented to the Board on February 18, 2020 that summarized Planning Commission's review of the TSD with a new lens given the recent land development plan and the impacts of COVID-19. The Planning Commission identified an additional area the consultant should focus on for the rewrite, including variety and flexibility of permissible uses. Jenna Wargo, Director of Planning & Zoning will provide a presentation to the Board highlighting areas that the consultant should focus on for this rewrite. Provided with the agenda is a copy of the presentation.

Recommended Motion: That the Board of Supervisors authorize staff to draft a Request for Proposals (RFP) for the rewrite of the Terraced Streetscape District (TSD) for expected engagement of a consultant in 2022.

Staff Recommendation

That the Board of Supervisors **authorize** staff to draft a RFP for the rewrite of the TSD for expected engagement of a consultant in 2022.

3. PINE GROVE MILLS TRANSPORTATION MOBILITY STUDY AND SR 45 / SR 26 / NIXON ROAD SIGNAL WARRANT STUDY REAUTHORIZATION

David Modricker, Director of Public Works

20 minutes

Narrative

At the March 16, 2020, Board of Supervisors Regular Meeting the Pine Grove Mills Transportation Mobility Study and the SR 45 / SR 26 / Nixon Road Traffic Signal Warrant Study proposals from McCormick Taylor were both authorized. Immediately after that occurred, the COVID-19 quarantine was initiated that prevented the completion of meaningful studies due to the inability to collect reliable data. Since that time, staff has been monitoring the schedules of State College Area School District and Penn State University to determine when these studies could commence. Based upon current plans, staff and consultant believe that meaningful data can be collected this fall at the beginning of the 2021 – 2022 academic year.

Provided with the agenda are updated proposals from McCormick Taylor that have been revised to reflect changes in billing rates due to the delay in starting work, as well as some additional efforts to make any required COVID adjustments in traffic volume counts as well as provide an additional public meeting option for both in-person and virtual

attendance. Staff recommends reauthorizing these updated proposals so work can commence.

1. Pine Grove Mills Transportation Mobility Study - \$61,580.00
2. SR 45 / SR 26 / Nixon Road Signal Warrant Study - \$18,390.00

Recommended motion: That the Board of Supervisors award McCormick Taylor with both the professional services contracts to (1) conduct the Pine Grove Mills Mobility Study in the amount of \$61,580.00; and (2) the Pine Grove Road (SR45), Water Street (SR26), and Nixon Road Signal Warrant Study in the amount of \$18,390.00.

Staff Recommendation

That the Board of Supervisors **award** the professional services contracts to McCormick Taylor.

VII. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. Treasurer's Report – April 2021 (For acceptance)
- b. Voucher Report – June
- c. 2021-C9, Microsurfacing, Pay Application 1: \$405,514.86
- d. 2021-C10, Sealcoating, Pay Application 1: \$9,058.66
- e. Board Member Request – Radio Park Elementary School Crossing Guard

2. REVIEW OF DRAFT ZONING ORDINANCE AMENDMENTS

Jenna Wargo, Director of Planning & Zoning

30 minutes

Narrative

In November 2019, the Township completed its comprehensive update to the Zoning and Subdivision and Land Development Ordinances. Since the amendments, staff has been tracking errors and omissions while interpreting the ordinances and is recommending additional amendments to address these issues. Provided with the agenda is a redlined version of the proposed amendments based on staff's application of the ordinances. Staff is recommending that the Board review and discuss the proposed amendments and refer the draft to the Planning Commission for review and comment.

Recommended motion: That the Board of Supervisors refer the draft Zoning Ordinance amendments to the Planning Commission for review and comment.

Staff Recommendation

That the Board of Supervisors **refer** the draft Zoning Ordinance amendments to the Planning Commission.

3. REVIEW OF THE DRAFT 2022 CENTRE REGION COG PROGRAM PLAN

David Pribulka, Township Manager

20 minutes

Narrative

At the General Forum meeting of the Centre Region Council of Governments on Monday, July 26th, the 2022 COG Program Plan and 2022 – 2026 Capital Improvement Program were forwarded to the Centre Region municipalities for review and comment. COG staff provided a Comment Guide to assist the member municipalities in their discussions, and responses on both documents are due back to the COG Executive Director by 8:00 a.m. on Thursday,

August 19th. The COG Executive Director and Finance Director will attend the August 16th Regular Meeting to respond to any questions the Board may have, but the Chair requested this item be added to the agenda for preliminary discussion and questions so that COG staff can be prepared with responses on August 16th. Links to each document can be found below, and the Comment Guide has been attached to the agenda for reference.

[2022 Centre Region COG Program Plan DRAFT](#)

[2022 – 2026 Centre Region COG Capital Improvement Plan](#)

Staff Recommendation

That the Board of Supervisors **discuss** the draft 2022 Centre Region COG Program Plan.

4. ACCEPTANCE OF PRASENJIT MITRA’S RESIGNATION FROM THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS 10 minutes

David Pribulka, Township Manager

Narrative

Provided with the agenda is a copy of the letter submitted by Prasenjit Mitra resigning from the Ferguson Township Board of Supervisors. Per Mr. Mitra’s letter, the effective date of his resignation is August 21, 2021. The Board is required to take action to accept Mr. Mitra’s resignation and initiate a process to identify an appointee to fill the vacancy until the next municipal election. Also provided with the agenda is a memorandum from David Pribulka, Township Manager describing this process and requisite timeline as provided for in the Pennsylvania Election Code.

Recommended motion: That the Board of Supervisors accept Prasenjit Mitra’s resignation effective August 21, 2021.

Staff Recommendation

That the Board of Supervisors **accept** Mr. Mitra’s resignation from the Board of Supervisors.

VIII. STAFF AND COMMITTEE REPORTS 25 minutes

1. **COG COMMITTEE REPORTS**
 - a. Executive Committee
2. **OTHER COMMITTEE REPORTS**
 - a. Spring Creek Watershed Commission
3. **STAFF REPORTS**
 - a. Manager’s Report
 - b. Public Works Director’s Report
 - c. Planning & Zoning Director’s Report

IX. COMMUNICATIONS TO THE BOARD

X. CALENDAR ITEMS – AUGUST

- a. Ferguson Township upcoming committee meetings:
1. Planning Commission - Mondays, August 9 & 23, 6PM
 2. Tree Commission – Monday, August 16, 5PM
 3. Stormwater Fee Workshop, Tuesday, August 17, 6:30PM
 4. Parks & Recreation Committee - Thursday, August 19, 4PM
 5. Pine Grove Mills Small Area Plan Advisory Board - Thursday, August 26, 4PM

XI. ADJOURNMENT