

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda

Monday, August 5, 2019

7:00 PM

I. CALL TO ORDER

II. CITIZENS INPUT

III. PROCLAMATION DESIGNATING SEPTEMBER AS SUICIDE AWARENESS DAY AND PREVENTION MONTH AND SEPTEMBER 10TH AS SUICIDE AWARENESS AND PREVENTION DAY

IV. SPECIAL REPORTS

1. Schlow Centre Region Library
2. Ferguson Township Community Survey
3. Second Quarter Financial Report

V. APPROVAL OF MINUTES

1. July 15, 2019, Board of Supervisors Regular Meeting

VI. UNFINISHED BUSINESS

1. Public Hearing on Conditional Use Application-Water Treatment Facility at 3062 Ernest Lane
2. Public Hearing Resolution approving Sewage Facilities Planning Module for SCBWA Nixon/Kocher Water Treatment Facility
3. Public Hearing on Pine Hall TTD General Master Plan
4. Authorization of 2020-2024 Ferguson Township CIP Budget for Public Hearing

VII. NEW BUSINESS

1. Consent Agenda
2. Variance Request – Goddard School, 1545 Westerly Parkway
3. Zoning Appeal – Young Scholars Charter School, 1530 Westerly Parkway
4. Review 2020 COG Program Plan and Capital Improvement and Replacement Plan
5. Appointment of Tree Commission Member
6. Approval of Sale of 2002 Massey Ferguson Tractor

VIII. REPORTS

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

IX. COMMUNICATIONS TO THE BOARD

X. CALENDAR ITEMS – AUGUST

1. Penn State Ag Progress Days, August 13-15, 2019, West Pine Grove Mills.

XI. ADJOURNMENT



Visit the Township's Web Site www.twp.ferguson.pa.us and sign up for *Notify Me!* to receive email notices about Township Information



TOWNSHIP OF FERGUSON

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

**Board of Supervisors
Regular Meeting Agenda
Monday, August 5, 2019
7:00 p.m.**

I. CALL TO ORDER

II. CITIZEN'S INPUT

III. A PROCLAMATION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA DESIGNATING SEPTEMBER AS SUICIDE AWARENESS AND PREVENTION MONTH AND SEPTEMBER 10TH AS SUICIDE AWARENESS AND PREVENTION DAY. 5 minutes

Narrative

Provided with the agenda is a copy of a proclamation designating September as Suicide Awareness and Prevention Month and September 10th as Suicide Awareness and Prevention Day in Ferguson Township. The proclamation has been adopted annually by the Board and has been part of a countywide effort of the Centre County Suicide Prevention Task Force and Marisa Vicere. President of the Jana Marie Foundation Ms. Vicere will be present to introduce the proclamation.

Recommended motion: That the Board of Supervisors adopt the proclamation designating September as Suicide Awareness and Prevention Month and September 10th to be Suicide Awareness and Prevention Day.

Staff Recommendation

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

IV. SPECIAL REPORTS

30 minutes

1. Schlow Centre Region Library – Lewis Steinberg, Esq.
2. Ferguson Township Community Survey – Jade Arocha, National Research Center, Inc.
3. Second Quarter Financial Report – Eric Endresen, Director of Finance

V. APPROVAL OF MINUTES

1. July 15, 2019, Board of Supervisors Regular Meeting

VI. UNFINISHED BUSINESS

1. A PUBLIC HEARING ON A CONDITIONAL USE APPLICATION FOR A WATER TREATMENT FACILITY AT 3062 ERNEST LANE. 10 minutes

Narrative

The State College Borough Water Authority is proposing to construct a new water treatment facility at 3062 Ernest Lane (tax parcel 24-3-7F). Three well buildings currently exist on the property, which total approximately 2,080 square feet. The proposed water treatment plan will have five standard parking spaces and one ADA parking space, one loading space, and will employ four people. The proposed

structure will be located less than 1,000 feet from the nearest residential structure and will be surrounded by a natural landscape buffer, a proposed landscape buffer, and a fence line with privacy slats. A water treatment facility is a conditional use within the Rural Agricultural Zoning District where the property is located. The conditional use application has been submitted concurrently with the land development plan and replot plan for the property. The application is provided with the agenda.

On July 15th, the Board authorized the public hearing on the Conditional Use application and referred the matter to the Planning Commission for review and comment. The Planning Commission recommended unanimously that the Board of Supervisors approve the Conditional Use and did not recommend attaching any conditions to its approval. A Conditional Use hearing allows the governing body to attach reasonable conditions to the approval of a specified land use that it deems to be in the interest of the public health, safety, and welfare. Provided with the agenda is a memorandum from Kristina Aneckstein, Community Planner, outlining staff's comments and recommendations on the application. A copy of the proposed site plan for the SCBWA Water Treatment Facility has also been attached to the agenda. Ms. Aneckstein will introduce the item.

Recommended motion: That the Board of Supervisors approve the conditional use application for a water treatment facility located at 3062 Ernest Lane subject to the conditions in the Community Planner memorandum dated August 5, 2019.

Staff Recommendation

That the Board of Supervisors **approve** the conditional use application for a water treatment facility located at 3062 Ernest Lane subject to the conditions outlined in the Community Planner memorandum.

- 2. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA APPROVING A SEWAGE FACILITIES PLANNING MODULE FOR THE STATE COLLEGE BOROUGH WATER AUTHORITY NIXON/KOCHER WATER TREATMENT FACILITY.** 5 minutes

Narrative

Provided with the agenda is a copy of the resolution advertised for public hearing approving a Component 4A Sewage Facilities Planning Module for the installation of a holding tank at 3062 Ernest Lane to service the Nixon/Kocher Water Treatment Facility for the State College Borough Water Authority. In accordance with the Pennsylvania Sewage Facilities Act of 1966, the municipality is required to adopt a resolution establishing that the submitted plan conforms to all applicable municipal ordinances and regulations governing the treatment of sanitary sewer. Also provided with the agenda are several supporting documents including a transmittal letter; project narrative; alternatives analysis; and letters from the installer of the holding tank and the Centre County Authority confirming the holding tank waste will be permitted to be disposed of at their waste water treatment facility.

Recommended motion: That the Board of Supervisors adopt the resolution approving a Sewage Facilities Planning Module for the State College Borough Water Authority Nixon/Kocher Water Treatment Facility.

Staff Recommendation

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

- 3. A PUBLIC HEARING ON THE PINE HALL TRADITIONAL TOWN DEVELOPMENT GENERAL MASTER PLAN** 30 minutes

Narrative

Residential Housing, LLC has submitted a General Master Plan for the Pine Hall Traditional Town Development located in the vicinity of Blue Course Drive and Old Gatesburg Road. The proposed

development is in the Traditional Town Development zoning district. The development is staged in three phases and includes 1,029 dwelling units of a variety of housing types, and commercial/retail space comprising approximately 31 acres of the overall project area. Provided with the agenda is the General Site Plan for the Pine Hall TTD.

In accordance with Chapter 22, Subdivision and Land Development of the Ferguson Township Code of Ordinances, the Board of Supervisors may hold a public hearing prior to acting on a development plan. The public hearing this evening has been duly advertised in accordance with the Pennsylvania Municipalities Planning Code. Action on the Pine Hall TTD General Master Plan has been scheduled for Monday, August 19th. David Pribulka, Township Manager, will introduce the item and provide an overview of the proposed development. Also, staff will review the Off-Site Transportation Improvement Agreement which has been attached to the agenda. Below is a link to the Township's webpage on the proposed development, which includes links to several other relevant plan documents. Representatives from the developer will also be present to answer any questions the Board or public may have. Chairman Miller will convene and close the public hearing this evening.

[Pine Hall Traditional Town Development General Master Plan](#)

Staff Recommendation

That the Board of Supervisors **conduct** the public hearing on the Pine Hall Traditional Town Development General Master Plan.

4. AUTHORIZATION OF THE 2020 – 2024 FERGUSON TOWNSHIP CAPITAL IMPROVEMENT PROGRAM BUDGET FOR PUBLIC HEARING 20 minutes

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 for adoption annually. The DRAFT 2020 – 2024 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 lifespan of longer than one year; however, additional items have been incorporated in the CIP to help make it a more effective planning document. The CIP is not an official authorization to spend money. 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 most current DRAFT CIP can be found below, and has been revised to reflect the changes incorporated by the Board at the Special Meetings conducted on July 23rd and 24th. Remaining items to discuss include several items not incorporated in the DRAFT CIP. David Pribulka, Township Manager will introduce the 2020 – 2024 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, provide any further comments including direction on the items not included in the CIP, and authorize advertisement of a public hearing on the 2020 – 2024 CIP for Monday, August 19th.

[DRAFT 2020 – 2024 Ferguson Township Capital Improvement Program Budget](#)

Recommended motion: That the Board of Supervisors authorize the public hearing on the 2020 – 2024 Capital Improvement Program Budget for public hearing on Monday, August 19th.

Staff Recommendation

That the Board of Supervisors **authorize** the 2020 – 2024 Capital Improvement Program Budget for public hearing on August 19th.

VII. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. Acceptance of Treasurer's Report for May
- b. Acceptance of Treasurer's Report for June
- c. State College Area School District Pave Bid Request: \$26,500
- d. 2017-C1 Pay Application #2 Kansas Ave.: \$100,824.61
- e. 2017-C1 Pay Application #3 Kansas Ave.: \$ 8,287.11

2. ZONING APPEALS/REQUESTS FOR VARIANCE

- a. 1545 Westerly Parkway, Goddard School – Request for Variance

5 minutes

Narrative

Provided with the agenda is a copy of the request for variance filed by the owners of The Goddard School located at 1545 Westerly Parkway. The requested variance is to permit a setback encroachment for the construction of a storage shed. Staff is recommending the Board of Supervisors remain neutral on the request for variance.

Recommended motion: That the Board of Supervisors remain neutral on the request for variance for the Goddard School at 1545 Westerly Parkway.

Staff Recommendation

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

- b. 1530 Westerly Parkway, Young Scholars of Central PA – Zoning Appeal

5 minutes

Narrative

Provided with the agenda is a copy of the application for zoning appeal filed by counsel representing Young Scholars of Central Pennsylvania Charter School. The appeal pertains to a note on the approved Young Scholars/Dream Schools land development plan that requires an additional traffic impact study and mitigation of resulting impacts to be conducted once enrollment at the school exceeds 384 students. Additionally, the appellant is challenging the contents of the alleged notice of violation that was filed. Per the Pennsylvania Municipalities Planning Code, appeals to any enforcement action of the Zoning Administrator are adjudicated by the Zoning Hearing Board. The Board of Supervisors is being asked to take a position of opposition to the appeal. Mr. Pribulka will introduce the item.

Recommended motion: That the Board of Supervisors oppose the appeal filed by Young Scholars of Central Pennsylvania Charter School at 1530 Westerly Parkway.

Staff Recommendation

That the Board of Supervisors **oppose** the zoning appeal.

3. REVIEW OF THE 2020 CENTRE REGION COUNCIL OF GOVERNMENTS PROGRAM PLAN AND 2020 - 2024 CAPITAL IMPROVEMENT AND REPLACEMENT PLAN

30 minutes

Narrative

On July 29th, the COG General Forum referred the 2020 COG Program Plan and the 2020 – 2024 COG Capital Improvement and Replacement Plan to the member municipalities for review and comment. Board members have received printed copies of the draft 2020 COG Program Plan and a digital copy can be found at the link below along with link to the 2020 – 2024 Capital Improvement and Replacement Plan. As has been done in prior years, COG staff has prepared a Comment Guide to help facilitate and

organize municipal comments on the plan. The Comment Guide has been attached to the agenda. Mr. Miller will introduce the item. Board members are asked to give consensus on any comments made and then move that the Township Manager forward all of the comments to the COG Executive Director. Comments have been requested by August 16th. A representative from COG Administration staff will be present to answer any questions the Board may have.

[DRAFT COG 2020 Program Plan](#)

[DRAFT COG 2020 – 2024 Capital Improvement and Replacement Plan](#)

Recommended motion: That the Board of Supervisors direct the Township Manager to forward the Board's comments on the 2020 COG Program Plan and the 2020 – 2024 Capital Improvement and Replacement Plan to the COG Executive Director by August 16, 2019.

Staff Recommendation

That the Board of Supervisors **review and comment** on the 2020 COG Program Plan.

VIII. APPOINTMENT OF A TREE COMMISSION MEMBER

5 minutes

Narrative

As the Board will recall, Darlene Chivers recent resignation from the Ferguson Township Tree Commission has created a vacancy for the remainder of her unexpired term. While applications to fill the vacancy have not been actively solicited by Township staff, one applicant has expressed an interest in the vacancy. Ms. Allyson Muth has submitted an application and resume which have been included with the agenda. The appointment would be for a term expiring December 31, 2022.

Recommended motion: That the Board of Supervisors appoint Allyson Muth to the Ferguson Township Tree Commission for a term expiring December 31, 2022.

Staff Recommendation

That the Board of Supervisors **appoint** Allyson Muth to the Tree Commission.

IX. APPROVAL OF THE SALE OF A 2003 MASSEY FERGUSON TRACTOR

5 minutes

Narrative

The Township owns a 2003 Massey Ferguson tractor that is no longer in service. Benner Township has expressed an interest in purchasing it from the Township at an agreed-upon price of \$31,000. Provided with the agenda is a letter from Benner Township expressing an interest in purchasing the tractor. The Solicitor has reviewed the request and staff concurs that the offered price is fair. Per Chapter 1, Administration and Government, Section 908, Sale of Municipal Equipment and Supplies, of the Ferguson Township Code of Ordinances, the sale of equipment valued higher than \$10,000 must be approved by the Board of Supervisors. Furthermore, the sale of equipment to other political subdivisions shall not require the competitive bidding process.

Recommended motion: That the Board of Supervisors approve the sale of the 2003 Massey Ferguson Tractor for \$31,000.00 to Benner Township.

Staff Recommendation

That the Board of Supervisors **approve** the sale of the 2003 Massey Ferguson Tractor.

VII. STAFF AND COMMITTEE REPORTS

1. COG COMMITTEE REPORTS

10 minutes

- a. Executive Committee
- b. Transportation & Land Use Committee

2. OTHER REGIONAL REPORTS

- a. Spring Creek Watershed Commission
- b. Solar Power Purchase Agreement Working Group – Eric Endresen

3. STAFF REPORTS

10 minutes

- a. Township Manager
- b. Public Works Director

VIII. COMMUNICATIONS TO THE BOARD

IX. CALENDAR ITEMS – AUGUST

- a. Penn State Ag Progress Days, August 13-15, 2019, West Pine Grove Mills

X. ADJOURNMENT

Ferguson Township Suicide Awareness and Prevention Month Proclamation

WHEREAS, suicide is the tenth leading cause of all deaths in the United States; and

WHEREAS, in the United States, one person commits suicide every thirteen minutes; and

WHEREAS, nearly five million people in the United States have lost a loved one to suicide; and

WHEREAS, suicide claims the lives of over 1,970 Pennsylvanians each year, or on average one person dies by suicide every five hours in the Commonwealth; and

WHEREAS, in Pennsylvania, suicide is the second leading cause of death for 15 – 34 year-olds and the fourth leading cause of death for 35 – 54 year-olds; and

WHEREAS, the prejudice and discrimination associated with mental health and suicide works against suicide prevention by discouraging persons at risk from seeking lifesaving help and further traumatizes survivors of suicide; and

WHEREAS, local and statewide suicide prevention efforts should be developed and encouraged to the maximum extent possible; and

WHEREAS, most suicides are preventable.

NOW THEREFORE, The Ferguson Township Board of Supervisors does hereby designate the month of September 2018 to be Ferguson Township Suicide Awareness and Prevention Month and September 10, 2018 to be Ferguson Township Suicide Awareness and Prevention Day.

PROCLAIMED this 5th day of August 2019.

Ferguson Township Board of Supervisors,

Steve Miller, Chairman



THE NCS
The National Community Survey

Ferguson Township, PA

Community Livability Report

DRAFT
2019



NRC
National Research Center Inc.

2955 Valmont Road Suite 300
Boulder, Colorado 80301
n-r-c.com • 303-444-7863

ICMA

Leaders at the Core of Better Communities

777 North Capitol Street NE Suite 500
Washington, DC 20002
icma.org • 800-745-8780

Contents

About..... 1

Quality of Life in Ferguson Township 2

Community Characteristics 3

Governance 5

Participation 7

Special Topics..... 9

Conclusions 14



The National Community Survey
© 2001-2019 National Research Center, Inc.

The NCS™ is presented by NRC in collaboration with ICMA.

NRC is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

About

The National Community Survey (The NCS) report is about the “livability” of Ferguson Township. The phrase “livable community” is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

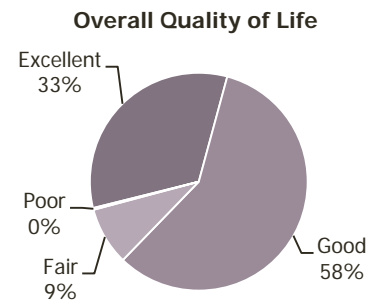
Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement).

The Community Livability Report provides the opinions of a representative sample of 432 residents of the Township of Ferguson Township. The margin of error around any reported percentage is 5% for all respondents. The full description of methods used to garner these opinions can be found in the *Technical Appendices* provided under separate cover.



Quality of Life in Ferguson Township

Almost all residents rated the quality of life in Ferguson Township as excellent or good. This was similar to ratings given in other communities across the nation (see Appendix B of the *Technical Appendices* provided under separate cover).



Shown below are the eight facets of community. The color of each community facet summarizes how residents rated it across the three sections of the survey that represent the pillars of a community – Community Characteristics, Governance and Participation. When most ratings across the three pillars were higher than the benchmark, the color for that facet is the darkest shade; when most ratings were lower than the benchmark, the color is the lightest shade. A mix of ratings (higher and lower than the benchmark) results in a color between the extremes.

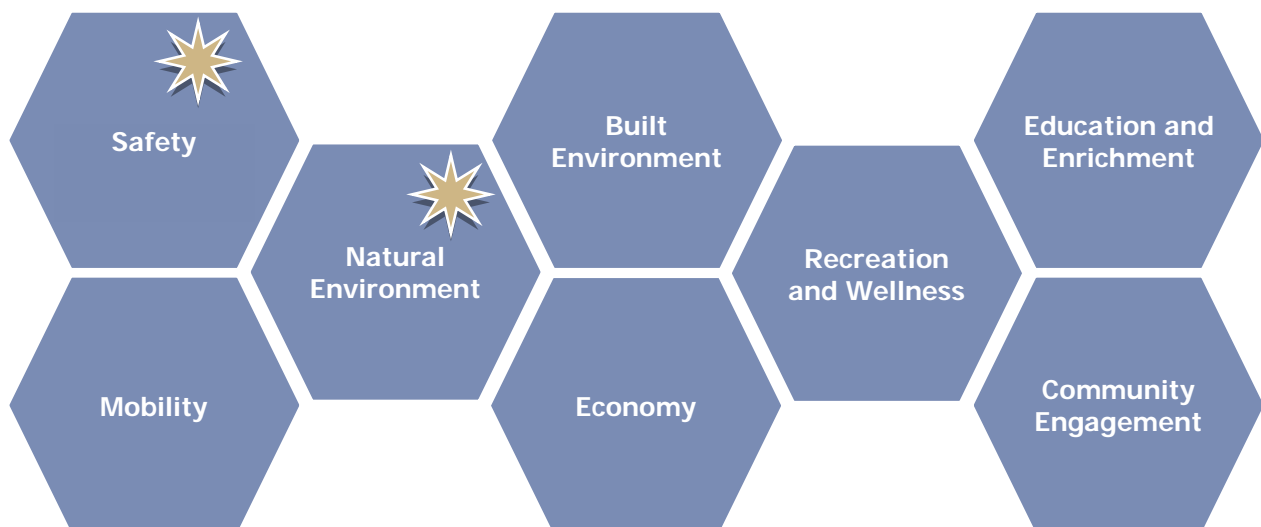
In addition to a summary of ratings, the image below includes one or more stars to indicate which community facets were the most important focus areas for the community. Residents identified Safety and Natural Environment as priorities for the Ferguson Township community in the coming two years. These facets, as well as all other facets of community livability, received ratings similar to the benchmark comparisons. This overview of the key aspects of community quality provides a quick summary of where residents see exceptionally strong performance and where performance offers the greatest opportunity for improvement. Linking quality to importance offers community members and leaders a view into the characteristics of the community that matter most and that seem to be working best.

Details that support these findings are contained in the remainder of this Livability Report, starting with the ratings for Community Characteristics, Governance and Participation and ending with results for Ferguson Township’s unique questions.

Legend

- Higher than national benchmark
- Similar to national benchmark
- Lower than national benchmark

- Most important

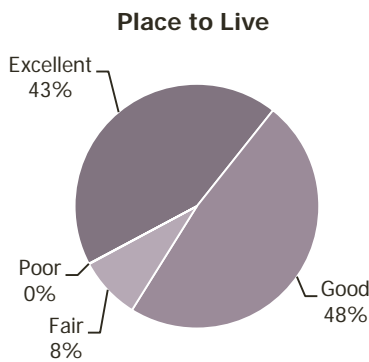


Community Characteristics

What makes a community livable, attractive and a place where people want to be?

Overall quality of community life represents the natural ambience, services and amenities that make for an attractive community. How residents rate their overall quality of life is an indicator of the overall health of a community. In the case of Ferguson Township, 92% rated the Township as an excellent or good place to live. Respondents' ratings of Ferguson Township as a place to live were similar to ratings in other communities across the nation.

In addition to rating the Township as a place to live, respondents rated several aspects of community quality including Ferguson Township as a place to raise children and to retire, their neighborhood as a place to live, the overall image or reputation of Ferguson Township and its overall appearance. About 9 in 10 residents gave excellent or good ratings to the overall appearance of the Township and Ferguson Township as a place to raise children and both of these ratings were higher than those given in other communities across the nation. Roughly 9 in 10 respondents gave positive scores to the overall image of the Township and their neighborhood as a place to live, while three-quarters were pleased with Ferguson Township as a place to retire; these ratings were similar to those given elsewhere.



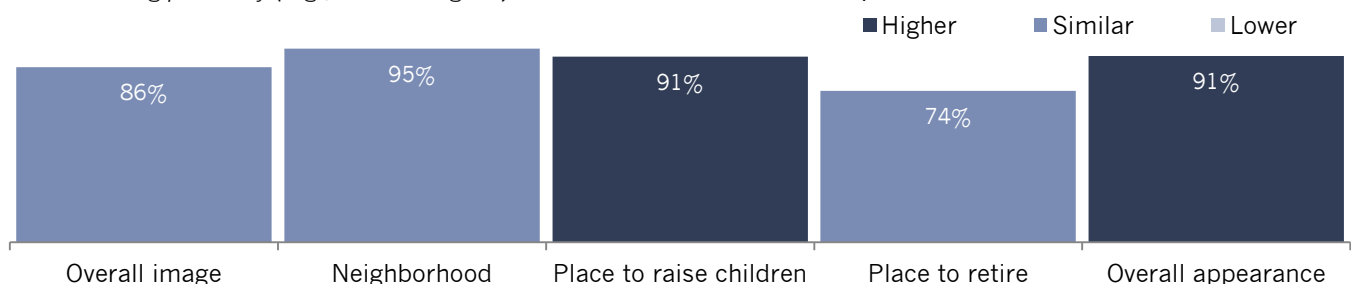
Delving deeper into Community Characteristics, survey respondents rated over 40 features of the community within the eight facets of Community Livability. Virtually all residents gave favorable marks to all aspects of Safety, and the rating for the overall feeling of safety in Ferguson Township was above average. A majority of residents awarded positive ratings to all aspects of Natural Environment, Education and Enrichment, and Community Engagement and these ratings tended to be similar to the benchmarks, with a few that were above average (cleanliness of the city, air quality, K-12 education and affordable quality child care/preschool).

Ratings for Mobility were especially strong. About 8 in 10 respondents gave positive ratings to the overall ease of travel in the Township and paths and walking trails; this latter rating was higher than those seen elsewhere. About 7 in 10 residents gave high scores to ease of travel by bicycle and by public transportation (which were above average) and to ease of travel by car and ease of walking (similar to the average).

Economy ratings in the Township were also positive. More than 8 in 10 residents gave favorable marks to the overall economic health of Ferguson Township and 6 in 10 were pleased with employment opportunities; both of these ratings were higher than the national benchmarks. About two-thirds of residents or more were pleased with the overall quality of business and service establishments and Ferguson Township as a place to visit and to work. These evaluations were similar to those given in other communities.

Percent rating positively (e.g., excellent/good)

Comparison to national benchmark



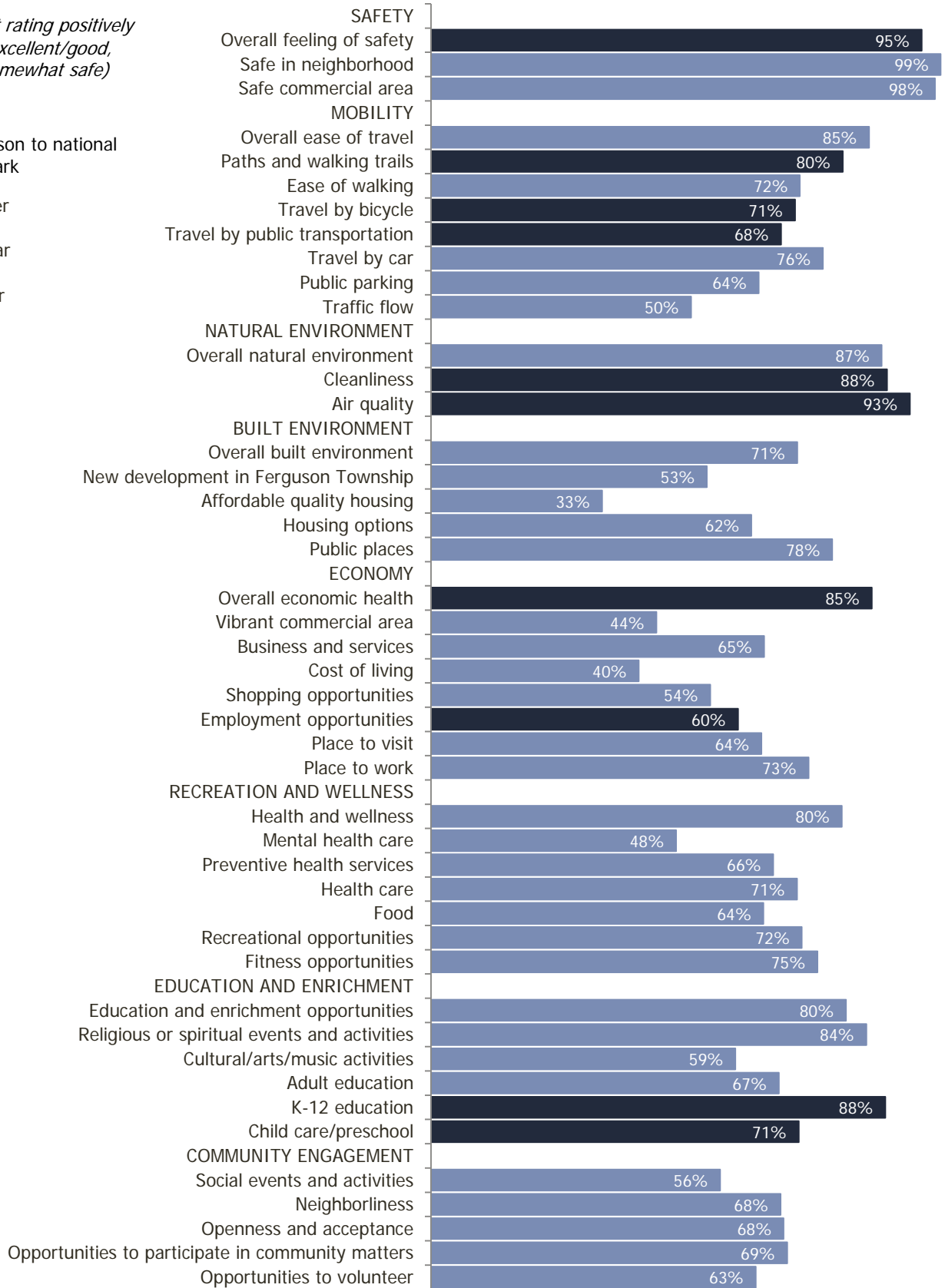
The National Community Survey

Figure 1: Aspects of Community Characteristics

*Percent rating positively
(e.g., excellent/good,
very/somewhat safe)*

Comparison to national
benchmark

- Higher
- Similar
- Lower



Governance

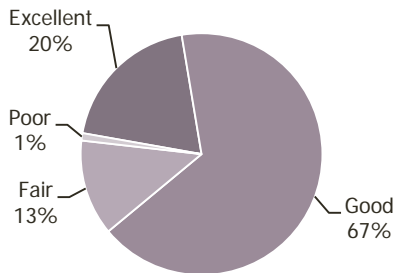
How well does the government of Ferguson Township meet the needs and expectations of its residents?

The overall quality of the services provided by Ferguson Township as well as the manner in which these services are provided is a key component of how residents rate their quality of life. More than 8 in 10 residents awarded excellent or good ratings to the overall quality of Township services and 4 in 10 were pleased with the services provided by the Federal Government. Both of these ratings were similar to those given in other communities across the nation.

Survey respondents also rated various aspects of Ferguson Township’s leadership and governance. More than 8 in 10 residents gave positive marks to the customer service provided by the Township, and about two-thirds were pleased with the overall direction of the Township, being honest and treating all residents fairly (this latter rating was higher than average). About 6 in 10 residents gave favorable evaluations to the value of services for taxes paid, overall confidence in Township government and government acting in the best interest of the Township. About half of respondents gave positive ratings to the job Township government does at welcoming resident involvement.

Respondents evaluated over 30 individual services and amenities available in Ferguson Township. Ratings within the facet of Safety were especially positive: at least 9 in 10 residents awarded positive marks to police, fire, ambulance/EMS and crime prevention services, while three-quarters gave excellent or good ratings to fire prevention and animal control. Further, ratings for police and crime prevention were higher than those given in other communities nationwide.

Overall Quality of Township Services

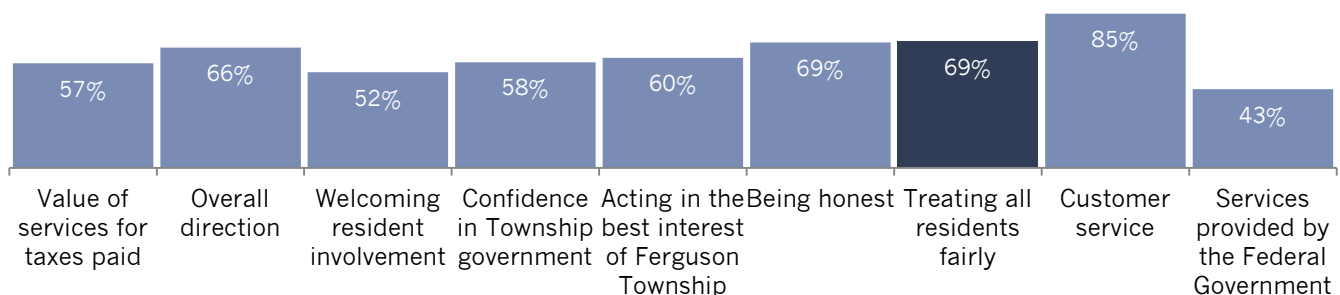


Resident evaluations of Township parks (94% excellent or good) and bus or transit services (75%) were also higher than the national benchmarks. All other service ratings in Ferguson Township were similar to those seen in other jurisdictions.

Percent rating positively (e.g., excellent/good)

Comparison to national benchmark

■ Higher ■ Similar ■ Lower



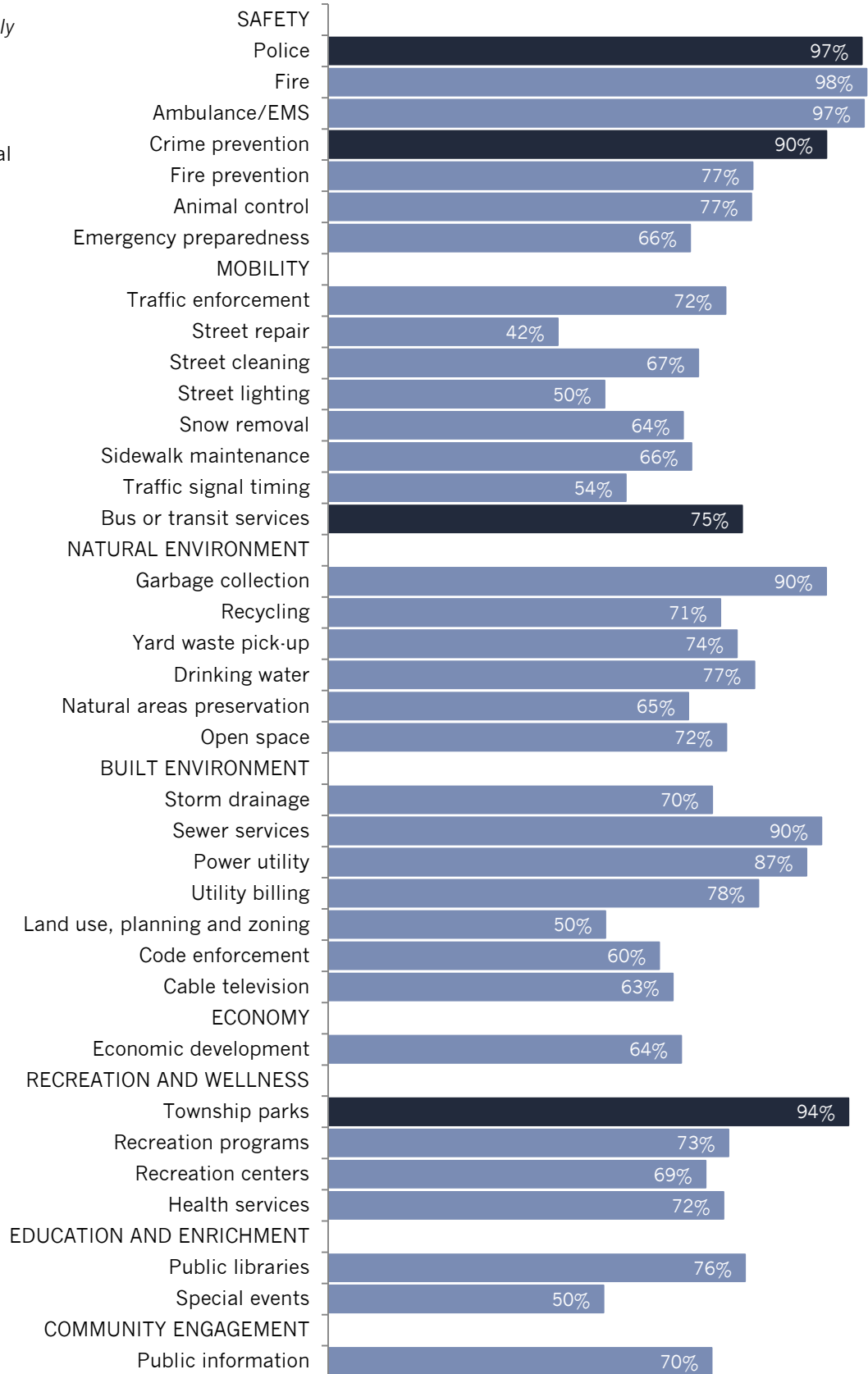
The National Community Survey

Figure 2: Aspects of Governance

Percent rating positively
(e.g., excellent/good)

Comparison to national
benchmark

- Higher
- Similar
- Lower



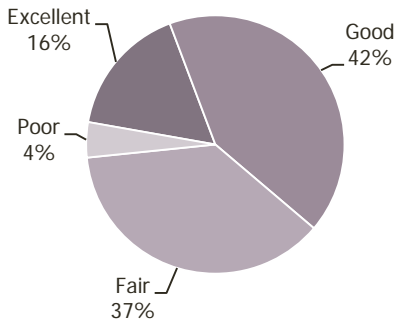
Participation

Are the residents of Ferguson Township connected to the community and each other?

An engaged community harnesses its most valuable resource, its residents. The connections and trust among residents, government, businesses and other organizations help to create a sense of community, a shared sense of membership, belonging and history. About 6 in 10 residents gave excellent or good marks to the sense of community in Ferguson Township and 9 in 10 would recommend living in the Township to someone who asked. These ratings were similar to the national benchmarks. However, two-thirds of residents would recommend living in Ferguson Township to someone who asked and only one-quarter had contacted the Township in the 12 months prior to the survey, and both of these levels were lower than observed in other communities.

The survey included over 30 activities and behaviors for which respondents indicated how often they participated in or performed each, if at all. Participation rates varied widely across the different facets of community livability, making the comparisons to the benchmarks useful for interpreting the results. Most levels of participation were similar to those observed elsewhere. Ferguson Township residents were more likely than those who lived in other communities to have not reported a crime to the police or to have not observed a code violation, and also more likely to have used public transportation instead of driving. However, they were less likely than residents in other communities to have stocked supplies for an emergency, to work in the community, to have volunteered or to have participated in all aspects of Education and Enrichment.

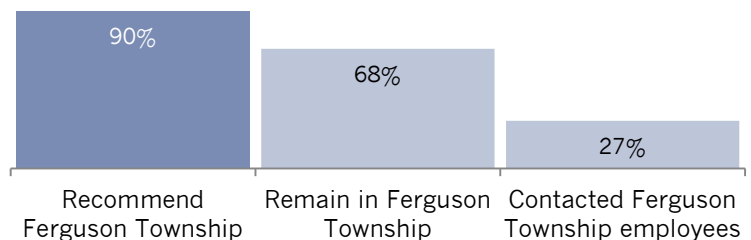
Sense of Community



Percent rating positively
(e.g., very/somewhat likely,
yes)

Comparison to national
benchmark

■ Higher ■ Similar ■ Lower



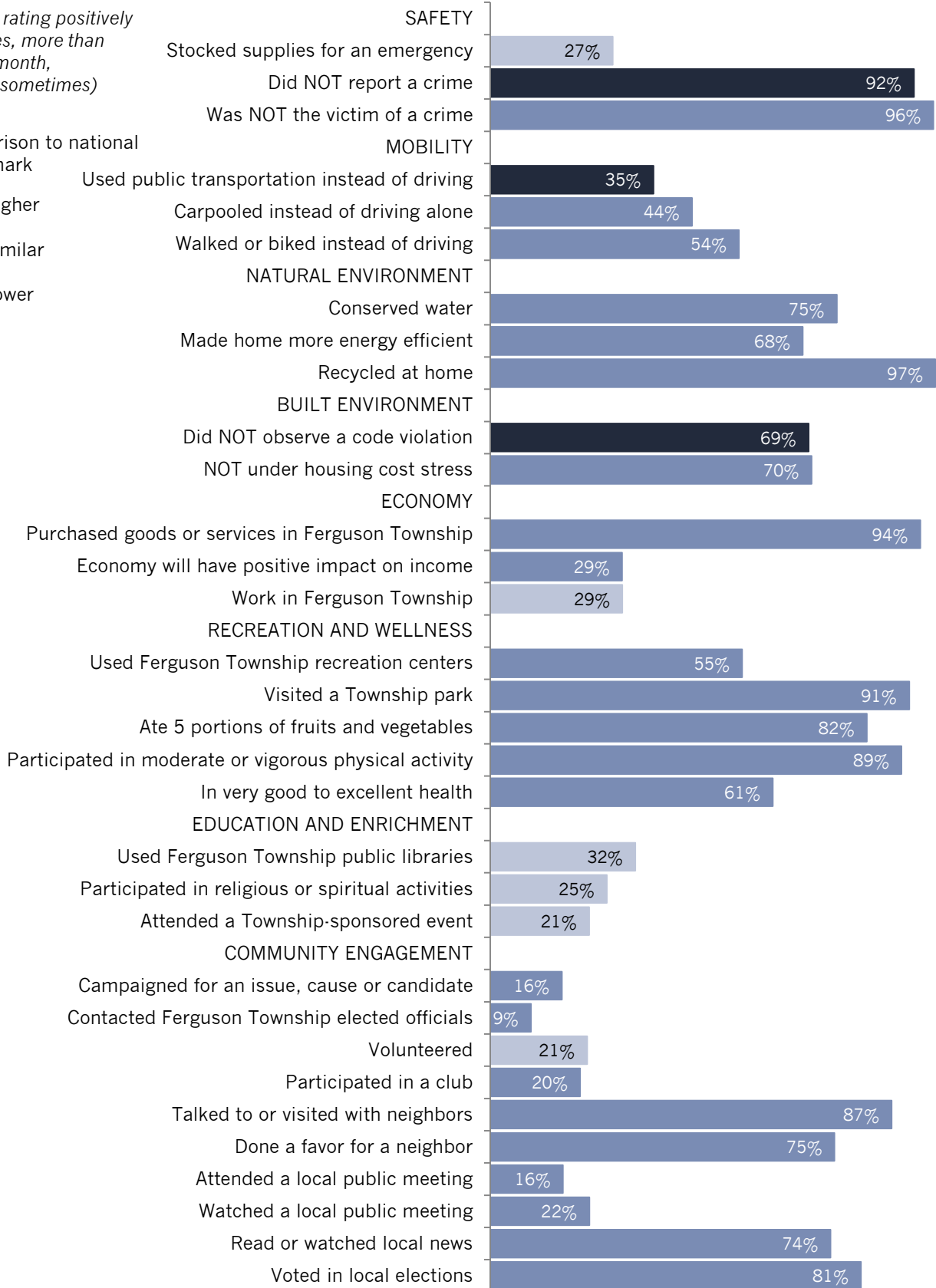
The National Community Survey

Figure 3: Aspects of Participation

Percent rating positively
(e.g., yes, more than
once a month,
always/sometimes)

Comparison to national
benchmark

- Higher
- Similar
- Lower

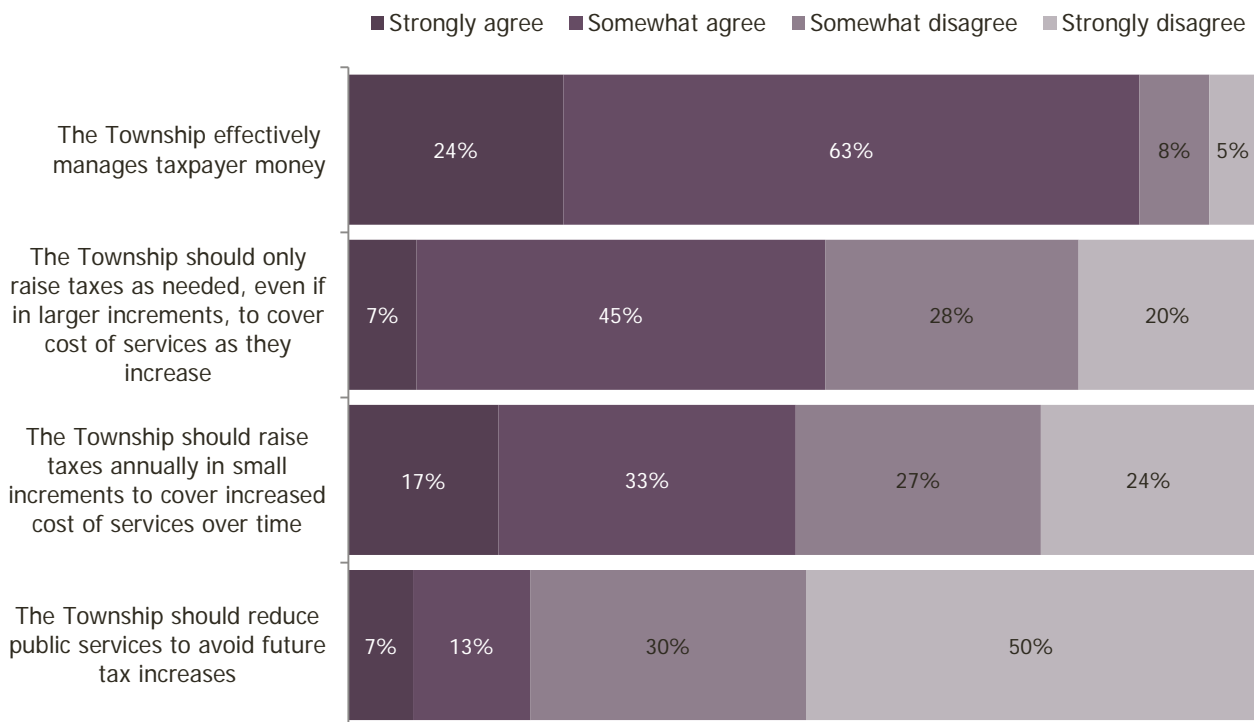


Special Topics

Ferguson Township included six questions of special interest on The NCS. Topic areas included management of tax revenue, community policing and sources of Township information, among others.

When indicating how much they agreed or disagreed with several statements related to Township management of taxpayer funds, residents were most likely to indicate they strongly or somewhat agreed that the Township effectively manages taxpayer money; more than 8 in 10 did so. Residents were evenly split on whether the Township should only raise taxes as needed or raise taxes annually: about half of residents agreed with each of these statements, while the other half disagreed. Survey respondents were least likely to agree that the Township should reduce public services to avoid future tax increases, with only 2 in 10 indicating they agreed with this statement, while 8 in 10 disagreed (5 in 10 *strongly* disagreed).

Figure 4: Township Management of Taxpayer Funds
To what extent do you agree or disagree with each of the following statements?

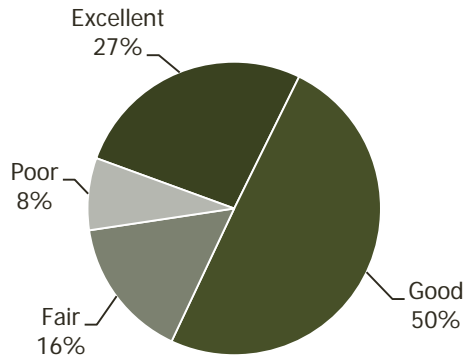


The National Community Survey

Survey participants were provided a definition of community policing, and then were asked how they would rate Ferguson Township in practicing community policing. About one-quarter rated Ferguson Township as excellent in practicing community policing, and one-half gave a rating of good. About one-quarter of respondents felt that Ferguson Township does an only fair or poor job of practicing community policing.

Figure 5: Community Policing

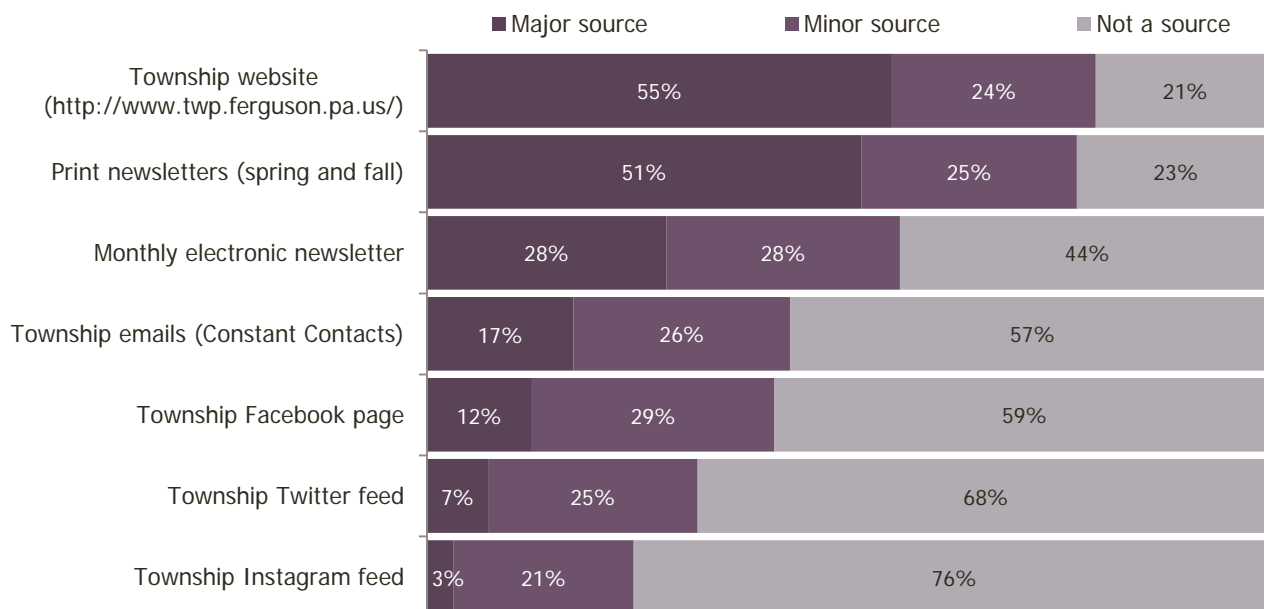
Community policing involves police officers working with the community to address causes of crime in an effort to reduce the problems themselves through a wide range of activities. How do you rate Ferguson Township in practicing community policing?



Those completing the survey reported the degree to which they considered various media to be personal sources for obtaining information about Township government. The sources most frequently indicated as sources of information were the Township website and the spring and fall print newsletters, with about 8 in 10 residents saying each were major or minor sources of information. About half stated the monthly electronic newsletter was a major or minor information source. About 4 in 10 residents considered Township emails or the Township Facebook page a major or minor source. Twitter was a major or minor source of information about Township government for about 3 in 10 respondents, while the Township Instagram feed was a source of Township information for about one-quarter of respondents.

Figure 6: Sources of Township Information

Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the Township government and its activities, events, and services:

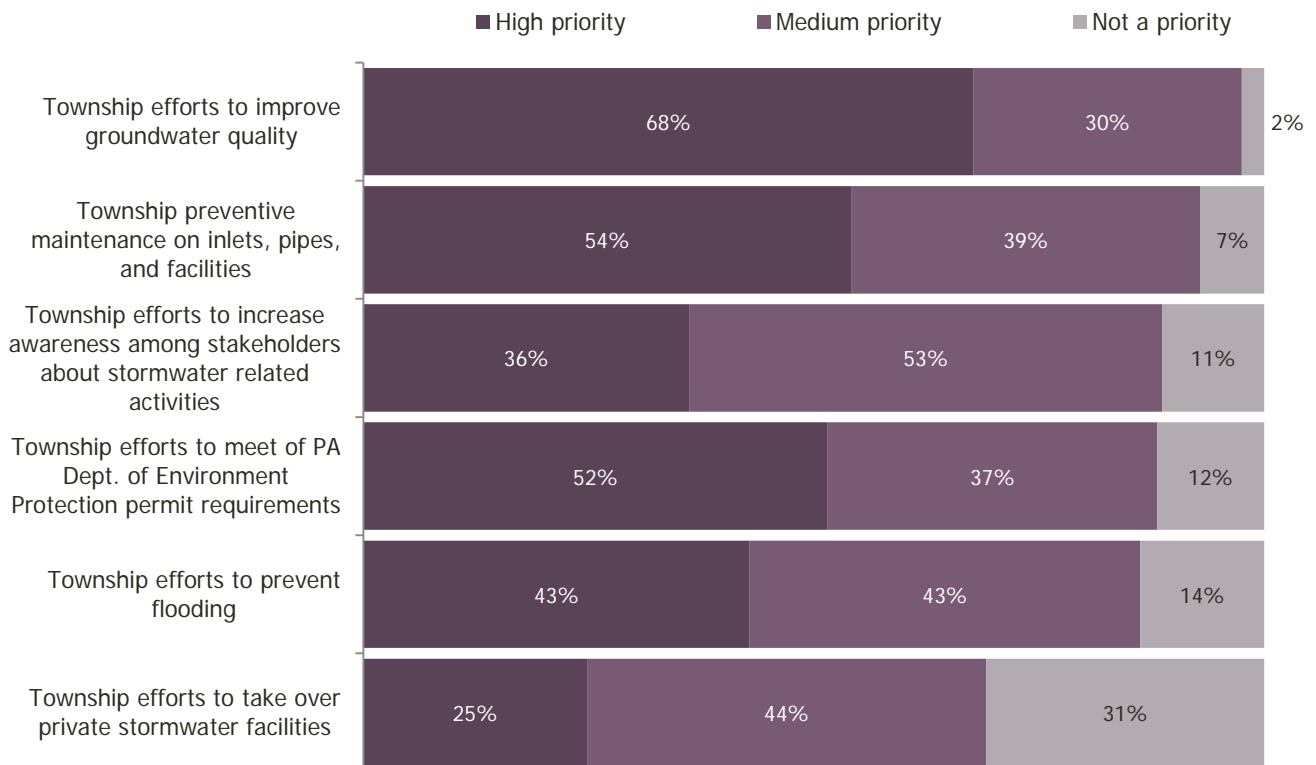


The National Community Survey

A number of issues face Ferguson Township; the survey was used to gain insight on what the residents think are the important priorities. Thinking about a number of activities related to stormwater management, virtually all residents rated various Township efforts to improve groundwater quality as a high or medium priority. The ones to which the highest priority was given, with more than half of respondents rating them as a high priority, were efforts to improve groundwater quality, preventive maintenance on groundwater infrastructure and efforts to meet State Department of Environment Protection permit requirements. About 4 in 10 felt efforts to prevent flooding were a high priority, while one-third believed efforts to increase awareness about stormwater-related activities was a high priority. None of these five activities was considered “not a priority” by more than 14% of respondents. However, about 3 in 10 respondents felt the Township efforts to take over private stormwater facilities was not a priority, while 25% felt it was a high priority (with the remaining 44% considering it a medium priority).

Figure 7: Stormwater Management Priorities

Please rate how much of a priority, if any, each of the following stormwater-related activities are to you:

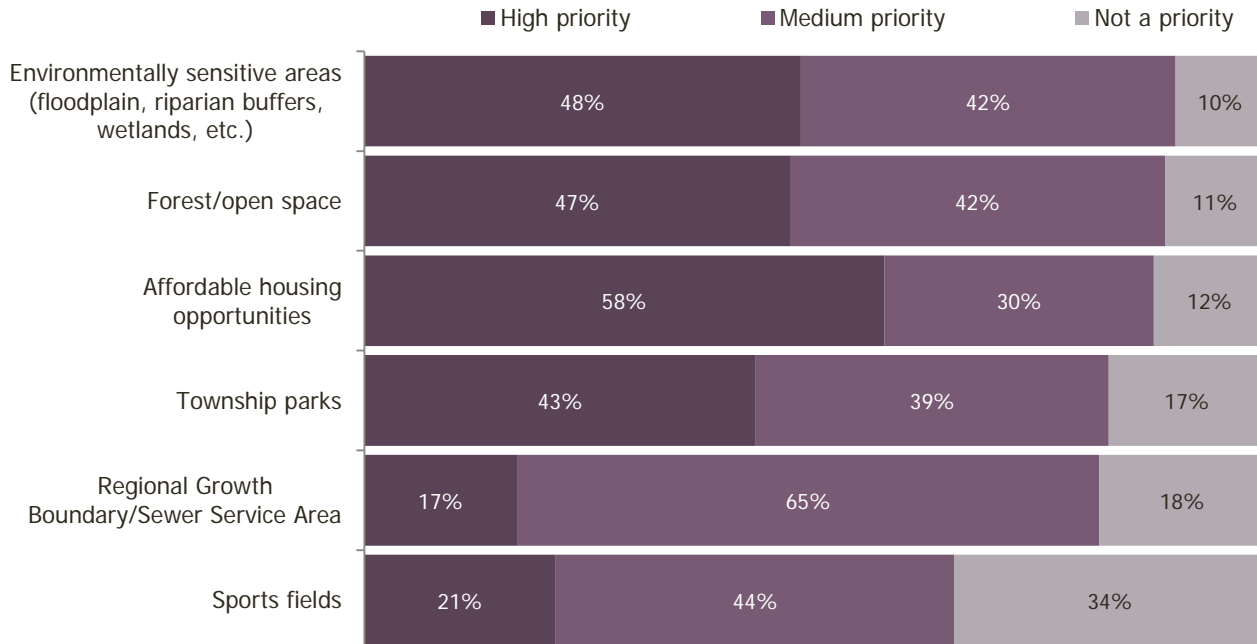


The National Community Survey

When asked how much of a priority they felt it was for the Township to further improve or expand a variety of amenities, the one most likely to be considered a high priority was affordable housing opportunities, with 6 in 10 rating this a high priority and 8 in 10 a medium or high priority. Three of the six items were considered a high priority by 43% to 48% of respondents and included: environmentally sensitive areas, forest/open space, and Township parks; these three were considered a medium or high priority by 8 in 10 respondents. The Regional Growth Boundary/Sewer Service Area was considered a high priority by 17% of respondents, but about 8 in 10 felt it was at least a medium priority. About 2 in 10 considered sports fields a high priority, with about two-thirds considering it a high or medium priority.

Figure 8: Prioritization of Township Amenities

Please rate how much of a priority, if any, you think it is for the Township to further improve or expand each of the following amenities:

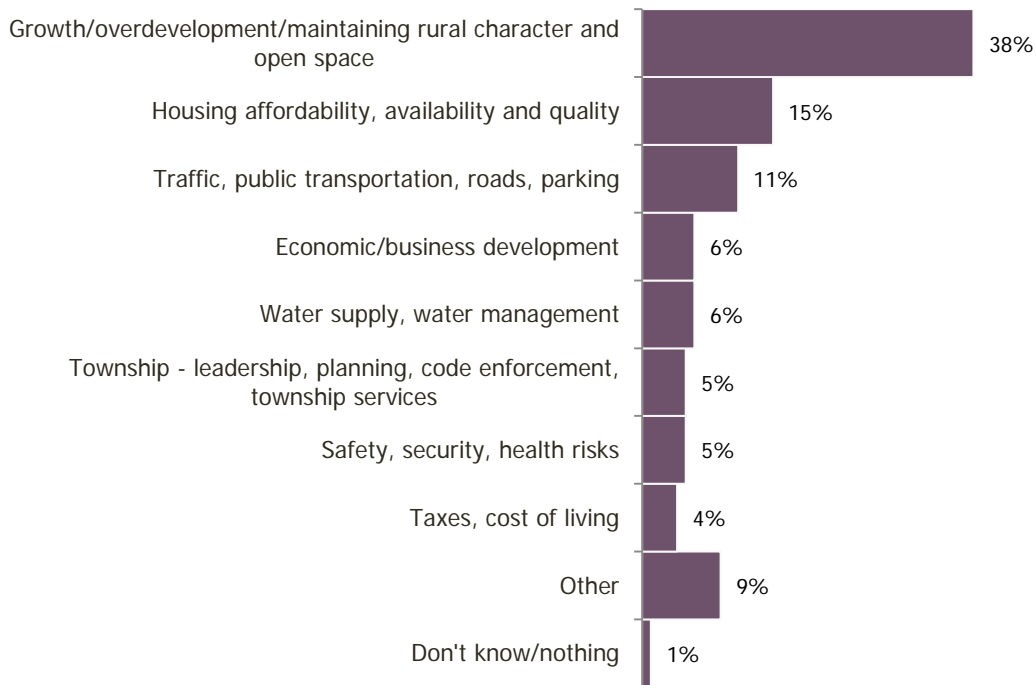


The National Community Survey

An open-ended question on the survey asked residents to write in their own words what they believed would be the biggest challenge facing the Township in the next five years. A total of 432 surveys were completed by Ferguson Township residents; of these, 255 respondents wrote in responses for the open-ended question. Nearly 4 in 10 of those who had made a comment gave an answer related to growth, overdevelopment, or maintaining rural character and open space; this was the most-frequently-mentioned topic area. Fifteen percent commented on the affordability, availability and/or quality of housing in Ferguson Township, while an additional 1 in 10 mentioned transportation: traffic, public transportation, roads and/or parking (for more information see the *Open-End Report* under separate cover).

Figure 9: Biggest Challenge Facing Township

What do you believe will be the biggest challenge the Township will face within the next five years?



Conclusions

Ferguson Township is a great place to live.

Nine in ten residents rated the overall quality of life in Ferguson Township and the Township as a place to live as excellent or good. About 9 in 10 residents gave excellent or good ratings to the overall appearance of the Township and Ferguson Township as a place to raise children, and both of these ratings were higher than those given in other communities nationwide. Roughly 9 in 10 respondents gave positive scores to the overall image of the Township and their neighborhood as a place to live, while three-quarters were pleased with Ferguson Township as a place to retire. Nine in ten residents would recommend living in Ferguson Township to someone who asked.

The Natural Environment is important to residents, with nearly all residents considering it a priority for the Township to expand or improve environmentally sensitive areas.

Residents identified Natural Environment as an important area of focus for the Township in the next two years and ratings within this facet tended to be positive. About 9 in 10 residents gave excellent or good ratings to the quality of the overall natural environment in Ferguson Township (similar to the national benchmark) and to the cleanliness of the Township and air quality (both higher than the benchmarks). Nine in ten respondents gave positive scores to garbage collection while roughly 7 in 10 were pleased with recycling, yard waste pick-up, drinking water, open space and natural areas preservations. These ratings of Township services were similar to those given elsewhere.

About 9 in 10 residents thought that environmentally sensitive areas and forest/open space should be high or medium priorities for the Township to improve or expand while 8 in 10 rated Township parks as a priority. Finally, in an open-ended question that asked residents to write in their own words what they believed would be the biggest challenge facing the Township in the next five years, 4 in 10 of those who made a comment gave an answer related to growth, overdevelopment, or maintaining rural character and open space; this was the most-frequently-mentioned topic area.

Residents feel safe in the community.

Safety was also identified as an important focus area by residents. Virtually all residents gave favorable marks to the overall feeling of safety in the Township and to feeling safe in their neighborhood and in Ferguson Township's commercial area, and the rating for the overall feeling of safety was above average. Service ratings within the facet of Safety were also positive: at least 9 in 10 residents awarded positive marks to police, fire, ambulance/EMS and crime prevention services, while three-quarters gave excellent or good ratings to fire prevention and animal control. Further, ratings for police and crime prevention were higher than those given in other communities nationwide. When asked to rate the job Ferguson Township does at practicing community policing, three-quarters of residents awarded excellent or good ratings.

Residents are pleased with Mobility, and particularly with alternative transportation modes.

Ratings for Mobility were especially strong. About 8 in 10 respondents gave positive ratings to the overall ease of travel in the Township and paths and walking trails; this latter rating was higher than those seen elsewhere. About 7 in 10 residents gave high scores to ease of travel by bicycle and by public transportation (which were above average) and to ease of travel by car and ease of walking (similar to the average). Three-quarters of residents were pleased with bus or transit services in the community, and one-third reported using public transportation instead of driving; these were both higher than the national benchmarks.

General Ledger

Quarterly BOS Revenue Summary



User: eendresen
 Printed: 7/31/2019 11:01:34 AM
 Period 04 - 06
 Fiscal Year 2019

Account Number	Description	Budget	Current Actual	YTD Actual	\$ Remain	% Remain
01	GENERAL FUND					
301	REAL PROPERTY TAX REVENUE	1,432,850.00	1,369,086.92	1,386,102.62	46,747.38	3.26
310	LOCAL ENABLING TAX REVENUE	8,709,600.00	2,446,586.80	4,463,908.74	4,245,691.26	48.75
321	BUSINESS LICENSES & PERMITS	253,900.00	65,410.27	132,891.38	121,008.62	47.66
322	NON-BUSINESS LICENSESPERMITS	44,752.00	3,322.00	5,572.00	39,180.00	87.55
331	FINES	89,825.00	19,558.12	38,598.35	51,226.65	57.03
332	FOREFEITS	0.00	0.00	0.00	0.00	0.00
341	INTEREST EARNED	66,200.00	36,364.76	57,730.52	8,469.48	12.79
342	RENTS & ROYALTIES	44,109.00	10,707.13	21,414.26	22,694.74	51.45
351	FEDERAL GRANTS	40,000.00	7,745.70	18,453.90	21,546.10	53.87
354	STATE GRANTS	28,078.00	3,006.86	3,490.04	24,587.96	87.57
355	STATE SHARED REVENUES	508,964.00	5,337.82	8,937.82	500,026.18	98.24
356	STATE PAYMENT IN-LIEU OF TAX	7,926.00	0.00	0.00	7,926.00	100.00
357	LOCAL GRANTS	30,000.00	0.00	0.00	30,000.00	100.00
358	LOCAL SHARED PAYMENTS	33,840.00	11,469.36	20,071.38	13,768.62	40.69
359	LOCAL PAYMENTS IN-LIEU OF TAX	155,671.00	2,244.04	146,624.77	9,046.23	5.81
361	DEPARTMENTAL EARNINGS	89,660.00	33,182.88	70,119.93	19,540.07	21.79
362	PUBLIC SAFETY	47,075.00	4,661.26	5,114.26	41,960.74	89.14
363	PUBLIC WORKS SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00
364	SANITATION REVENUE	0.00	0.00	0.00	0.00	0.00
365	HEALTH SERVICES REVENUE	8,500.00	2,111.90	4,495.35	4,004.65	47.11
367	CULTURERECREATION	0.00	0.00	0.00	0.00	0.00
389	MISCELLANEOUS REVENUE	89,400.00	191,330.08	216,987.88	-127,587.88	-142.72
392	INTERFUND TRANSFERS IN	56,500.00	0.00	0.00	56,500.00	100.00
395	REFUNDS OF PRIOR YR'S EXPENSES	0.00	0.00	0.00	0.00	0.00
01	GENERAL FUND	11,736,850.00	4,212,125.90	6,600,513.20	5,136,336.80	43.76
02	STREET LIGHT FUND					
341	INTEREST EARNED	40.00	52.79	116.13	-76.13	-190.33
383	SPECIAL ASSESSMENTS	23,000.00	0.00	0.00	23,000.00	100.00
392	INTERFUND TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
02	STREET LIGHT FUND	23,040.00	52.79	116.13	22,923.87	99.50
03	HYDRANT FUND					
341	INTEREST EARNED	135.00	239.85	351.72	-216.72	-160.53
383	SPECIAL ASSESSMENTS	48,000.00	0.00	50,000.00	-2,000.00	-4.17

Account Number	Description	Budget	Current Actual	YTD Actual	\$ Remain	% Remain
392 03	INTERFUND TRANSFERS IN HYDRANT FUND	0.00 48,135.00	0.00 239.85	0.00 50,351.72	0.00 -2,216.72	0.00 -4.61
16	GOA FUND					
341	INTEREST EARNED	5,000.00	673.77	1,506.25	3,493.75	69.88
389	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	500,000.00	0.00	500,000.00	0.00	0.00
393	PROCEEDS FROM LONG TERM DEBT	5,000,000.00	0.00	0.00	5,000,000.00	100.00
16	GOA FUND	5,505,000.00	673.77	501,506.25	5,003,493.75	90.89
18	CLOSED DO NOT USE					
341	INTEREST EARNED	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
18	CLOSED DO NOT USE	0.00	0.00	0.00	0.00	0.00
19	AG PRESERVATION FUND					
341	INTEREST EARNED	1,000.00	263.47	507.77	492.23	49.22
392	INTERFUND TRANSFERS IN	25,000.00	0.00	0.00	25,000.00	100.00
19	AG PRESERVATION FUND	26,000.00	263.47	507.77	25,492.23	98.05
30	CAPITAL RESERVE FUND					
341	INTEREST EARNED	30,000.00	5,969.97	12,053.78	17,946.22	59.82
342	RENTS & ROYALTIES	10,000.00	0.00	0.00	10,000.00	100.00
354	STATE GRANTS	333,132.00	0.00	20,880.00	312,252.00	93.73
355	STATE SHARED REVENUES	0.00	0.00	0.00	0.00	0.00
357	LOCAL GRANTS	0.00	0.00	0.00	0.00	0.00
358	LOCAL SHARED PAYMENTS	0.00	0.00	0.00	0.00	0.00
387	PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
389	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
391	SALE OF FIXED ASSETS	2,000.00	91,451.00	91,451.00	-89,451.00	-4,472.55
392	INTERFUND TRANSFERS IN	6,700,500.00	500,000.00	1,000,000.00	5,700,500.00	85.08
393	PROCEEDS FROM LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
395	REFUNDS OF PRIOR YR'S EXPENSES	0.00	0.00	0.00	0.00	0.00
30	CAPITAL RESERVE FUND	7,075,632.00	597,420.97	1,124,384.78	5,951,247.22	84.11
31	REG CAP REC PROJECTS FUND					
341	INTEREST EARNED	20,000.00	5,234.67	9,655.35	10,344.65	51.72
387	PRIVATE CONTRIBUTIONS	400,000.00	0.00	400,000.00	0.00	0.00
389	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
31	REG CAP REC PROJECTS FUND	420,000.00	5,234.67	409,655.35	10,344.65	2.46
32	TRANSPORT IMPROVEMENT FUND					
341	INTEREST EARNED	95,000.00	37,257.10	60,758.85	34,241.15	36.04
351	FEDERAL GRANTS	756,000.00	0.00	0.00	756,000.00	100.00
354	STATE GRANTS	0.00	0.00	80,000.00	-80,000.00	0.00
357	LOCAL GRANTS	0.00	0.00	0.00	0.00	0.00
387	PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget	Current Actual	YTD Actual	\$ Remain	% Remain
389	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	1,404,000.00	399,512.66	543,255.36	860,744.64	61.31
393	PROCEEDS FROM LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
32	TRANSPORT IMPROVEMENT FUND	2,255,000.00	436,769.76	684,014.21	1,570,985.79	69.67
33	PGM STREETLIGHT FUND					
341	INTEREST EARNED	300.00	81.81	157.78	142.22	47.41
387	PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
33	PGM STREETLIGHT FUND	300.00	81.81	157.78	142.22	47.41
34	PARK IMPROVEMENT FUND					
341	INTEREST EARNED	1,000.00	515.38	992.62	7.38	0.74
359	LOCAL PAYMENTS IN-LIEU OF TAX	0.00	0.00	0.00	0.00	0.00
367	CULTURERECREATION	0.00	387.00	387.00	-387.00	0.00
389	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
392	INTERFUND TRANSFERS IN	0.00	0.00	0.00	0.00	0.00
34	PARK IMPROVEMENT FUND	1,000.00	902.38	1,379.62	-379.62	-37.96
35	LIQUID FUELS FUND					
341	INTEREST EARNED	16,000.00	4,407.29	17,078.24	-1,078.24	-6.74
355	STATE SHARED REVENUES	664,174.00	0.00	679,736.88	-15,562.88	-2.34
392	INTERFUND TRANSFERS IN	30,000.00	0.00	0.00	30,000.00	100.00
35	LIQUID FUELS FUND	710,174.00	4,407.29	696,815.12	13,358.88	1.88
Revenue Total		<u>27,801,131.00</u>	<u>5,258,172.66</u>	<u>10,069,401.93</u>	<u>17,731,729.07</u>	<u>0.6378</u>

General Ledger

Quarterly BOS Expenditure Summary



User: eendresen
 Printed: 7/31/2019 11:04:58 AM
 Period 04 - 06
 Fiscal Year 2019

Account Number	Description	Budget	Current Actual	YTD Actual	Encumbered	\$ Remain	% Remain
01	GENERAL FUND						
400	LEGISLATIVE BODY	57,620.00	11,218.33	25,293.81	0.00	32,326.19	56.10
401	EXECUTIVE	389,835.00	99,119.69	185,892.50	8,540.00	195,402.50	50.12
402	FINANCE	205,736.00	72,704.15	114,954.77	0.00	90,781.23	44.13
403	TAX OFFICE	44,902.00	9,821.46	25,485.81	0.00	19,416.19	43.24
404	LEGAL	44,000.00	10,909.81	17,799.32	0.00	26,200.68	59.55
406	OTHER GOVT ADMINISTRATION	111,130.00	27,782.50	55,565.00	0.00	55,565.00	50.00
407	IT-NETWORKING	193,250.00	25,281.58	98,249.97	16,666.00	78,334.03	40.54
408	ENGINEERING	502,972.00	124,645.72	223,871.03	7,250.00	271,850.97	54.05
409	BUILDINGS & GROUNDS	182,233.00	37,843.45	79,399.78	0.00	102,833.22	56.43
410	POLICE	2,358,714.00	604,857.27	1,079,220.94	30,788.44	1,248,704.62	52.94
411	FIRE	550,898.00	106,803.25	213,606.50	0.00	337,291.50	61.23
412	AMBULANCE	500.00	0.00	0.00	0.00	500.00	100.00
413	CODE ENFORCEMENT	300.00	0.00	0.00	0.00	300.00	100.00
414	PLANNING & ZONING	458,788.00	115,966.37	218,029.26	0.00	240,758.74	52.48
415	EMERGENCY MANAGEMENT	34,317.00	8,579.25	17,158.50	0.00	17,158.50	50.00
421	HEALTH & WELFARE	9,500.00	1,369.00	2,840.68	0.00	6,659.32	70.10
426	RECYCLING	33,005.00	0.00	0.00	0.00	33,005.00	100.00
430	PUBLIC WORKS ADMINISTRATION	116,755.00	30,262.21	61,193.75	32,295.00	23,266.25	19.93
432	WINTER MAINTENANCE	21,300.00	1,450.00	9,522.45	0.00	11,777.55	55.29
433	TRAFFIC CONTROL DEVICES	42,000.00	5,881.68	10,595.92	5,193.74	26,210.34	62.41
437	TOOLS & EQUIPMENT MAINTENANCE	205,810.00	40,866.54	86,764.61	1,776.64	117,268.75	56.98
438	ROAD & BRIDGE MAINTENANCE	746,901.00	208,963.47	395,821.95	0.00	351,079.05	47.00
447	TRANSIT SYSTEM	131,032.00	31,615.75	63,231.50	0.00	67,800.50	51.74
452	PARTICIPANT RECREATION	624,472.00	156,118.00	312,236.00	0.00	312,236.00	50.00
453	SPECTATOR RECREATION	8,650.00	4,000.00	5,350.00	0.00	3,300.00	38.15
454	PARKS	0.00	0.00	86.45	0.00	-86.45	0.00
455	SHADE TREES	222,702.00	41,473.91	79,843.51	27,796.00	115,062.49	51.67
456	LIBRARIES	465,072.00	116,268.00	232,536.00	0.00	232,536.00	50.00
458	SENIOR CITIZENS	42,581.00	10,654.25	21,299.50	0.00	21,281.50	49.98
461	NATURAL RESOURCE CONSERVATION	6,769.00	0.00	4,840.00	0.00	1,929.00	28.50
462	SLAB CABIN RUN INITIATIVE	8,000.00	5,000.00	5,000.00	0.00	3,000.00	37.50
463	COMMUNITY DEVELOPMENT	35,000.00	23,500.00	23,500.00	0.00	11,500.00	32.86
472	DEBT SERVICE INTEREST	500.00	0.00	76.54	0.00	423.46	84.69

Account Number	Description	Budget	Current Actual	YTD Actual	Encumbered	\$ Remain	% Remain
481	PAYROLL TAXES	312,285.00	84,636.81	155,679.94	0.00	156,605.06	50.15
483	PENSIONS	504,165.00	34,913.89	83,806.24	0.00	420,358.76	83.38
486	PROPERTY INSURANCE	289,070.00	72,431.00	204,270.92	0.00	84,799.08	29.34
487	HEALTH INSURANCE	994,580.00	246,085.18	505,940.41	0.00	488,639.59	49.13
489	MISCELLANEOUS EXPENSE	46,100.00	0.00	750.00	0.00	45,350.00	98.37
491	REFUND OF PRIOR YR'S REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
492	INTERFUND TRANSFERS OUT	2,709,000.00	280,955.32	1,543,255.36	0.00	1,165,744.64	43.03
01	GENERAL FUND	12,710,444.00	2,651,977.84	6,162,968.92	130,305.82	6,417,169.26	50.49
02	STREET LIGHT FUND						
434	STREET LIGHTING	22,500.00	3,956.60	6,881.87	0.00	15,618.13	69.41
02	STREET LIGHT FUND	22,500.00	3,956.60	6,881.87	0.00	15,618.13	69.41
03	HYDRANT FUND						
448	WATER SYSTEMS	41,375.00	20,349.00	40,698.00	0.00	677.00	1.64
03	HYDRANT FUND	41,375.00	20,349.00	40,698.00	0.00	677.00	1.64
16	GOA FUND						
401	EXECUTIVE	500.00	0.00	0.00	0.00	500.00	100.00
404	LEGAL	30,000.00	0.00	0.00	0.00	30,000.00	100.00
471	DEBT SERVICE PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00
472	DEBT SERVICE INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
475	FISCAL AGENT FEES	20,000.00	0.00	0.00	0.00	20,000.00	100.00
486	PROPERTY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
492	INTERFUND TRANSFERS OUT	5,950,500.00	500,000.00	500,000.00	0.00	5,450,500.00	91.60
16	GOA FUND	6,001,000.00	500,000.00	500,000.00	0.00	5,501,000.00	91.67
18	CLOSED DO NOT USE						
439	ROAD CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
492	INTERFUND TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
18	CLOSED DO NOT USE	0.00	0.00	0.00	0.00	0.00	0.00
19	AG PRESERVATION FUND						
461	NATURAL RESOURCE CONSERVATION	60,000.00	0.00	0.00	0.00	60,000.00	100.00
19	AG PRESERVATION FUND	60,000.00	0.00	0.00	0.00	60,000.00	100.00
30	CAPITAL RESERVE FUND						
401	EXECUTIVE	25,000.00	0.00	0.00	0.00	25,000.00	100.00
402	FINANCE	0.00	0.00	0.00	0.00	0.00	0.00
407	IT-NETWORKING	81,500.00	17,082.66	17,082.66	26,741.32	37,676.02	46.23
408	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00
409	BUILDINGS & GROUNDS	5,655,500.00	69,537.91	383,403.36	2,152.08	5,269,944.56	93.18
410	POLICE	226,200.00	49,927.37	132,848.80	12,129.72	81,221.48	35.91
414	PLANNING & ZONING	33,200.00	5,782.32	9,577.36	5,744.48	17,878.16	53.85
430	PUBLIC WORKS ADMINISTRATION	760,738.00	650,953.64	672,752.03	37,250.00	50,735.97	6.67
434	STREET LIGHTING	32,000.00	0.00	0.00	0.00	32,000.00	100.00
438	ROAD & BRIDGE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget	Current Actual	YTD Actual	Encumbered	\$ Remain	% Remain
439	ROAD CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
446	STORMWATER	498,000.00	111,623.63	129,709.71	0.00	368,290.29	73.95
452	PARTICIPANT RECREATION	0.00	0.00	1,776.43	0.00	-1,776.43	0.00
454	PARKS	336,500.00	22,643.10	167,578.74	4,559.00	164,362.26	48.84
486	PROPERTY INSURANCE	6,000.00	2,094.22	2,094.22	0.00	3,905.78	65.10
492	INTERFUND TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
30	CAPITAL RESERVE FUND	7,654,638.00	929,644.85	1,516,823.31	88,576.60	6,049,238.09	79.03
31	REG CAP REC PROJECTS FUND						
439	ROAD CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
452	PARTICIPANT RECREATION	149,376.00	26,094.00	52,188.00	0.00	97,188.00	65.06
492	INTERFUND TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
31	REG CAP REC PROJECTS FUND	149,376.00	26,094.00	52,188.00	0.00	97,188.00	65.06
32	TRANSPORT IMPROVEMENT FUND						
402	FINANCE	0.00	0.00	0.00	0.00	0.00	0.00
404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
408	ENGINEERING	120,000.00	0.00	0.00	10,622.00	109,378.00	91.15
434	STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00
439	ROAD CONSTRUCTION	3,131,000.00	355,089.21	601,071.70	44,772.13	2,485,156.17	79.37
32	TRANSPORT IMPROVEMENT FUND	3,251,000.00	355,089.21	601,071.70	55,394.13	2,594,534.17	79.81
33	PGM STREETLIGHT FUND						
434	STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00
439	ROAD CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00
33	PGM STREETLIGHT FUND	0.00	0.00	0.00	0.00	0.00	0.00
34	PARK IMPROVEMENT FUND						
454	PARKS	0.00	0.00	0.00	0.00	0.00	0.00
34	PARK IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0.00	0.00
35	LIQUID FUELS FUND						
403	TAX OFFICE	0.00	0.00	0.00	0.00	0.00	0.00
404	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00
408	ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00
432	WINTER MAINTENANCE	118,000.00	0.00	89,633.69	0.00	28,366.31	24.04
433	TRAFFIC CONTROL DEVICES	80,000.00	34,301.53	34,301.53	72,756.41	-27,057.94	-33.82
438	ROAD & BRIDGE MAINTENANCE	292,000.00	17,035.86	17,459.10	0.00	274,540.90	94.02
439	ROAD CONSTRUCTION	128,000.00	90,280.80	90,280.80	0.00	37,719.20	29.47
492	INTERFUND TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
35	LIQUID FUELS FUND	618,000.00	141,618.19	231,675.12	72,756.41	313,568.47	50.74
Expense Total		<u>30,508,333.00</u>	<u>4,628,729.69</u>	<u>9,112,306.92</u>	<u>347,032.96</u>	<u>21,048,993.12</u>	<u>0.6899</u>

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
Monday, July 15, 2019
7:00 PM

I. ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Monday, July 15, 2019, at the Ferguson Township Municipal Building. In attendance were:

Board:	Steve Miller	Staff:	Dave Pribulka, Township Manager
	Richard Killian		Centrice Martin, Assistant to the Manager
	Laura Dininni		Lindsay Schoch, Community Planner
	Lisa Strickland		Dave Modricker, Public Works Director
	Ford Stryker, Absent		

Others in attendance included: Faith Norris, Recording Secretary; Carol King-US Census Bureau; John Spychalski and Louwana Oliva-CATA; Carolyn Yagle-EPD; Patrick Geary-Cornerstone Wealth Advisory; Robin Homan; Michelle Spiering; Barry Karchner.

II. CALL TO ORDER

Mr. Miller called the Monday, July 15, 2019, regular meeting to order at 7:00 p.m.

III. CITIZENS INPUT

None.

IV. SPECIAL REPORTS

- a. 2020 Census Presentation. Ms. King, Partnership Specialist from the Philadelphia office of the US Census Bureau, reviewed the services, the importance and awareness for the 2020 Census and the public's options for taking the Census that is effective on April 1, 2020. She noted those who are interested in a job at the Census Bureau can visit www.census.gov/jobs.
- b. Centre Area Transportation Authority. Mr. Spychalski and Ms. Oliva highlighted some schedule changes with summer underway for the CATA Ride patrons and residents in West Ferguson Township. CATA Ride has eliminated the token app and has replaced it with a cash and prepay options. For efficiency, mid-day trips on some routes will be eliminated due to low ridership and replaced with the emergency ride home program, including parts of West Ferguson Township. Timely work by staff led to secure funding for five Articulated CNG powered buses.

Community Engagement/Strategic Plan Progress Report. Ms. Martin provided key highlights from her memo and report. Analytics related to the Township's social media accounts were reviewed. In addition, the Township holds public engagement sessions for projects conducted by the Township. The Ferguson Township Police Department hosted the Bike Rodeo and a Meet-n-Greet for residents in the Turnberry development.

V. APPROVAL OF MINUTES

Mr. Killian moved that the Board of Supervisors **approve** the Regular Meeting Minutes of July 1, 2019. Ms. Dininni seconded the motion. The motion passed unanimously.

VI. UNFINISHED BUSINESS

a. AUTHORIZATION OF ZONING MAP AND ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS FOR PUBLIC HEARING

Mr. Pribulka reviewed the history and recapped major points. He thanked those who had provided input throughout the nearly three-year process. Ms. Yagle discussed the map changes and major components. Environmental Planning & Design has worked with the Ferguson Township Planning Commission to fine-tune the documents. Details followed on input received and how the information was incorporated into the amendment ordinances and map process including the Quick View of land uses, terminology and impacts from other Ferguson Township ordinances, i.e., Sourcewater.

With the Board consensus, a worksession will be scheduled for the Board to address and discuss specific topics such as use conflicts prior to the Public Hearing. Specific detailed questions are to be sent to Messrs. Miller and Pribulka to compile for this Zoning/SALDO worksession.

Ms. Dininni moved that the Board of Supervisors **increase** no-impact home-based businesses per household to two. Ms. Strickland seconded the motion.

Discussion followed on the effects of increasing the number of no-impact home-based businesses permitted per residence.

The motion passed unanimously.

Mr. Killian moved that the Board of Supervisors **authorize** advertisement of the zoning map, and zoning and subdivision and land development ordinance amendments for public hearing and action on September 16, 2019. Ms. Strickland seconded the motion. The motion passed unanimously.

b. AUTHORIZATION TO ENTER INTO AN INVESTMENT ADVISORY SERVICES AGREEMENT WITH CORNERSTONE WEALTH ADVISORY AND INSURANCE SERVICES, LLC FOR THE NON-UNIFORMED PENSION PLAN

Mr. Pribulka introduced the item for defined municipal and employee contribution plans as well as the request for proposals and recommendation. Mr. Pribulka, as Township Manager, is the coordinator of the Non-Uniform Pension Committee per provision in the Administrative Code. Mr. Geary presented an overview of what fiduciary oversight services provide for clients. No questions were asked.

Ms. Dininni moved that the Board of Supervisors **authorize** the Township Manager to enter into an advisory services agreement with Cornerstone Wealth Advisory and Insurance Services, LLC for investment advisory services to the Township's Non-Uniformed Pension Plan. Mr. Killian seconded the motion. Discussion followed. The motion passed unanimously.

Mr. Miller called for a five minute recess. Following the recess, Mr. Miller changed the order and the next item discussed was the Stormwater Timeline and Schedule.

c. STORMWATER FEE FEASIBILITY STUDY TIMELINE AND SCHEDULE

Mr. Modricker reviewed the timeline schedule and elements of stormwater management. Discussion followed on the current Phase II schedule of the Study and points to consider prior to adoption that includes public engagement. Topics included schedule of fees, taxes, borrowing options, report updates to the Board through Board reports, and having an elected Board to vote on adoption vs. an appointed Board. Following discussion, the Board elected to table how to proceed until after the new year.

d. REVIEW OF DRAFT DISCRIMINATION ORDINANCE

Mr. Pribulka reviewed the history and each section of the draft ordinance that was modeled after Susquehanna Township. The request for a draft ordinance was initiated by a previous Board member in 2018. Discussion followed on options for the establishment of a local Human Relations Commission. The state's Human Relations Commission recommendation was not incorporated due to concern for conflict of interest that was addressed in the draft ordinance. Noted, there is regional interest for a Human Relations Commissions.

Board discussion followed on input, interested parties, individual concerns, regional and state commission contracting options, participants, intent and is it fair to all partners, and quality and timeliness of services. A separate discussion topic was on the multiple filings provision, potential for conflict and jurisdiction. The Board determined by consensus to change the wording to "no effect" instead of "no jurisdiction" in Section 214.

VII. **NEW BUSINESS**

1. CONSENT AGENDA

- a. Voucher Report for June
- b. Special Events Permit – Family Fun Ride
- c. 2019-C8 Pay Application 2 – Pavement Markings: \$38,140.20
- d. 2019-C8 Pay Application 3 – Pavement Markings: \$17,843.25
- e. Public Works Maintenance Facility 2nd Extension Request
- f. Hummel Subdivision Extension Request

Mr. Killian moved that the Board of Supervisors **approve** the Consent Agenda. Ms. Dininni seconded the motion. The motion passed unanimously.

2. CONDITIONAL USE HEARING – 3062 ERNEST LANE, STATE COLLEGE BOROUGH WATER AUTHORITY

Ms. Schoch reviewed the application and history.

Ms. Dininni moved that the Board of Supervisors **authorize** a public hearing on the conditional use application submitted by the State College Borough Water Authority for a water treatment plant at 3062 Ernest Lane and refer the application to the Planning Commission for review and comment. Mr. Killian seconded the motion. The motion passed unanimously.

3. CENTRE COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP (CCEDP) EVALUATIVE APPROACH TO ECONOMIC DEVELOPMENT RETENTION AND EXPANSION PROJECTS

Mr. Pribulka reviewed the CCEDP provisions for retention and expansion projects within the Centre County region. These are guidelines and there is no commitment at this point.

Discussion followed on specific line items and projects' criteria and terms. An audited financial statement was requested of the CCEDP.

Mr. Killian moved that the Board of Supervisors **endorse** the Centre County Economic Development Partnership Evaluative Approach to Economic Development Retention and Expansion Projects. Ms. Strickland seconded the motion. Discussion followed on guidelines and first steps. The motion passed unanimously.

VIII. STAFF AND COMMITTEE REPORTS

a. COG COMMITTEE REPORTS

- b. Ad Hoc Facilities Committee. Mr. Pribulka reported on discussion on the relocation of the Parks office – recommendation was Option #4 for a 7-year lease with 5 year out with interior improvements. There was concern on length of commitment. Mr. Killian confirmed that this was endorsed by the Finance Committee.
- c. Finance Committee. Mr. Killian reported the lease for the relocation of the Parks office, the COG 2020 Program Plan and the 2020 Capital Improvement Plan will be at an upcoming COG meeting for feedback.

Clarification followed on both committees endorsing Option #4 for the Parks office lease. A separate discussion followed on the interior improvements.

- d. Joint Parks Capital and CRPRA. Ms. Dininni reported on updates for the Parks office relocation and Musser Gap Valleylands Project.

There was discussion on costs and the renovation clause for the Parks office lease. Expanded discussion on the Musser Gap Valleylands Project included a Lunch and Learn; top 3 plans noted from the survey and greenway parking.

e. STAFF REPORTS

1. Township Manager. Mr. Pribulka reported on the following items. Kristina Aneckstein has assumed the role of Community Planner effective July 8th, that will replace Lindsay Schoch. Applicants are forthcoming around August 19th for the Board's consent and new hire for the Township's Planning Director. Mr. Pribulka reviewed a grant application notification received from Patton Township for the construction of a shared use path along Valley Vista/Science Park Road. The Township successfully received a rebate for a Level 2 Electric Charging Station – one port will be used for the Township's new Chevy Bolt that was purchased under PaDEP's Alternative Incentive Program; the 2nd port will be open to the public during business hours free of charge. The cost for the charging station, electric vehicle and installation is under budget.
2. Interim Planning and Zoning Director. Ms. Schoch reported on the following items. On track for the tentative schedule for the Zoning and Subdivision Land Development update. The report was provided with the agenda. This is Ms. Schoch's last Board meeting since her announcement of taking a position with College Township next month. She thanked the Board and staff members for serving the last four years at the Township and has learned so much personally and professionally.

Discussion followed on the established escrow for the Whitehall Road Regional Park that was for the full submission of the land development plan. Expanded discussion followed on the phasing/provisions of the park in one land development plan for the entire acreage.

3. Public Works Director. Mr. Modricker reported that the Stormwater Advisory Committee will have its 4th meeting on July 17th for discussion on private systems that serve a public purpose. The Tree Commission met tonight and the tour was completed on trees planned for removal. In the maintenance update, it was noted while work is being done on side streets people are parking on surrounding streets to accommodate the work. Microsurfacing work is scheduled to start July 22nd as well as potential Sealcoating work to be done on bike paths and parking lots in Ferguson Township and State College Borough. Communication to the biking community for the work will be transmitted by Message Boards and through the assistance of Trish Meek.

IX. COMMUNICATIONS TO THE BOARD

None.

X. CALENDAR ITEMS

- a. Coffee & Conversation, Naked Egg Café, 8:00 – 9:30 a.m., Friday, July 19, 320 Pine Grove Road. Confirmed representatives noted.
- b. Ms. Dininni noted that Jon Kauffman is hosting Sweets and Swifts (Chimney Swifts), July 18, Ferguson Township Elementary, 8:00 p.m. – 9:00 p.m.

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 10:30 p.m.

Respectfully submitted,

David Pribulka, Township Manager
For the Board of Supervisors



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

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

www.twp.ferguson.pa.us

TO: Board of Supervisors

FROM: Kristina Aneckstein, Community Planner

DATE: August 5, 2019

SUBJECT: State College Borough Water Authority – Conditional Use

The State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801, is proposing to construct a new water treatment facility will be located on T.P.# 24-003-007F-0000, 3062 Ernest Lane, which consists of approximately 15.07 acres in the Rural Agricultural (RA) zoning district. Three well houses (#41, #43 and #53) currently exist on the property, as well as buried conduit and piping, chlorine contact tanks and a ten (10') foot access lane. At least 50% of the property, ±7.4 acres, contains 100-year floodplain and 50' riparian floodplain buffer. The proposed water treatment facility will be built southwestern corner of the property outside of floodplain and riparian buffer, with the exception of encroachment from a newly proposed paved road. The proposed structure will be located less than 1,000 feet from the nearest residential structure and be surrounded by a natural landscape buffer, a proposed landscape buffer and a fence line with privacy slats. The proposed water treatment plant will service both the Nixon and Kocher well fields. A Water Treatment Facility is a Conditional Use within the Rural Agricultural Zoning District. This Conditional Use has been submitted concurrently with the land development plan and replot plan for the property.

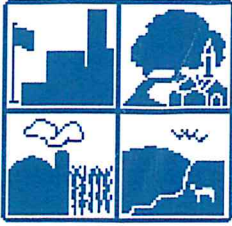
The following summarizes the Water Production Facilities per Ferguson Township Code of Ordinance. **[§27-204 SS]** Water production facilities owned and operated by the State College Borough Water Authority in the vicinity of their potable water wells shall be permitted as a conditional use in the RA Zoning District after recommendation by the Planning Commission if the following standards and conditions are met.

1. **§27-204 SS (1):** An ambient-sound-level study is provided and the ambient-sound level at all points along the boundary line of the property upon which the water production facility is located shall be no more than 55 decibels (dBA).
2. **§27-204 SS (2):** A land development plan shall be prepared in accordance with §27-1003 of this chapter. An elevation drawing of any structure to be constructed on the property shall be provided as part of the land development plan.

SCBWA: The granting of a variance to this section of Chapter 27 is necessary to continue to provide clean, plentiful and safe drinking water to the people of Ferguson Township and the surrounding Centre Region. The granting of this variance will not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the welfare of the public.

3. **§27-204 SS (3)**: A landscape buffer in accordance with Buffer Tard C of the flexible buffer yard regulation shall be provided between on-site buildings and the property line.
4. **§27-204 SS (4)**: An erosion and sediment control (ESC) plan shall be prepared and approved.
5. **§27-204 SS (5)**: A laboratory within the water production facility shall be allowable. The scale of the laboratory shall be limited to only the required testing necessary for compliane with Pennsylvania Department of Environmental Protection (DEP) regulations. Storage of chemicals within the laboratory which are to be used for DEP compliance shall be limited to a four (4) month supply of such chemicals at one time.
6. **§27-204 SS (6)**: The minimum lot size shall be five (5) acres.
7. **§27-204 SS (7)**: The minimum yard setbacks shall be as follows:
 - a. Rear yard setbacks: 50 feet.
 - b. Front yard setback: 50 feet.
 - c. Side yard setback: 50 feet.
8. **§27-204 SS (8)**: The maximum building coverage: 15% of lot area.
9. **§27-204 SS (6)**: The maximum impervious coverage: 50% of lot area.

On July 22, 2019, the Ferguson Township Planning Commission gave their recommendation to approve this Conditional Use application for review to the Board of Supervisors.



TOWNSHIP OF FERGUSON

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



CONDITIONAL USE APPLICATION REQUEST FOR FERGUSON TOWNSHIP

Submittal Date: June 27, 2019

A fee of **\$300.00** is required at the time of submitting this application.

Applicant Information

State College Borough Water Authority

Name

1201 West Branch Road

Street Address

State College

City

PA

State

16801

Zip

814-238-0885

Phone Number

Property Information

24-003-007F-000

Tax Parcel Number

18.05

Lot Size

Rural Agricultural (RA)

Zoning District

3062 Ernest Lane

Property Location (Address)

State College

City

PA

State

16801

Zip

Is this a changed use? Yes

What do you propose to do on the lot? (please include details)

Construct a New Water Treatment Plant

Are there existing buildings on the lot? If so, how many?

Yes No # of Buildings: Three existing Well Buildings.

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

All three buildings total approx. 2,080 SF.

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

19,883 SF

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

Plan proposes 5 standard spaces, 1 ADA space, 1 loading space and will employ 4 people.

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

The property currently houses 2 ex. well houses and 1 ex. well/chlorine house. The prop. building will have similar architecture and be located <1,000' from nearest residential structure and be surrounded by natural landscape buffer, a proposed landscape buffer and a fence line with privacy slats.

Additional Comments (attach additional sheets if necessary)

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

Brian C. Hewitt

Owner/Applicant Name

June 27, 2019

Date

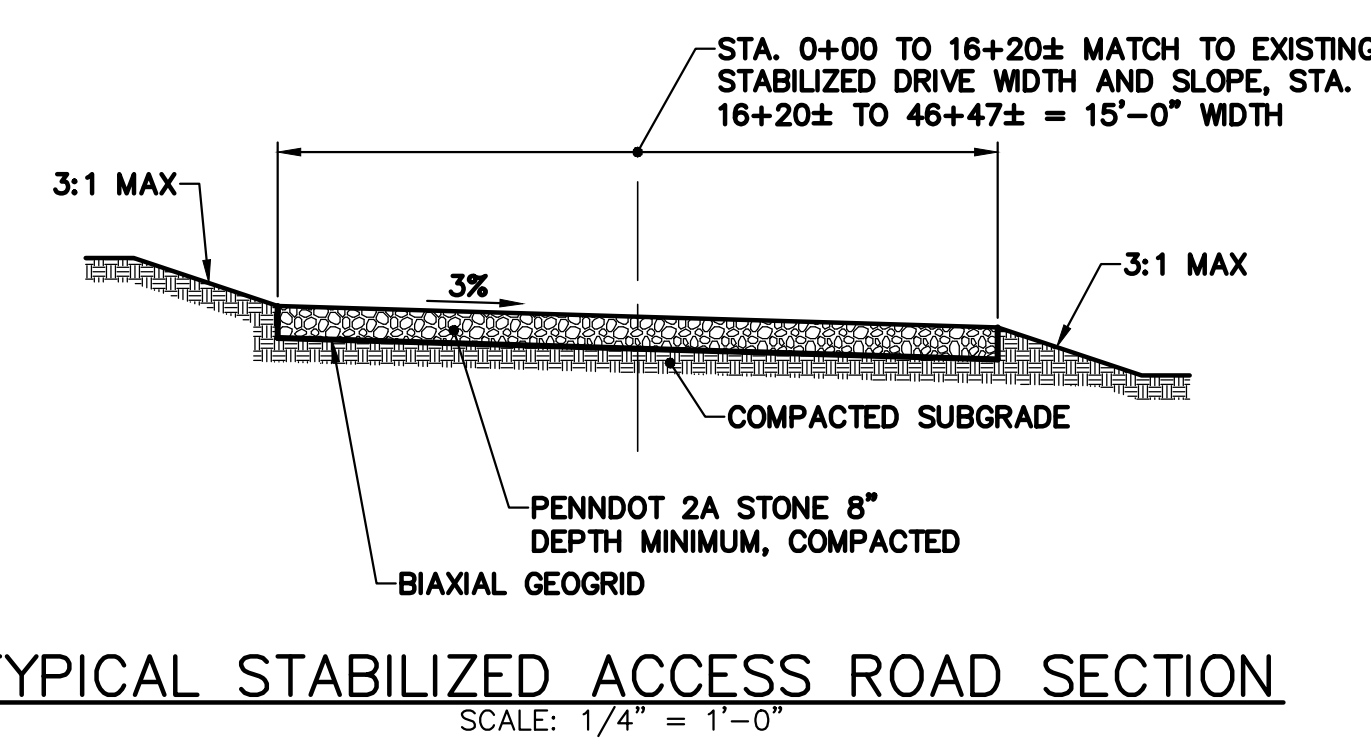
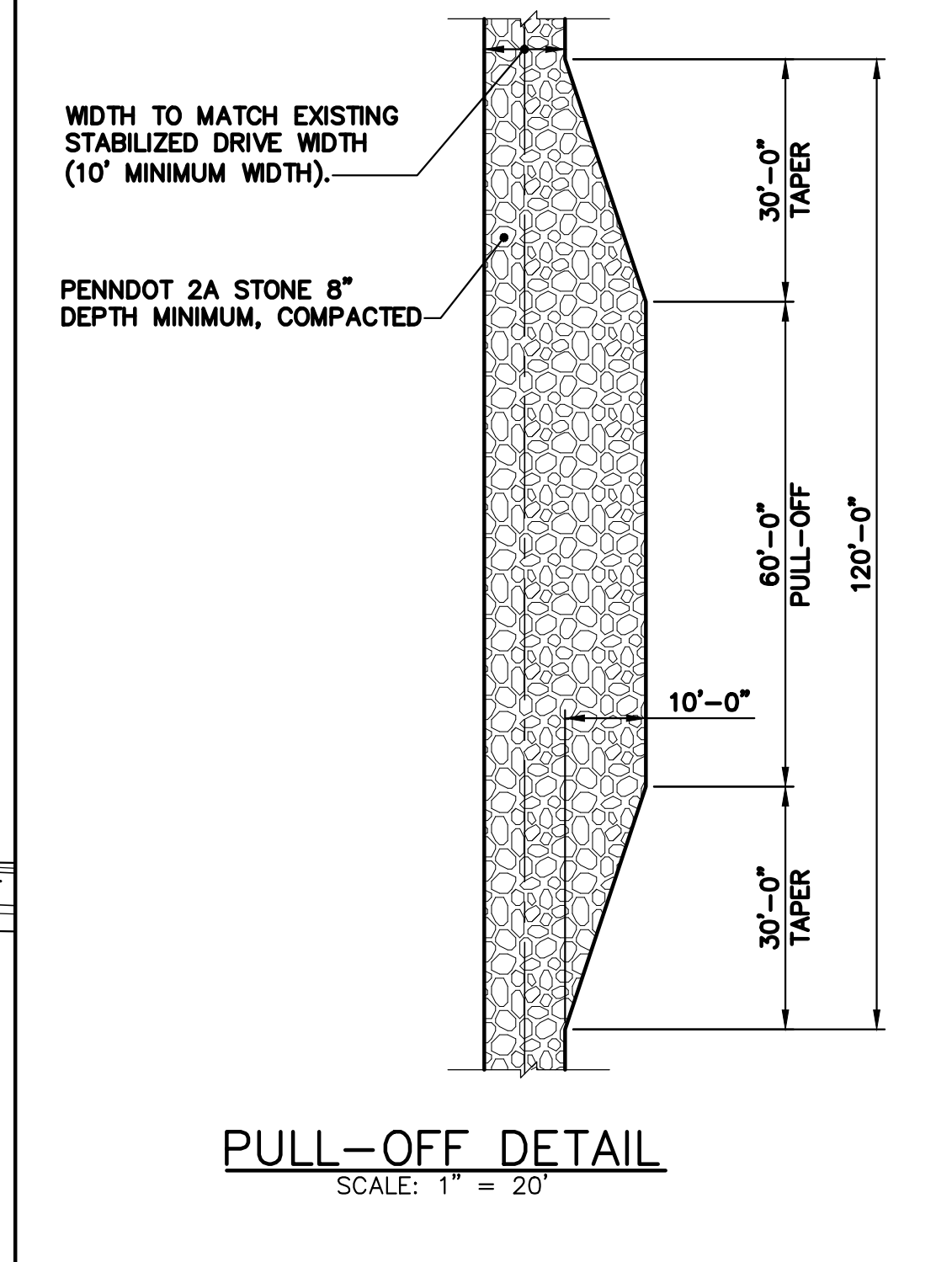
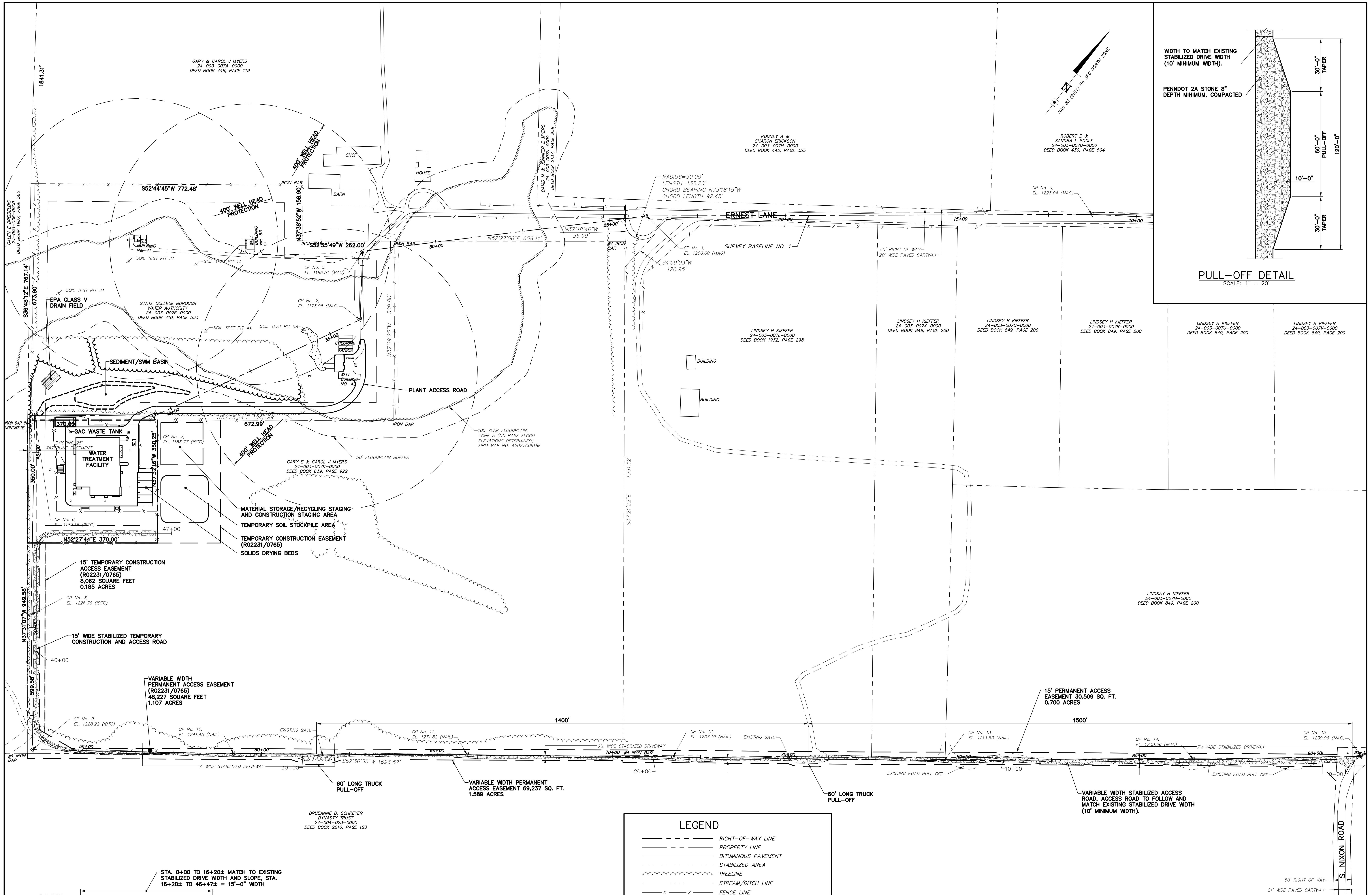
-For Office Use Only-

Date Received: _____ By: _____

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

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BITUMINOUS PAVEMENT
- STABILIZED AREA
- TREELINE
- STREAM/DITCH LINE
- x-x- FENCE LINE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED STABILIZED AREA
- PROPOSED TREELINE
- x-x- PROPOSED FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK

GRAPHIC SCALE
100 0 50 100 200 300 400
1 inch = 100 ft.

NO.	DATE	DESCRIPTION

OVERALL PROPOSED SITE PLAN
**STATE COLLEGE BOROUGH
WATER AUTHORITY**
**NIXON-KOCHER
WATER TREATMENT FACILITY**
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

GD&F
GWIN DOBSON & FOREMAN
ENGINEERS
3121 Fairway Drive
Allentown, PA 18602
610.843.8214
gdfengineers.com

DATE: 06/26/19	JOB: 16049	SCALE: AS SHOWN
FILE: 16049_LD_002	DRAWN BY: AJL	CHECKED BY: C-3

SHEET NO: **2**

PLOT CREATED: 6/24/2019 2:30 PM



GWIN
DOBSON &
FOREMAN
ENGINEERS

June 18, 2019

Lindsay Schoch
Ferguson Township Planning/Zoning Department
3147 Research Drive
State College, PA 16801

Certified Mail No.: 7018 0680 0000 9167 5710

**RE: State College Borough Water Authority
Nixon-Kocher Water Treatment Facility
Ferguson Township, Centre County, Pennsylvania
Sewer Facilities Planning Module - Component 4A**

Dear Ms. Schoch:

As required by the Pennsylvania Department of Environmental Protection (DEP), please complete the enclosed Sewer Facilities Planning Component 4A for the State College Borough Water Authority Nixon-Kocher Water Treatment Facility Project. This project involves the installation of a holding tank for sanitary waste generated on site. Please complete Section A, B, C and D of the attached Component 4A - Municipal Planning Agency Review, including signature under Section C.

Additionally, the enclosed Resolution for Plan Revision for New Land Development, as well as the Transmittal Letter needs to be completed and returned. Ferguson Township will need to adopt the provided new 2019 Resolution for this holding tank planning module. Please provide an original signature, Township Resolution No., Resolution adoption date and Township seal. Please return two (2) original copies of the Resolution to our office and retain one (1) original copy for your files.

After completion, please return the signed and completed component to our office within 30 days. A timely response would be greatly appreciated in order for inclusion of the component in our submittal to PA DEP.

If you have any questions or need additional information, please feel to contact me (814) 943-5214 or at dpedersen@gdfengineers.com. Thank you.

Sincerely,
GWIN, DOBSON & FOREMAN, INC.

David Pedersen, E.I.T.
Junior Engineer

enclosure
DEP/amk
16049/ltr/FergTwpComp4A_6-18-19.doc
cc: File



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 19-101

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Nixon-Kocher Water Treatment Facility

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency June 20, 2019

2. Date review completed by agency July 19, 2019

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies _____ |

17. Name, title and signature of planning agency staff member completing this section:

Name: Lindsay K. Schoch
 Title: Interim Director of Planning & Zoning
 Signature: Lindsay K. Schoch
 Date: 7/24/2019
 Name of Municipal Planning Agency: Ferguson Twp Dept of Planning & Zoning
 Address: 3147 Research Drive, State College, PA 16801
 Telephone Number: 814 238-4651

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Ferguson
(TOWNSHIP) (BOROUGH) (CITY), Centre COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS State College Borough Water Authority
land developer has proposed the development of a parcel of land identified as

Nixon-Kocher Water Treatment Facility,
name of subdivision and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, Ferguson Township
municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Ferguson Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Seal of
Governing Body

Telephone _____



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date July 24, 2019

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Lindsay K. Schach ^(Name)
Interim Director of Planning + Zoning ^(Title) for State College Borough ^(Name) Water Auth.
 a subdivision, commercial, or industrial facility located in Ferguson Township
Centre County.
(City, Borough, Township)

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|---|---|
| <input type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

PROJECT NARRATIVE

The proposed project includes construction of a new water treatment facility in the same vicinity of existing groundwater wells at the Nixon Well Field. The commercial water treatment facility process will feature the latest filtration and disinfection technologies for a complete multiple barrier treatment process. It will include raw water chemical injection with provision for future in-line static mixers, membranes and GAC filtration units, ultraviolet disinfection, chlorine disinfection, and chemical feed systems.

The proposed commercial facility will have 1-4 employees present 8 hours/day during a standard Monday-Friday work week. Assuming each employee contributes to 15 GPD of sanitary waste the projected sewage flow is 60 GPD (15 GPD x 4 people = 60 GPD). For the purpose of the permit requirements, the minimum sewage flow per this lot is 400 GPD which is equal to 1 EDU. At the minimum sewage flow of 400 GPD as noted in the planning instructions, the detention time of the holding tank is 5 business days (2,000 gal/400 GPD = 5 days). At the projected sewage flow rate of 60 GPD, the detention time of the holding tank is 33 business days (2,000 gal/60 GPD = 33 days). The facility will utilize a holding tank for sanitary wastes as the ultimate waste disposal method. Due to the nature of the project and the close vicinity of drinking water wells, alternative disposal methods are not feasible.

The total acreage of the proposed project, including the land in the process of being acquired from the Myers Property, is approximately 22 acres. The surrounding area has historically been used for agriculture and is not proposed for future development at this time. Any potential future development would be restricted due to wellhead protection areas.

ALTERNATIVES ANALYSIS

The proposed sewage disposal method will be an individual on-lot private sewage disposal system serving 1 EDU. Projected sewage flows for the project will be 400 GPD, which is the minimum sewage flow per 1 EDU, respective of a generic three-bedroom house. This sewage disposal method is an ultimate method which will serve the residential development in the long term, for 5 years or longer.

The project site location and surrounding areas are used for agriculture. The single-family homes that are located near the proposed site utilize private, on-lot sewage disposal systems for ultimate use. No future development is proposed on the adjacent agricultural lots. The project area is located within Ferguson Township and is zoned as Rural Agricultural.

No municipal public sewerage system exists in this area or is anticipated in the near future. The existing sewage facilities on properties adjacent to the project are not known of to be in need of improvement. Since the sewage facility on the adjacent lot is not in need of improvement no further action is needed to develop a combined sewage disposal alternative.

The sewage disposal method that is proposed for the development area in the municipality's Official Sewage Facilities Plan is an on-lot disposal system and an on-lot holding tank. Ferguson Township, in conjunction with other municipalities in the Centre County region, implemented an on-lot sewage management program for this area in 2006. The program requires inspections at least once every six years and pumping at least once every three years. The program does not set specific requirements for holding tanks versus traditional septic tank systems. As such, the selected alternative will more than exceed these requirements.

The sewage disposal method will be a single 2,000 gallon sanitary holding tank serving 1 EDU. Projected sewage flows for the facility are 60 GPD. The proposed commercial facility will have 1-4 employees present 8 hours/day during a standard Monday-Friday work week. Assuming each employee contributes to 15 GPD of sanitary waste the projected sewage flow is 60 GPD (15 GPD x 4 people = 60 GPD). For the purpose of the permit requirements, the minimum sewage flow per this lot is 400 GPD which is equal to 1 EDU. At the minimum sewage flow of 400 GPD as noted in the planning instructions, the detention time of the holding tank is 5 business days (2,000 gal/400 GPD = 5 days). At the projected sewage flow rate of 60 GPD, the detention time of the holding tank is 33 business days (2,000 gal/60 GPD = 33 days). The holding tank will only be used for sanitary waste, and no industrial waste from the proposed facility. High level alarms will be installed in the holding tank which will alert the plant operator in the control room. Due to the nature of a holding tank, when the tank is approaching full capacity it will need pumped and disposed of/treated at an approved disposal site. This sewage disposal method is an ultimate method which will serve the commercial development in the long term, for 5 years or longer.

Due to the small number of developments surrounding the project area and the lack of plans for future development, a small flow treatment facility is not a very viable option. Although a stream, Beaver Branch, is indicated on site maps, the stream does not support the consistent flow needed to facilitate a potential discharge from a small flow treatment facility at this location. Another sewage disposal

method considered for the project was a conventional septic system. However, due to a combination of poor soils ratings, anticipated low flows, and concern for the project, these options are not considered feasible. The site also contains several wells used in the production of drinking water, as such, any system that would discharge to groundwater is not recommended. A third option for sewage disposal is connection to the existing community sewer system. Currently the University Area Joint Authority (UAJA) sewer system does not service any properties adjacent to this area. If the sewer system is extended to include areas nearby in the future, connection will have to be considered at that time.

The sewage disposal method for the proposed facility was selected to be a single 2,000-gallon sanitary holding tank serving 1 EDU. At the projected low sewage flow rates, the plant operator has sufficient time to schedule pumping of the holding tank when necessary. No more than 60 gpd is expected in the long-term, thus providing sufficient detention time/storage time for the holding tank. This sewage disposal method will be able to serve the commercial development in the long term, for 5 years or longer due to the low-flow from the development. The site constraints of the lot as well as development restrictions surrounding drinking water well protection areas will restrict future development on this lot. As such, the on-lot system will not have the need to accept additional flows or loads from surrounding lots in the future. Although holding tanks are to be used only as an interim disposal method, 25 PA Code §71.63.e allows for the exemption from typical holding tank restrictions provided “the use is for institutions, recreational vehicle dump stations or commercial establishments with a sewage flow of less than 800 gpd”. As this site is for a commercial water treatment facility and sewage flows are projected to be no more than 60 gpd, this exemption applies.

The State College Borough Water Authority (SCBWA) will be the owner of the on-lot disposal facility on the property. SCBWA will be responsible for making sure that the holding tank is properly operated and maintained to assure adequate long-term sewage disposal for the project. As previously mentioned, the existing sewerage management program for Ferguson Township requires inspection of the facilities at least once every six years and pumping at least once every three years unless granted an exemption by the Sewage Enforcement Officer (SEO). The proposed facility will be pumped more often than the minimum requirement based on projected flows, but will abide by the sewerage management program regardless of tank level or usage. If an extended period of time seems necessary for the facility after several months of operations, a request will be made to the SEO.

MID-CENTRE COUNTY AUTHORITY

296 Mid Centre Lane
P.O. Box 811
Milesburg, PA 16853-0811
Phone: 814/355-8435
Fax: 814/355-2570

Dayne McKee
McKee Excavation
781 Runville Road
Bellefonte, PA 16823

Mr. McKee,

This letter is to confirm that McKee Excavation will be permitted to dispose of holding tank waste at the Mid-Centre County Authority Waste Water Treatment Facility located in Boggs Township, Centre County.

Discharges to the plant must be made during business hours and only when plant supervision is available. There may be delays until a Mid-Centre County Authority employee is able to assist.

At this time, dumping charges shall be \$55.00 per 1,000 gallons. This cost is subject to change. Samples may be collected at any time from any truck presented for dumping. Findings of unauthorized material shall result in appropriate action.

Please call with any questions or further requests.

Sincerely,

MID-CENTRE COUNTY AUTHORITY



Stephanie M. MacNamara
Office Manager

MCKEE EXCAVATION

781 RUNVILLE ROAD

BELLEFONTE, PA 16823

814-355-5574

Brian Heiser, Executive Director
State College Borough Water Authority
1201 West Branch Road, State College, PA 16801

Mr. Heiser,

This letter is to serve as a contract between the State College Borough Water Authority and McKee Excavation for maintenance of the proposed holding tank to be located at the future Nixon-Kocher Water Treatment Facility in Ferguson Township, Centre County.

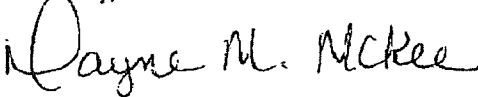
McKee Excavation will pump the tank installed at this site on a monthly basis, or as often as required in order to maintain sufficient storage volume and comply with local ordinances.

Charges will be based at a rate of ^{to be determined} ~~300 dollars~~ per 1,000 gallons removed.

Waste will be disposed of at the Mid-Center County Authority Waste Water Treatment Facility. Please see the attached letter of acceptance from the Mid-Center County Authority.

Please call at (814) 355-5574 with any questions or further requests.

Sincerely,



LEGEND

SYMBOL	DESCRIPTION
[Light Blue Box]	RETAIL / SERVICES (53,340± SF)
[Dark Blue Box]	FOOD SERVICES (51,580± SF)
[Green Box]	GROCCER (35,000± SF)
[Purple Box]	ENTERTAINMENT (31,000± SF)
[Red Box]	PROFESSIONAL OFFICE (27,400± SF)
[Pink Box]	ACCOMMODATIONS (54,700± SF, ±120 ROOMS)
[Light Green Box]	AMENITY BUILDING (18,987± SF)
[Orange Box]	MULTI-FAMILY DWELLINGS (470 UNITS, ±887 BEDS)
[Light Orange Box]	FOR SALE TOWNHOMES (205 UNITS, ±645 ROOMS)
[Yellow Box]	FOR SALE SINGLE FAMILY DETACHED HOMES (18 DU, ±54 ROOMS)
[Light Blue Box]	FOR RENT SINGLE FAMILY DETACHED HOMES (54 DU, ±205 ROOMS)
[Light Green Box]	FOR SALE SINGLE FAMILY SEMI-DETACHED HOMES (16 DU, ±48 ROOMS)
[Light Orange Box]	FOR RENT SINGLE FAMILY SEMI-DETACHED HOMES (164 DU, ±567 ROOMS)
[Red Box]	FOR RENT SINGLE FAMILY ATTACHED HOMES (92 DU, ±368 ROOMS)
[Yellow Circle]	WORKFORCE HOUSING (101 UNITS)
[Dashed Line]	COMMERCIAL CORE
[Dotted Line]	PROPERTY LINE
[Dashed Line]	NOTE: STRIPING INDICATES LOCATION OF VERTICAL MIXED USE BUILDINGS.

COMMERCIAL BUILDING KEY

- TWO-STORY BUILDING AT 35,000 SF WITH FIRST FLOOR GROCER AND UPPER LEVEL 3,780 SF OFFICE
- ONE-STORY BUILDING W/ 10,197 SF RETAIL/SERVICES AND 2,040 SF FOOD SERVICES
- ONE-STORY BUILDING W/ 6,583 SF RETAIL/SERVICES 1,440 SF FOOD SERVICES
- ONE-STORY BUILDING W/ 1,950 SF RETAIL/SERVICES AND 4,168 SF FOOD SERVICE
- ONE-STORY BUILDING W/ 3,480 SF RETAIL/SERVICES AND 4,157 SF FOOD SERVICES
- THREE-STORY VERTICAL MIXED USE BUILDING - FIRST FLOOR 11,840 SF FOOD SERVICES W/ TWO-STORY UPPER-LEVEL PROFESSIONAL OFFICE TOTALING 27,400 SF
- ENTERTAINMENT CINEMA - 31,000 SF W/ 4,000 SF FOOD SERVICES AND 3,800 SF RETAIL/SERVICES
- ONE-STORY FOOD SERVICES - 3,505 SF
- THREE-STORY VERTICAL MIXED USE BUILDING - FIRST FLOOR 6,400 SF RETAIL/SERVICES W/ TWO-STORY UPPER-LEVEL RESIDENTIAL
- THREE-STORY VERTICAL MIXED USE BUILDING - FIRST FLOOR 5,200 SF FOOD SERVICES W/ TWO-STORY UPPER-LEVEL RESIDENTIAL
- THREE-STORY VERTICAL MIXED USE BUILDING - FIRST FLOOR 4,730 SF FOOD SERVICES AND 2,000 SF RETAIL/SERVICES W/ TWO-STORY UPPER-LEVEL RESIDENTIAL
- THREE-STORY VERTICAL MIXED USE BUILDING - FIRST FLOOR 1,150 SF RETAIL/SERVICES W/ TWO-STORY UPPER-LEVEL RESIDENTIAL
- ONE-STORY FOOD SERVICES AT 6,500 SF
- HOTEL ACCOMMODATIONS - 54,700 SF (120 ROOMS) W/ 3,000 SF FOOD SERVICES
- ONE-STORY RETAIL PHARMACY AT 8,000 SF
- ONE-STORY FOOD SERVICES AT 1,200 SF
- ONE-STORY AMENITY BUILDING - 6,097 SF
- ONE-STORY AMENITY BUILDING - 5,159 SF
- ONE-STORY AMENITY BUILDING - 3,954 SF
- ONE-STORY AMENITY BUILDING - 6,005 SF
- EXISTING MULTI-STORY MEDICAL BUILDING - 45,603 SF

NOTE: 35% OF ALL COMMERCIAL STRUCTURES HAVE TWO OR MORE STORIES, WITH UPPER STORIES OCCUPIED BY RESIDENTIAL OR OFFICE USES ABOVE FIRST FLOOR PERMITTED NON-RESIDENTIAL USES.

CALCULATIONS

GROSS AREA:	150.118 AC
TOTAL COMMERCIAL AREA:	- 30.76 AC
NET AREA:	119.358 AC
PROPOSED TOTAL NUMBER OF DWELLING UNITS:	1,029 DU
PROPOSED DENSITY ± 1,029 DU / 117.38 AC =	8.82 DU/AC
ALLOWABLE DENSITY:	
MINIMUM 7 DU PER NET AC = 7 DU X 117.38 AC =	822 DU
MAXIMUM 20 DU PER NET AC = 20 DU X 117.38 AC =	2,348 DU
PARKING:	
ON-STREET:	499 STALLS
(INCLUDES ALL MARKED AND UNMARKED PARALLEL STALLS ON PUBLIC STREETS)	
OFF-STREET:	2,891 STALLS
(INCLUDES SURFACE PARKING STALLS AND PARALLEL STALLS LOCATED ON PRIVATE STREETS)	
ON-LOT:	486 STALLS
STRUCTURED PARKING:	824 STALLS
TOTAL PROVIDED PARKING:	4,700 STALLS
3,966 EXISTING STALLS + 4,334 PROVIDED STALLS	
MINIMUM REQUIRED PARKING:	3,800 STALLS
DEVELOPMENT TABULATIONS:	
COMMERCIAL (OF TOTAL ACREAGE):	20.49%
REQUIRED MIN: 15%	
REQUIRED MAX: 40%	
RESIDENTIAL (OF TOTAL ACREAGE):	48.30%
REQUIRED MIN: 35%	
REQUIRED MAX: 70%	
RESIDENTIAL DIVERSITY:	
SINGLE-FAMILY DETACHED:	5.49%
REQUIRED MIN: 5%	
REQUIRED MAX: 45%	
SINGLE-FAMILY SEMI-DETACHED:	13.71%
REQUIRED MIN: 10%	
REQUIRED MAX: 40%	
SINGLE-FAMILY ATTACHED:	21.18%
REQUIRED MIN: 15%	
REQUIRED MAX: 35%	
MULTIFAMILY:	7.91%
REQUIRED MIN: 5%	
REQUIRED MAX: 30%	
LIVE-WORK UNITS (OF TOTAL UNITS):	0%
REQUIRED MIN: 0%	
REQUIRED MAX: 5%	
VERTICAL MIXED USE BUILDINGS:	
VERTICAL MIXED USE (OF TOTAL SQUARE FOOTAGE):	36%
REQUIRED MIN: 15%	
REQUIRED MAX: -%	
WORKFORCE HOUSING:	
WORKFORCE HOUSING IS INCORPORATED AT A MINIMUM RATE OF 1:10 RESIDENTIAL UNITS.	
TOTAL NUMBER OF WORKFORCE HOUSING QUALIFIED DU: 101	

A WORKFORCE HOUSING DEVELOPMENT AGREEMENT WILL BE PROVIDED UPON COORDINATION OF THE FORMAT AND STRUCTURE OF SUCH AGREEMENT WITH THE TOWNSHIP.

NOTE:

- REFER TO SHEETS 5-000 - GENERAL PUBLIC UTILITY PLAN AND 4-001 - TYPICAL STREET SECTIONS FOR PUBLIC STREET CARRYWAY AND RIGHT-OF-WAY WIDTHS CORRESPONDING TO STREET LABELS ON THIS SHEET AS WELL AS THE LOCATION OF MARKED AND UNMARKED ON-STREET PARKING.
- REFER TO SHEET 3-000 - LOT LAYOUT PLAN FOR GENERAL LOT LAYOUT AND LOT LINE DESCRIPTIONS.
- TEN (10) EXISTING FOR SALE TOWNHOMES ALONG OLD GATESBURG ROAD HAVE NOT BEEN INCLUDED IN LEGEND, HOWEVER THEY ARE INCLUDED WITHIN THE DENSITY CALCULATIONS.
- THE MAXIMUM IMPERVIOUS COVERAGE FOR THE OVERALL TRADITIONAL TOWN DEVELOPMENT IS 85%.
- ALL RIGHT-OF-WAY AREAS ASSOCIATED WITH DENOTED PUBLIC STREETS OR ALLEYS WILL BE DEDICATED TO THE TOWNSHIP OTHERWISE, ALL COMMON OPEN SPACE AMENITIES BEYOND RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE DEDICATION OF POTENTIAL PUBLIC PARK SPACE WILL BE DISCUSSED WITH THE TOWNSHIP AND FINAL DEDICATION WILL BE DETERMINED AS PART OF THE SPECIFIC IMPLEMENTATION PLAN PROCESS.



**PINE HALL TTD GENERAL
MASTER PLAN**

**TERMS AND CONDITIONS
AGREEMENT**

THIS TERMS AND CONDITIONS AGREEMENT, made this ____ day of _____, 2019, by and among the TOWNSHIP OF FERGUSON, a Second Class Township, having offices at 3147 Research Drive, State College, Pennsylvania (“Township”) and RESIDENTIAL HOUSING LAND, LLC, a Florida limited liability company, with business address of 1555 Palm Beach Lakes Blvd, Suite 1100, West Palm Beach, Florida 33401 (“Developer”)

RECITALS

- A. Developer is the equitable owner of ±135 acres of land located along Old Gatesburg Road and Blue Course Drive in Ferguson Township, more particularly described by the deed recorded with the Recorder of Deeds of Centre County at Deed Book 1992, page 775 (Tax Parcel No. 24-004-022B and No. 24-004-015C), Deed Book 1150 Page 420 (Tax Parcel 24-4-17A) (the “Property”)
- B. Developer has submitted a master plan titled Pine Hall Traditional Town Development (the “Master Plan”) dated February 15, 2018, last revised (*insert date*), 2019 for the development of the remaining area of the Pine Hall traditional town development on the Property.
- C. To protect the public interest and to ensure that the Master Plan:
 - a. Does not result in inconvenience or unsafe pedestrian or vehicle access to or within the Property;
 - b. Results in a compact and efficient pattern of development that minimizes infrastructure costs;
 - c. Does not create traffic congestion resulting in unacceptable levels of service on streets within or which adjoin the Property, except as agreed upon by Township;
 - d. Is not inconsistent with the type and amount of growth anticipated within the Township as reflected by the projections and strategies enumerated by the adopted comprehensive plan for the Centre Region; and
 - e. Does not place an undue burden on parks, recreational areas, schools and other public facilities which serve or are proposed to serve the development of the Master Plan, therefore, the parties agree that certain terms and conditions are appropriate and agreed upon above and beyond compliance with the regulations set forth in the Traditional Town Development (TTD) regulations set forth in 27-701 et. Seq. of the Zoning Ordinance of Ferguson Township and other applicable ordinances of the Township Code of Ordinances.

D. It is the purpose of this Agreement to set forth the agreed-upon terms and conditions that will be imposed upon the approval of the Master Plan, all as set forth herein. Any modifications from the design standards of the TTD must be approved by the Board of Supervisors in writing.

NOW, THEREFORE, for and in exchange of mutual considerations and intending to be legally bound by the provisions hereof, the parties agree as follows:

1. Incorporation. The foregoing Recitals are incorporated into this Agreement as if set forth in full herein.
2. Existing Buildings
 - a. The existing medical building and ten (10) for sale townhomes along Old Gatesburg Road are within the Pine Hall Master Plan Boundary and shall remain. They are not required to be part of any future overall residential or commercial owners associations
 - b. The existing medical building and ten (10) for sale townhomes along Old Gatesburg Road will maintain and preserve their existing rights of usage of common elements such as the existing stormwater management systems. These buildings are included within the density calculations.
3. Transportation Improvements Agreement. The Master Plan and subsequent Specific Implementation Plans shall be subject to the Transportation Improvements Agreement dated _____ between Developer and the Township.
4. Phasing Plan. In accordance with the provisions of the Municipalities Planning Code, a timeframe for the development, specifying the date on which a Specific Implementation Plan (“SIP”) for each phase is set forth as Exhibit A, attached hereto (the “Phasing Plan”). The time for submission of the first SIP is connected to the recording of the Master Plan as may be extended by any appeals, such that the written decision of the Master Plan is final and un-appealable. Construction within each phase is to commence within 180 days of recording the SIP for such phase. The Phasing Plan must be updated at the end of each subsequent year following Master Plan approval until all SIPs have been reviewed and approved and that changes in the date of submission and/or completion of each phase will be acceptable as long as the Township is notified of the change as part of the required update. If an extension of the time frame becomes necessary, a request for such additional time must be submitted to the Board of Supervisors for their consideration and approval.
 - a. The infrastructure is integral to the overall development and integral to the overall success of the Traditional Town Development. Therefore, Phase 1a shall include all roads, sidewalks, shared use paths, and utilities within the public right-of-way of Phase 1a as well as any necessary features to support that infrastructure.
 - b. Subsequent Phases will follow in the order as proposed on the Adopted Master Plan and as set forth in Appendix A. Phases can be constructed concurrently.

5. Floodplain and Stormwater Management. All existing stormwater BMPs on the site will be incorporated into the Stormwater Management Site Plan that is submitted with the Phase 1 SIP that includes the construction of the public infrastructure. The existing BMPs that are not in compliance with the current stormwater plan and ordinance shall have designs approved by the Township Engineer that mitigate the deficiencies and return the basins to a functioning facility in conformance with the current stormwater ordinance.

At the request of the Township, the Master Plan contemplates a roadway connection with the adjacent Turnberry traditional town development. To accomplish this connection, the required roadway improvements will affect a pocket of Nolin soil. The Conditional Use was approved on (*insert date*). Any special design requirements related to the construction of Southwick Blvd. and other proposed crossings of the Nolin Soils shall be included within the specific implementation plan.

- a. Low Impact Development (LID) practices shall be incorporated into each Specific Implementation Plan to the maximum extent practicable. Site or other limitations that restrict the use of LID techniques shall be adequately documented and explained in each Stormwater Management Site Plan.
 - b. All stormwater basins shall be planted with an appropriate pollinator/infiltration seed mix as approved by the Township. All stormwater basins shall be designed to have a maintenance schedule that requires the basins to be cut only once per year and have all cut vegetation removed from the basin. The cutting shall be performed when the basin is dry or frozen and consider the specific seed mixture requirements. This requirement may be altered at the discretion of the Township if it conflicts with other intended uses of the stormwater basins.
6. Workforce Housing. The Master Plan and subsequent Specific Implementation Plans shall be subject to the Workforce Housing Agreement between Developer, and the Township.
 7. Open Space:
 - a. For every 1,000 square feet of nonresidential floor area proposed, 20 square feet of public space has been provided, totaling 5,440 square feet. This area has not been included within the required open space calculations.
 - b. Item 2: Design Incentives, as noted on Sheet 7-000 Conceptual Open Space Plan, dated _____ have been accepted and approved as proposed. The required common open space is 50% of the development. Incentives include passive recreation improvements, public space, off-street pedestrian improvements, and stormwater management amenities. This represents the maximum reduction in each category. Incentives shall be specified on each Specific Implementation Plan.
 - c. Passive Recreation Improvements. The Development includes trails, benches, educational signage, shade structures and additional landscaping within passive recreational areas.

- d. Public Space: The development includes several public spaces within the commercial center, including hardscape plazas, a variety of seating opportunities, event space, additional landscaping, enhanced lighting and specialty paving.
- e. Off-street Pedestrian Improvements. The development includes a network of off-street pedestrian way, including trails, a shared use path, a greenway, and parkland, that connects pedestrians to the various public open spaces throughout the site.
- f. Stormwater Management Amenities. The development includes amenitized stormwater management facilities and enhances the aesthetics of the stormwater basins, through additional landscaping. Walking paths, seating areas and educational signage provide amenities to the stormwater areas.

8. Landscaping.

- a. Plant Materials are to be selected for seasonal diversity.
- b. All plant species shall be selected in accordance with the Official Ferguson Township Planting List.
- c. All trees and shrub plantings shall be installed in accordance with “Ferguson Township Regulations and standards for arbor work, as well as the guide to planting in Ferguson Township.
- d. All tree or shrub plantings shall be planted a minimum of three feet from any curb. Street trees shall be provided along each side of all existing and proposed streets, as well as within the median of any proposed parkway or boulevard. The perimeter of all off-street parking that fronts a street or adjacent property shall be screened with a combination of low architectural wall or fencing and a continuous shrub and tree row that defines the street edge.
- e. All trash storage areas, service and loading areas shall be screened from all adjoining properties and streets with vegetative materials and/or fences of at least six feet in height at the time of installation.
- f. No plantings or other obstructions shall be installed in the sight triangle of any corner, street intersection or access way intersecting a public right of way that would cause an obstruction to visibility.
- g. Above ground utility structures shall be coordinated to ensure that they are positioned away from key focal areas and are screened to reduce visual impact.
- h. A timber assessment report was commissioned by Residential Housing in the fall of 2016. In accordance with Section 27-701.3.A.1.b.7.c, 40% of the existing forest cover, totaling an estimated 3,900 trees must either remain or be replaced. The necessity for replacement of approximately 2,500 trees are required to be replaced,

with proposed replacement locations within street right-of-way, parks and open space, and within the woodlands as illustrated on Sheet 8-000, Conceptual Landscape Plan.

- i. Management of Existing Forest. A Forestry Management Plan shall be prepared and followed. This Plan shall include wildlife habitat work, invasive species control, and clearing of dead trees with forested areas.

9. Lots.

- a. One hundred percent of the residential units within the Pine Hall Master Plan are designed to permit fee simple conveyance, which shall include the conveyance of a fee simple condominium unit.
- b. The Multi-family apartment buildings are designed to permit the condominium form of ownership.
- c. The single-family units are arranged such that lot lines could be drawn around each unit for the creation of a lot within a traditional subdivision plan. Individual lots could then be conveyed by a fee simple deed. During the specific implementation plan stage, 249 of these units will be proposed as subdivided lots, with the remaining 310 lots to remain initially on one or more lots containing multiple structures with the option in the future to create individual subdivided lots.

10. Lighting.

- a. All light posts and fixtures shall be pedestrian-friendly as measured by scale and harshness of the light source. The style and size of fixtures shall be appropriated for the size and massing of associated structures. The surrounding public space and the unified concept of the TTD.
- b. The average maintained illuminance at critical locations such as intersections and crosswalks shall range between 0.5 and 2.0 foot-candles.
- c. Fixture heights shall not exceed 12 feet except where necessary to provide effective lighting for parking areas and intersections. In such cases, a maximum height of 25 feet is permitted.
- d. Street lights shall be provided at no greater than eighty-foot intervals along public streets. Lighting fixtures within private parking areas shall be spaced to meet minimum illumination requirements.
- e. To impact energy efficiency, the use of LED lamps are required, and the use of as solar powered and motion sensitive fixtures should be considered.

[Remainder of Page Blank – Signatures Follow]

IN WITNESS WHEREOF, and intending to be legally bound, this Agreement is entered into the date first above written.

IN WITNESS WHEREOF, and intending to be legally bound, this Agreement is entered into the date first above written.

Attest:

FERGUSON TOWNSHIP

By: _____
Name: _____
Title: _____

RESIDENTIAL HOUSING LAND, LLC

By: _____
Name: _____
Title: _____

Exhibit A
SIP Phasing Plan

<u>Phase</u>	<u>Description:</u>	<u>Submission Date:</u>
1	<u>Initial Phase</u>	
1(a)	Overall Site Infrastructure	6 months after recording Master Plan
1(b)	The Village	6 months after un-appealable SIP Plan approval for Phase 1(a)
1(c)	Retail Center	6 months after un-appealable SIP Plan approval for Phase 1(b)
1(d)	Townhomes on the Green	12 months after un-appealable SIP Plan approval for Phase 1(c)
1(e)	Hotel	12 months after un-appealable SIP Plan approval for Phase 1(d)
2	<u>Second Phase</u>	
2(a)	Pine Hall Townhomes	12 months after un-appealable SIP Plan approval for Phase 1(e)
2(b)	Mid-rise Units	12 months after un-appealable SIP Plan approval for Phase 2(a)
3	<u>Third Phase</u>	
3(a)	Eco-District	12 months after un-appealable Plan approval for Phase 2(b)
3(b)	Garden style units	12 months after un-appealable Plan approval for Phase 3(a)

Note: “un-appealable Plan approval” means more than 30 days have passed since the date of the written decision of the Board of Supervisors approving a SIP (Specific Implementation Plan) and no appeal has been filed from such written decision. If an appeal is filed, then it shall mean more than 30 days after the last un-appealable order has been entered resolving the appeal.

OFF-SITE TRANSPORTATION IMPROVEMENT AGREEMENT

THIS TRANSPORTATION IMPROVEMENT AGREEMENT, made this _____ day of _____, 2019, by and among the TOWNSHIP OF FERGUSON, a Home Rule Municipality, having offices at 3147 Research Drive, State College, Pennsylvania (“Township”) and RESIDENTIAL HOUSING LAND, LLC, a Florida limited liability company, with business address of 1555 Palm Beach Lakes Blvd, Suite 1100, West Palm Beach, Florida 33401 (“Developer”)

RECITALS

- A. Developer is the equitable owner of ±135 acres of land located along Old Gatesburg Road and Blue Course Drive in Ferguson Township, more particularly described by the deed recorded with the Recorder of Deeds of Centre County at Deed Book 1992, page 775 (Tax Parcel No. 24-004-022B and No. 24-004-015C), Deed Book 1150 Page 420 (Tax Parcel 24-4-17A) (the “Property”)
- B. Developer has submitted a master plan titled Pine Hall Traditional Town Development (the “Master Plan”) dated February 15, 2018, last revised _____, 2019 for the development of the remaining area of the Pine Hall traditional town development on the Property.
- C. In addition to the submission of the Master Plan, Developer has conducted a Traffic Impact Study on the local roadway network both within the Property as well as the surrounding area, which study has been approved by the Township (the “TIS”).
- D. The TIS has identified transportation improvements that are needed to address the transportation needs of the development set forth in the Master Plan.
- E. It is the purpose of this Agreement to identify the agreed-upon required transportation improvements and to set forth the party responsible for each improvement, all according to the terms and conditions of this Agreement. This Agreement applies to transportation improvements that are not located within or immediately adjacent to the Master Plan. All other transportation improvements are identified in the Terms and Conditions of approval of the Master Plan.

NOW, THEREFORE, for and in exchange of mutual considerations and intending to be legally bound by the provisions hereof, the parties agree as follows:

- 1. Incorporation. The foregoing Recitals are incorporated into this Agreement as if set forth in full herein.
- 2. Transportation Improvements. The required transportation improvements are set forth and are to be implemented as follows:
 - a. The Township shall be required to complete the construction of the required improvements set forth in Exhibit “A” within 2 years of the approval of the Specific

Implementation Plan (“SIP”) for Phase 1(a) of the Master Plan. The Township shall be responsible for all permitting, design and construction, and all costs related thereto, of the traffic improvements set forth in Exhibit A.

- b. The Developer shall be required to fund the construction of the required improvements set forth in Exhibit B as a condition of the Township’s approval of the SIP for the phase which triggers the required improvement to be made. The Developer shall determine whether the Township shall be required to construct the improvements, or if the Developer will construct the improvements as set forth herein. As part of the plan submission for each SIP beyond Phase 1(a), the Developer shall prepare and submit a phased traffic impact study supplement, based upon and using all of the assumptions and results of the approved Traffic Impact Study (which shall not be changed, expanded in scope or distribution provided the developed SIP is consistent with the approved Master Plan with respect to density, street network, and phasing schedule), to determine whether the improvement is required in association with that particular phase of development. Developer shall then notify the Township whether Developer will construct the improvements, or if the Township will construct the improvements. If Developer elects to construct the improvements, Developer shall, prior to recording the SIP, post financial security in an amount equal to 110% of the estimated cost with the Township to secure its performance which security shall be administered pursuant to Article 5 of the Municipalities Planning Code. If Developer elects that the Township construct the improvements, Developer shall transfer the funds associated with each improvement to the Township within thirty (30) days approval of each SIP where the traffic improvements are warranted. The Township shall complete the installation of required improvements within 5 years of approval of the SIP related to the required traffic improvement; provided, however, if the Township does not so complete the improvement in such time frame, the Developer shall be permitted to petition for return of the funds, which shall not be unreasonably withheld. The objective for the Township is to have the required improvements completed prior to the occupancy of the structures that are contained with the associated SIP.
- c. The cost of the improvements set forth in Exhibit B includes the parties’ best estimate of the permitting, design, right-of-way acquisition, utility relocation, and construction costs, including a 10% contingency. The Township Engineer has reviewed and approved the estimates set forth herein. If the actual cost of the work exceeds that set forth in Exhibit B, whether due to price increases or expanded scope of work undertaken, such costs shall be the responsibility of the Township. If the actual cost of the work is less than that set forth in Exhibit B, the Township shall refund to the Developer, the difference from that provided and expended.
- d. The Township shall be responsible to obtain, in good faith, at the sole cost and expense of Developer, any and all right-of-way, easements, temporary or permanent, which may be required for the improvements set forth in Exhibit B. If the Township is able to negotiate an easement, the Township shall notify Developer of the amount of consideration being paid, and Developer shall have 30 days to approve or reject such consideration. If Developer approves the consideration, Developer shall within 30

days following approval of SIP, pay the consideration to the Township, who shall pay the third party. If Developer does not approve the consideration, or if Developer fails to respond within such 30 day period, then the Township shall within 30 days thereafter, condemn the easement or right-of-way, and Developer shall be responsible to the Township for all costs, including reasonable legal and engineering fees, incurred by the Township in the condemnation as well as any and all costs in any manner related to the condemnation action or the ultimate award. The Township shall not be required to appeal any condemnation award made by the Board of View in the condemnation. The Township shall keep Developer apprised of the status of the acquisition of all easements and rights-of-way.

- e. Any delays which are solely caused by the Township with respect to its obligations under this Agreement shall in no way affect Developer proceeding with construction and occupancy of any SIP or phase of the Master Plan.
- 3. Grants and Financial Assistance. The Township agrees to cooperate with the Developer in obtaining any state grants or financial assistance towards the construction of the improvements set forth in Exhibit B, where deemed in the best interest of the Township. If requested by the Developer, the Township shall be the named applicant on any such request. The cost of preparing any such application shall be the sole responsibility of Developer. Any grants or financial assistance received shall be a direct credit against the amount that Developer was required to fund as set forth in Exhibit B, and if Developer has paid such amounts, it shall be refunded to Developer upon the Township's receipt of such grant or financial assistance.
- 4. Third Party Offset. The development of the Master Plan is scheduled to take place over several years. During that time, should the Township receive applications for development by third parties which would require completion of any of the improvements set forth in Exhibit B (as determined by an associated Traffic Impact Study for that third-party project that will be scoped, conducted and reviewed in the same fashion and manner as the Developer's study), and provided the Developer has not previously funded the improvement, the Township will require such applicant to be responsible for its pro-rata share of the cost of such improvement, and the Developer's responsibility shall decrease accordingly.
- 5. Traffic Impact Study. This Agreement shall be in effect provided the Traffic Impact Study associated with Pine Hall TTD General Master Plan remains valid.
- 6. Counterparts. This Agreement may be executed in counterparts.

[Remainder of Page Blank – Signatures Follow]

IN WITNESS WHEREOF, and intending to be legally bound, this Agreement is entered into the date first above written.

Attest:

FERGUSON TOWNSHIP

By: _____
Name: _____
Title: _____

RESIDENTIAL HOUSING LAND, LLC

By: _____
Name: _____
Title: _____

EXHIBIT "A"

**Off-Site Transportation Improvements
Township Responsibility**

	<u>Description:</u>
1	Add a right-turn overlap phase for EB Blue Course Drive right-turn movement at North Atherton Street.
2	Convert EB Blue Course Drive left-turn movement to flashing yellow arrow at Martin Street.
3	Install a left-turn phase on the NB Science Park Road approach at Pine Hall Road.
4	Install a left-turn phase on the SB Science Park Road approach at Old Gatesburg Road and install a WB Old Gatesburg Road right-turn overlap phase.

EXHIBIT “B”

**Off-Site Transportation Improvements
Developer Responsibility**

	<u>Description:</u>	<u>Estimated Cost / Developer Contribution</u>
1	Blue Course Drive @ Old Gatesburg Road – Extend NB left turn lane (See Opinion of Probable Cost in Exhibit B1)	\$208,266
2	Blue Course Drive @ College Ave – Construct EB right hand turn lane on College Ave., and extend SB left turn lane on Blue Course Dr. (See Opinion of Probable Cost in Exhibit B2)	\$720,652
3	Blue Course Drive @ Westerly Parkway – Construct NB right hand turn lane on Westerly Parkway (See Opinion of Probable Cost in Exhibit B3)	\$424,402
	Total Cost of Improvements:	\$1,353,320



MONTHLY TREASURERS REPORT

MAY 2019

Ferguson Township Treasurer's Report

May 31, 2019

Statement of Cash Balances

General Fund

Checking

Jersey Shore State Bank Operating (3245)	4,754,595.48
JSSB Flex Plan Checking (8757)	25,417.53
Ameriserv Money Market 2602	259,223.96
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15
PLGIT General Fund (3017)	600,172.50
PLGIT General Fund CDs (2)(mature 9/11/19 & 12/30/19)	745,000.00

Investments

Morgan Stanley Brokerage Account (@ market)	0.00
JSSB/Voya Brokerage Account (@ market)	313,051.81

TOTAL GENERAL FUND

6,957,933.43

Other Funds

Fund 02 Street Lights

JSSB Checking (4836)	11,727.98
----------------------	-----------

Fund 03 Fire Hydrant

JSSB Checking (4844)	56,603.08
----------------------	-----------

Fund 16 General Obligation

JSSB Checking (4860)	106,330.65
----------------------	------------

Fund 19 Agricultural Preservation

JSSB Checking (4879)	64,140.14
----------------------	-----------

Fund 30 Capital Reserve

Paypal Account	11,399.44
JSSB Checking (Employee Wellness Sinking Fund)(4909)	14,650.37
JSSB Capital Reserve Checking (3555)	275,141.50
JSSB Checking (Police Equipment Sinking Fund) (1711)	82,397.49
JSSB Checking (PW Equipment Sinking Fund)(4895)	638,079.84
JSSB Checking (Bldg Equipment Sinking Fund)(4887)	266,225.10

Fund 31 Regional Capital Recreation Projects

JSSB Checking (3547)	1,100,158.82
Ameriserv Money Market 2818	259,223.96
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15

Fund 32 Transportation Improvement

JSSB Checking (3539)	2,599,112.46
PLGIT Checking (3261) & Plus	15,158.81
PLGIT CDs (3)(mature 6/3/19, 10/15/19, 2/10/20)	1,255,933.84
Ameriserv Money Market 2693	259,223.96
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15

Fund 33 Pine Grove Mills Street Lights

JSSB Checking (4917)	19,916.51
----------------------	-----------

Fund 34 Park Improvement

Ferguson Township Treasurer's Report

May 31, 2019

Statement of Cash Balances

JSSB Checking (4925)	125,509.50
<u>Fund 35 Liquid Fuels</u>	
JSSB Checking (4933)	13,645.35
PLGIT Checking (3020)	761,008.00
PLGIT CDs (3020) (mature 11/5/19 & 11/22/19)	554,135.69
<u>Fund 93 Tudek Memorial Trust</u>	
JSSB Checking (4976)	31,851.89
FNB Investments (@market)	136,218.26
TOTAL OTHER FUNDS	9,784,528.41
TOTAL NON PENSION FUNDS	16,742,461.84
Employer Pension Trust Funds	
<u>Fund 60 Police Pension Trust</u>	
JSSB Checking (4941)	6,548.23
PNC Enterprise Checking (9642)	42,522.39
PNC Investments (@market)(includes accrued interest)	5,333,973.77
<u>Fund 65 Non Uniformed 401a Pension Trust</u>	
JSSB Checking (4968)	48.96
ICMA-RHS Employee Retirement Health Savings Trust (@ market)	78,370.14
ICMA-401 Employer Pension Investment Trust (@ market)	3,464,453.08
TOTAL PENSION TRUST FUNDS	8,925,916.57
GRAND TOTAL	25,668,378.41
Employee Pension Trust Funds	
<u>Fund 66 Non Uniformed 457 Pension Trust</u>	
ICMA-457 Employee Pension Investment Trust (@ market)	1,523,407.98
ICMA-ROTH IRA Employee Pension Investment Trust (@ market)	31,906.81
	1,555,314.79

Bank Reconciliation

Uncleared Checks by Fund

User: eendresen
Printed: 07/16/2019 - 10:36AM
Checks Before: 05/31/2019



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
01	GENERAL FUND					
0	05/31/2019	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	6,567.74
0	05/31/2019	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	12,331.08
0	05/31/2019	Uncleared	AP	11381	VANTANGEPOINT TRANSFER AGENTS-706007 ROTH	368.26
6192	09/29/2017	Uncleared	AP	11577	CBICC	2,500.00
6255	10/13/2017	Uncleared	AP	11547	FOSTER DANIEL	250.00
6727	01/31/2018	Uncleared	AP	11597	WITHERS KARYN	15.00
7254	06/15/2018	Uncleared	AP	11738	GREENE HERBERT	25.00
7622	08/31/2018	Uncleared	AP	11756	TOMKEIL PAUL	40.00
7947	11/15/2018	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	684.53
8001	11/29/2018	Uncleared	AP	10720	MORRISON SHAWN	25.00
8162	01/15/2019	Uncleared	AP	10670	MAYER JONATHAN	750.00
8304	02/28/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8358	02/28/2019	Uncleared	AP	11614	SNAP ON INDUSTRIAL	11.47
8429	03/29/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8461	03/29/2019	Uncleared	AP	11664	OSOSKIE SKYLER	16.24
8569	04/17/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8570	04/17/2019	Uncleared	AP	11815	EBEVYYG LEARING SOLUTIONS	195.00
8589	04/30/2019	Uncleared	AP	11219	COMMONWEALTH OF PENNSYLVANIA	50.00
8596	04/30/2019	Uncleared	AP	10422	GEISINGER HEALTH SYSTEM	157.47
8611	04/30/2019	Uncleared	AP	11700	PETS COME FIRST	100.00
8633	05/15/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8648	05/15/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	840.00
8652	05/15/2019	Uncleared	AP	11288	FRYE'S SWEEPER AND SEWING CENTER, INC	22.99
8657	05/15/2019	Uncleared	AP	10565	JOHN TENNIS TOWING	70.00
8658	05/15/2019	Uncleared	AP	10631	LEWIS DANIEL	97.44
8665	05/15/2019	Uncleared	AP	11664	OSOSKIE SKYLER	339.55
8667	05/15/2019	Uncleared	AP	10816	PATCTECH	400.00
8669	05/15/2019	Uncleared	AP	10864	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	122.01
8670	05/15/2019	Uncleared	AP	11422	PRAXAIR DISTRIBUTION INC	75.14
8672	05/15/2019	Uncleared	AP	10911	PURCHASE POWER	56.86

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
8675	05/15/2019	Uncleared	AP	11716	ROD'S SALES & SERVICE	44.49
8680	05/15/2019	Uncleared	AP	11697	STEELE TIMOTHY	104.00
8683	05/15/2019	Uncleared	AP	11763	SUNBELT RENTALS, INC.	691.98
8684	05/15/2019	Uncleared	AP	11665	TERMINAL SUPPLY COMPANY	268.66
8690	05/15/2019	Uncleared	AP	11577	CBICC	20,000.00
8693	05/31/2019	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	211.25
8694	05/31/2019	Uncleared	AP	10085	BASTIAN TIRE & AUTO CENTERS	1,291.74
8695	05/31/2019	Uncleared	AP	10179	CENTRAL PA JULY 4TH INC	1,000.00
8696	05/31/2019	Uncleared	AP	10194	CENTRE COUNTY HOUSING & LAND TRUST	5,000.00
8697	05/31/2019	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	126.00
8698	05/31/2019	Uncleared	AP	10203	CENTRE DAILY TIMES	1,052.79
8699	05/31/2019	Uncleared	AP	10231	CLEARFIELD WHOLESALE PAPER COMPANY INC	78.62
8700	05/31/2019	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	308.80
8701	05/31/2019	Uncleared	AP	10275	CRAFCO INC-BIRMINGHAM	134.41
8702	05/31/2019	Uncleared	AP	11570	D & M MAINTENANCE, LLC	525.00
8703	05/31/2019	Uncleared	AP	10345	ECKS GARAGE INC	423.08
8704	05/31/2019	Uncleared	AP	10374	FEDERAL EXPRESS	71.12
8705	05/31/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	420.00
8706	05/31/2019	Uncleared	AP	10380	FERGUSON TOWNSHIP SUPERVISORS	240,800.28
8707	05/31/2019	Uncleared	AP	11635	GREAT AMERICA FINANCIAL SERVICES	165.64
8708	05/31/2019	Uncleared	AP	11821	HEBEL RICHARD A.	50.00
8709	05/31/2019	Uncleared	AP	10554	JARU ASSOCIATES INC	35.55
8710	05/31/2019	Uncleared	AP	11704	MADISON NATIONAL LIFE	2,444.04
8711	05/31/2019	Uncleared	AP	10762	MARCO TECHNOLOGIES	371.32
8712	05/31/2019	Uncleared	AP	10667	MATHESON TRI GAS INC DBA	151.18
8713	05/31/2019	Uncleared	AP	10674	MCCORMICK TAYLOR INC	5,230.00
8714	05/31/2019	Uncleared	AP	10712	MONARCH CLEANERS	14.85
8715	05/31/2019	Uncleared	AP	10755	NITTANY OFFICE EQUIP C O HON	254.10
8716	05/31/2019	Uncleared	AP	10760	NOERRS GARAGE	1,349.79
8717	05/31/2019	Uncleared	AP	11332	NTM ENGINEERING INC	1,685.22
8718	05/31/2019	Uncleared	AP	10382	PETTY CASH	183.91
8719	05/31/2019	Uncleared	AP	11677	PLANET TECHNOLOGIES	25.76
8720	05/31/2019	Uncleared	AP	10916	R C BOWMAN INC	491.25
8721	05/31/2019	Uncleared	AP	11614	SNAP ON INDUSTRIAL	11.47
8722	05/31/2019	Uncleared	AP	11823	UNION COUNTY EMA	150.00
8723	05/31/2019	Uncleared	AP	11551	WELLS FARGO	206.41
8724	05/31/2019	Uncleared	AP	11192	WEST PENN POWER	91.27
8725	05/31/2019	Uncleared	AP	11194	WEX BANK	95.00
8726	05/31/2019	Uncleared	AP	11199	WILLIAMS BROTHERS	29.70
8727	05/31/2019	Uncleared	AP	11203	WITMER PUBLIC SAFETY GROUP INC	156.00
8728	05/31/2019	Uncleared	AP	11214	ZEIGLERS PACKING & CRATING	52.50

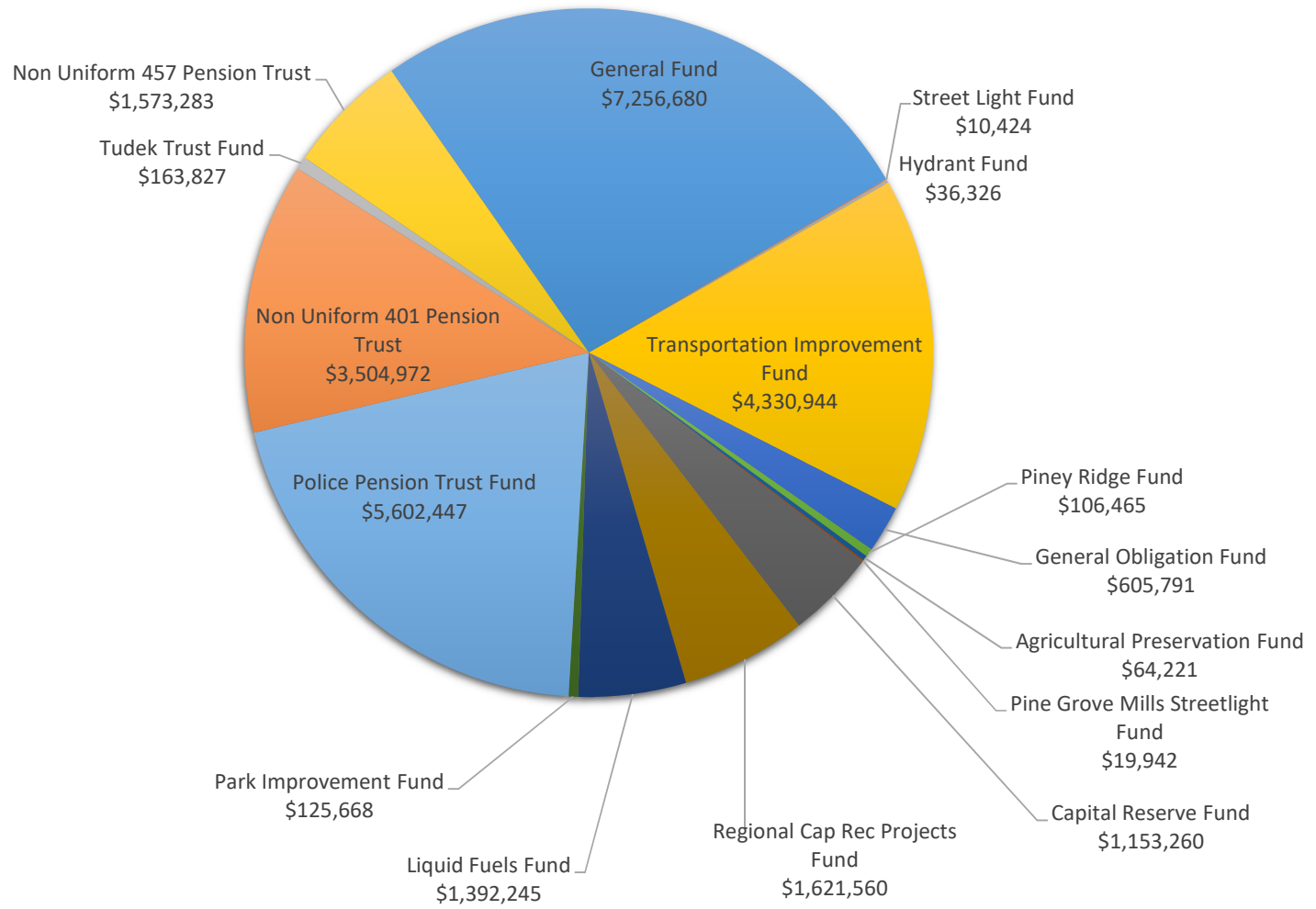
Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
						+8630 \$510.00 + 8689 \$ 55.65
						= \$313,673.61
					Fund 01Total:	313,107.96
02	STREET LIGHT FUND					
81	03/15/2018	Uncleared	AP	11192	WEST PENN POWER	0.29
103	05/31/2019	Uncleared	AP	11192	WEST PENN POWER	171.97
					Fund 02Total:	172.26
30	CAPITAL RESERVE FUND					
583	05/15/2019	Uncleared	AP	11253	INFRADAPT LLC	355.11
594	05/15/2019	Uncleared	AP	11808	DERO	2,555.00
595	05/31/2019	Uncleared	AP	10027	ALL TRAFFIC SOLUTIONS	17,850.00
596	05/31/2019	Uncleared	AP	10554	JARU ASSOCIATES INC	50.46
					Fund 30Total:	20,810.57
32	TRANSPORT IMPROVEMENT FUND					
2017036	10/15/2018	Uncleared	AP	10819	PATTON TOWNSHIP SUPERVISORS	9,898.12
2017051	05/31/2019	Uncleared	AP	10674	MCCORMICK TAYLOR INC	14,382.61
					Fund 32Total:	24,280.73
93	TUDEK PARK TRUST FUND					
20190337	05/31/2019	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	49.99
					Fund 93Total:	49.99
					Grand Total:	358,421.51



MONTHLY TREASURERS REPORT

JUNE 2019

CASH BALANCES BY FUND - JUNE 30, 2019



Ferguson Township Treasurer's Report

June 30, 2019

Statement of Cash Balances

General Fund

Checking

Jersey Shore State Bank Operating (3245)	5,064,917.18
JSSB Flex Plan Checking (8757)	23,657.97
Ameriserv Money Market 2602	259,437.02
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15
PLGIT General Fund (3017)	589,124.58
PLGIT General Fund CDs (2)(mature 9/11/19 & 12/30/19)	745,000.00

Investments

Morgan Stanley Brokerage Account (@ market)	0.00
JSSB/Voya Brokerage Account (@ market)	314,070.64

TOTAL GENERAL FUND

7,256,679.54

Other Funds

Fund 02 Street Lights

JSSB Checking (4836)	10,423.69
----------------------	-----------

Fund 03 Fire Hydrant

JSSB Checking (4844)	36,325.72
----------------------	-----------

Fund 16 General Obligation

JSSB Checking (4860)	106,465.24
----------------------	------------

Fund 19 Agricultural Preservation

JSSB Checking (4879)	64,221.33
----------------------	-----------

Fund 30 Capital Reserve

Paypal Account	11,399.44
JSSB Checking (Employee Wellness Sinking Fund)(4909)	14,668.91
JSSB Capital Reserve Checking (3555)	212,908.13
JSSB Checking (Police Equipment Sinking Fund) (1711)	82,509.23
JSSB Checking (PW Equipment Sinking Fund)(4895)	596,812.49
JSSB Checking (Bldg Equipment Sinking Fund)(4887)	234,962.08

Fund 31 Regional Capital Recreation Projects

JSSB Checking (3547)	1,101,650.82
Ameriserv Money Market 2818	259,437.02
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15

Fund 32 Transportation Improvement

JSSB Checking (3539)	2,531,013.80
PLGIT Checking (3261) & Plus	40,707.65
PLGIT CDs (4)(mature 10/15/19, 2/10/20, 3/2/20, 3/2/20)	1,239,313.29
Ameriserv Money Market 2693	259,437.02
Ameriserv CD (0210) (matures 12/3/19)(1/3 of total)	260,472.15

Fund 33 Pine Grove Mills Street Lights

JSSB Checking (4917)	19,941.72
----------------------	-----------

Fund 34 Park Improvement

Ferguson Township Treasurer's Report

June 30, 2019

Statement of Cash Balances

JSSB Checking (4925)	125,668.37
<u>Fund 35 Liquid Fuels</u>	
JSSB Checking (4933)	76,983.72
PLGIT Checking (3020)	761,125.09
PLGIT CDs (3020) (mature 11/5/19 & 11/22/19)	554,135.69
<u>Fund 93 Tudek Memorial Trust</u>	
JSSB Checking (4976)	22,757.60
FNB Investments (@market)	141,069.76
TOTAL OTHER FUNDS	9,630,673.58
TOTAL NON PENSION FUNDS	16,887,353.12
Employer Pension Trust Funds	
<u>Fund 60 Police Pension Trust</u>	
JSSB Checking (4941)	6,556.52
PNC Enterprise Checking (9642)	44,029.70
PNC Investments (@market)(includes accrued interest)	5,551,860.34
<u>Fund 65 Non Uniformed 401a Pension Trust</u>	
JSSB Checking (4968)	49.02
ICMA-RHS Employee Retirement Health Savings Trust (@ market)	77,924.33
ICMA-401 Employer Pension Investment Trust (@ market)	3,426,998.34
TOTAL PENSION TRUST FUNDS	9,107,418.25
GRAND TOTAL	25,994,771.37
Employee Pension Trust Funds	
<u>Fund 66 Non Uniformed 457 Pension Trust</u>	
ICMA-457 Employee Pension Investment Trust (@ market)	1,541,402.50
ICMA-ROTH IRA Employee Pension Investment Trust (@ market)	31,880.81
	1,573,283.31

Bank Reconciliation

Uncleared Checks by Fund

User: eendresen
Printed: 07/25/2019 - 1:31PM
Checks Before: 06/30/2019



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
01	GENERAL FUND					
0	06/15/2019	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	3,283.87
0	06/15/2019	Uncleared	AP	11216	VANTAGEPOINT TRANSFER AGENTS 401	8,053.98
0	06/15/2019	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	6,130.07
0	06/15/2019	Uncleared	AP	11381	VANTAGEPOINT TRANSFER AGENTS-706007 ROTH	136.87
0	06/28/2019	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	3,286.11
0	06/28/2019	Uncleared	AP	11216	VANTAGEPOINT TRANSFER AGENTS 401	8,053.98
0	06/28/2019	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	6,130.07
0	06/28/2019	Uncleared	AP	11381	VANTAGEPOINT TRANSFER AGENTS-706007 ROTH	136.87
6192	09/29/2017	Uncleared	AP	11577	CBICC	2,500.00
6255	10/13/2017	Uncleared	AP	11547	FOSTER DANIEL	250.00
6727	01/31/2018	Uncleared	AP	11597	WITHERS KARYN	15.00
7254	06/15/2018	Uncleared	AP	11738	GREENE HERBERT	25.00
7622	08/31/2018	Uncleared	AP	11756	TOMKEIL PAUL	40.00
7947	11/15/2018	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	684.53
8001	11/29/2018	Uncleared	AP	10720	MORRISON SHAWN	25.00
8162	01/15/2019	Uncleared	AP	10670	MAYER JONATHAN	750.00
8304	02/28/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8358	02/28/2019	Uncleared	AP	11614	SNAP ON INDUSTRIAL	11.47
8429	03/29/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8569	04/17/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8596	04/30/2019	Uncleared	AP	10422	GEISINGER HEALTH SYSTEM	157.47
8633	05/15/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8648	05/15/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	840.00
8696	05/31/2019	Uncleared	AP	10194	CENTRE COUNTY HOUSING & LAND TRUST	5,000.00
8705	05/31/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	420.00
8715	05/31/2019	Uncleared	AP	10755	NITTANY OFFICE EQUIP C O HON	254.10
8728	05/31/2019	Uncleared	AP	11214	ZEIGLERS PACKING & CRATING	52.50
8729	06/15/2019	Uncleared	AP	10031	ALLIED MECHANICAL & ELECTRICAL	750.00
8730	06/15/2019	Uncleared	AP	10047	AMSOIL INC	305.34
8731	06/15/2019	Uncleared	AP	11390	BAKER TILLY VIRCHOW KRAUSE, LLP	5,000.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
8732	06/15/2019	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	7,496.25
8733	06/15/2019	Uncleared	AP	10197	CENTRE COUNTY RECYLING & REFUSE AUTHORITY	28.50
8734	06/15/2019	Uncleared	AP	10203	CENTRE DAILY TIMES	163.14
8735	06/15/2019	Uncleared	AP	10232	CLEARWATER CONSERVANCY	869.95
8736	06/15/2019	Uncleared	AP	11376	COLONIAL AUTO SUPPLY	1,267.98
8737	06/15/2019	Uncleared	AP	10244	COMCAST BUSINESS	1,050.00
8738	06/15/2019	Uncleared	AP	11219	COMMONWEALTH OF PENNSYLVANIA	500.00
8739	06/15/2019	Uncleared	AP	10281	CROSS RADIATOR & AIR CONDITIONING SERVICE	195.00
8740	06/15/2019	Uncleared	AP	10282	CUMBERLAND TRUCK EQUIPMENT CO	92.28
8741	06/15/2019	Uncleared	AP	10297	DAVIDHEISERS INC	326.00
8742	06/15/2019	Uncleared	AP	10354	EMBSER WALTER	32.48
8743	06/15/2019	Uncleared	AP	10373	FAYETTE PARTS SERVICE INC	752.10
8744	06/15/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	420.00
8745	06/15/2019	Uncleared	AP	10396	FISHER AUTO PARTS	126.57
8746	06/15/2019	Uncleared	AP	10409	FRED CARSON DISPOSAL INC.	217.00
8748	06/15/2019	Uncleared	AP	10590	KISTLER OBRIEN	360.00
8749	06/15/2019	Uncleared	AP	10644	LOWES COMPANIES INC	358.00
8750	06/15/2019	Uncleared	AP	10762	MARCO TECHNOLOGIES	792.27
8752	06/15/2019	Uncleared	AP	10701	MILLER WELDING SERVICE	10.00
8753	06/15/2019	Uncleared	AP	10755	NITTANY OFFICE EQUIP C O HON	254.10
8754	06/15/2019	Uncleared	AP	10756	NITTANY OFFICE EQUIPMENT	254.66
8755	06/15/2019	Uncleared	AP	10760	NOERRS GARAGE	1,837.81
8756	06/15/2019	Uncleared	AP	11332	NTM ENGINEERING INC	6,062.56
8757	06/15/2019	Uncleared	AP	11829	NUHFER FRANCES	70.98
8758	06/15/2019	Uncleared	AP	11616	PA MEDIA GROUP	584.22
8760	06/15/2019	Uncleared	AP	10816	PATCTECH	400.00
8761	06/15/2019	Uncleared	AP	10830	PENN PRIME TRUST	36,549.00
8762	06/15/2019	Uncleared	AP	10831	PENN PRIME WORKERS COMPENSATION TRUST	31,632.00
8763	06/15/2019	Uncleared	AP	10845	PENNSYLVANIA MUNICIPAL HEALTH INSURANCE CO OF	83,295.69
8764	06/15/2019	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	349.28
8765	06/15/2019	Uncleared	AP	10864	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	122.01
8766	06/15/2019	Uncleared	AP	11825	PITTSBURGH POST-GAZETTE	802.00
8767	06/15/2019	Uncleared	AP	10911	PURCHASE POWER	58.05
8768	06/15/2019	Uncleared	AP	10927	REDLINE SPEED SHINE	280.33
8769	06/15/2019	Uncleared	AP	11257	SHARE CORPORATION	136.84
8770	06/15/2019	Uncleared	AP	10997	SIGNAL CONTROL PRODUCTS INC	115.07
8771	06/15/2019	Uncleared	AP	11476	SITE ONE LANDSCAPE SUPPLY	129.39
8772	06/15/2019	Uncleared	AP	11037	STATE COLLEGE FORD LINCOLN INC	296.99
8773	06/15/2019	Uncleared	AP	11045	STEPHENSON EQUIPMENT INC	237.07
8774	06/15/2019	Uncleared	AP	11050	STOCKER CHEVROLET INC	795.98
8775	06/15/2019	Uncleared	AP	10481	THE HARTMAN GROUP	4,250.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
8776	06/15/2019	Uncleared	AP	11824	THE PENNSYLVANIA STATE UNIVERSITY	900.00
8777	06/15/2019	Uncleared	AP	11828	THE PHILADELPHIA INQUIRER, LLC	960.05
8778	06/15/2019	Uncleared	AP	11822	TRUMBO ELLEN M.	50.00
8779	06/15/2019	Uncleared	AP	11159	VERIZON WIRELESS	37.20
8780	06/15/2019	Uncleared	AP	11551	WELLS FARGO	131.33
8782	06/15/2019	Uncleared	AP	11201	WINDSTREAM	803.29
8783	06/15/2019	Uncleared	AP	11203	WITMER PUBLIC SAFETY GROUP INC	307.00
8784	06/15/2019	Uncleared	AP	11205	WOODRINGS FLORAL GARDENS	48.95
8786	06/27/2019	Uncleared	AP	11816	BELDING & MULL	2,868.00
8787	06/28/2019	Uncleared	AP	10004	A & H EQUIPMENT COMPANY	1,073.56
8788	06/28/2019	Uncleared	AP	10016	AFLAC	176.77
8789	06/28/2019	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	352.70
8790	06/28/2019	Uncleared	AP	10047	AMSOIL INC	184.99
8791	06/28/2019	Uncleared	AP	10085	BASTIAN TIRE & AUTO CENTERS	1,017.20
8792	06/28/2019	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
8793	06/28/2019	Uncleared	AP	11595	CENTRAL PA CHAPTER APWA	275.00
8794	06/28/2019	Uncleared	AP	11755	CENTRE COUNTY GOVERNMENT	3,094.00
8795	06/28/2019	Uncleared	AP	10197	CENTRE COUNTY RECYLING & REFUSE AUTHORITY	28.06
8796	06/28/2019	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	76.00
8797	06/28/2019	Uncleared	AP	10203	CENTRE DAILY TIMES	1,107.38
8798	06/28/2019	Uncleared	AP	10231	CLEARFIELD WHOLESALE PAPER COMPANY INC	137.56
8799	06/28/2019	Uncleared	AP	10240	COLLEGIATE PRIDE INC	171.92
8800	06/28/2019	Uncleared	AP	10241	COLONIAL PRESS	130.00
8801	06/28/2019	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	111.94
8802	06/28/2019	Uncleared	AP	10372	FASTENAL COMPANY	226.30
8803	06/28/2019	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	420.00
8804	06/28/2019	Uncleared	AP	11518	GENERAL CODE	2,725.00
8805	06/28/2019	Uncleared	AP	11635	GREAT AMERICA FINANCIAL SERVICES	217.64
8806	06/28/2019	Uncleared	AP	10493	HITE COMPANY THE	11.71
8807	06/28/2019	Uncleared	AP	11253	INFRADAPT LLC	2,234.96
8808	06/28/2019	Uncleared	AP	11833	IRON MOUNTAIN	65.00
8809	06/28/2019	Uncleared	AP	10554	JARU ASSOCIATES INC	494.40
8810	06/28/2019	Uncleared	AP	10568	K & S DISTRIBUTION	847.51
8811	06/28/2019	Uncleared	AP	11704	MADISON NATIONAL LIFE	2,418.63
8812	06/28/2019	Uncleared	AP	10762	MARCO TECHNOLOGIES	842.72
8813	06/28/2019	Uncleared	AP	10667	MATHESON TRI GAS INC DBA	121.35
8814	06/28/2019	Uncleared	AP	10674	MCCORMICK TAYLOR INC	4,590.00
8815	06/28/2019	Uncleared	AP	10701	MILLER WELDING SERVICE	22.00
8818	06/28/2019	Uncleared	AP	10757	NITTANY OIL COMPANY	16,818.85
8819	06/28/2019	Uncleared	AP	11829	NUHFER FRANCES	66.96
8820	06/28/2019	Uncleared	AP	10816	PATCTECH	400.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
8821	06/28/2019	Uncleared	AP	10836	PENN STATE UNIVERSITY	837.89
8822	06/28/2019	Uncleared	AP	10990	SHARERS AUTOMOTIVE	333.00
8823	06/28/2019	Uncleared	AP	10992	SHERWIN WILLIAMS	38.37
8824	06/28/2019	Uncleared	AP	11614	SNAP ON INDUSTRIAL	606.61
8825	06/28/2019	Uncleared	AP	11017	SOSMETAL PRODUCTS INC	86.62
8826	06/28/2019	Uncleared	AP	11029	STAHL SHEAFFER ENGINEERING LLC	16,771.34
8827	06/28/2019	Uncleared	AP	11744	STARR UNIFORM	231.84
8828	06/28/2019	Uncleared	AP	11665	TERMINAL SUPPLY COMPANY	49.56
8829	06/28/2019	Uncleared	AP	11551	WELLS FARGO	206.41
8830	06/28/2019	Uncleared	AP	11192	WEST PENN POWER	2,070.82
8832	06/28/2019	Uncleared	AP	11807	MODEL UNIFORMS	601.05
Fund 01 Total:						305,763.22
02	STREET LIGHT FUND					
81	03/15/2018	Uncleared	AP	11192	WEST PENN POWER	0.29
104	06/28/2019	Uncleared	AP	11192	WEST PENN POWER	1,319.25
Fund 02 Total:						1,319.54
03	HYDRANT FUND					
25	06/28/2019	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	20,349.00
Fund 03 Total:						20,349.00
30	CAPITAL RESERVE FUND					
2	06/15/2019	Uncleared	AP	11809	NEXGEN AUTOMATION INC.	23,000.00
3	06/28/2019	Uncleared	AP	11809	NEXGEN AUTOMATION INC.	4,100.00
4	06/28/2019	Uncleared	AP	10918	R H MARCON INC	4,500.00
12	06/15/2019	Uncleared	AP	11629	TRI-STAR MOTORS	42,075.00
583	05/15/2019	Uncleared	AP	11253	INFRADAPT LLC	355.11
597	06/15/2019	Uncleared	AP	11361	APPALACHIAN SUPPLY CO LLC	2,072.50
598	06/15/2019	Uncleared	AP	10184	CENTRE COMMUNICATIONS INC	1,803.78
599	06/15/2019	Uncleared	AP	11376	COLONIAL AUTO SUPPLY	355.15
600	06/15/2019	Uncleared	AP	10396	FISHER AUTO PARTS	49.38
601	06/15/2019	Uncleared	AP	11332	NTM ENGINEERING INC	17,582.86
602	06/15/2019	Uncleared	AP	11037	STATE COLLEGE FORD LINCOLN INC	1,300.00
603	06/15/2019	Uncleared	AP	11774	YSM	1,236.05
604	06/28/2019	Uncleared	AP	10362	ENVIRONMENTAL PLANNING & DESIGN LLC	2,608.84
605	06/28/2019	Uncleared	AP	11518	GENERAL CODE	5,291.33
606	06/28/2019	Uncleared	AP	10487	HERITAGE ELECTRIC	1,025.00
607	06/28/2019	Uncleared	AP	11253	INFRADAPT LLC	1,333.00
608	06/28/2019	Uncleared	AP	11832	TRI-STAR CHEVROLET	33,071.06

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
					Fund 30Total:	141,759.06
32					TRANSPORT IMPROVEMENT FUND	
2017036	10/15/2018	Uncleared	AP	10819	PATTON TOWNSHIP SUPERVISORS	9,898.12
2017052	06/15/2019	Uncleared	AP	10236	CMT LABORATORIES	100.00
2017053	06/15/2019	Uncleared	AP	11804	GRANITE INLINER LLC	236,917.50
2017054	06/28/2019	Uncleared	AP	10690	MID STATE PAVING LLC	75,630.58
					Fund 32Total:	322,546.20
35					LIQUID FUELS FUND	
283	06/15/2019	Uncleared	AP	10034	ALPHA SPACE CONTROL COMPANY INC	34,301.53
284	06/15/2019	Uncleared	AP	11830	GEMSEAL	1,890.00
285	06/15/2019	Uncleared	AP	10475	HANSON AGGREGATES PA INC	718.75
286	06/15/2019	Uncleared	AP	10916	R C BOWMAN INC	816.25
287	06/15/2019	Uncleared	AP	11650	WOLYNIEC CONSTRUCTION, INC.	51,142.09
288	06/28/2019	Uncleared	AP	10436	GLENN O HAWBAKER INC	943.41
289	06/28/2019	Uncleared	AP	10475	HANSON AGGREGATES PA INC	382.50
290	06/28/2019	Uncleared	AP	10509	HRI INC	451.82
					Fund 35Total:	90,646.35
93					TUDEK PARK TRUST FUND	
20190338	06/15/2019	Uncleared	AP	11827	CENTRE FOUNDATION	10,000.00
20190339	06/28/2019	Uncleared	AP	11192	WEST PENN POWER	9.20
					Fund 93Total:	10,009.20
					Grand Total:	892,392.57

CORL STREET ELEMENTARY BID FORM- GENERAL CONSTRUCTION- CONTRACT 2995-1

DATED: November 2, 2017
(Bidder to insert date bid submitted)

Bidder's Name and Address (Print or Type)

Mary Jenn Dorman
Board Secretary
State College Area School District
240 Villa Crest Drive
State College, PA 16801

Lobar, Inc.
One Old Mill Road, P.O. Box 50
Dillsburg, PA 17019

To Whom It May Concern:

This Bid is submitted in accordance with the Advertisement inviting Bids to be received for the General Construction Work for The Corl Street Elementary School, State College Area School District, State College, PA.

Having carefully examined the Contract Documents as defined in Article 1 of the Agreement, bound in the Specifications, and including the Addenda enumerated in the Bid, which are incorporated with these documents indicating various conditions affecting this Contract, the undersigned herein agrees to furnish all materials, perform all labor and do all else necessary to complete the Contract for the above named Project in accordance with said Contract Documents for:

CORL STREET ELEMENTARY SCHOOL
Total Base Bid Project Cost for All General Construction

Nine Million Five Hundred Twenty Nine Thousand DOLLARS
(\$ 9,529,000.⁰⁰).

INDIVIDUAL BID DESCRIPTION: Bidders submitting an Individual Bid Proposal submit with the full knowledge of the contract requirements for the work described for the Corl Street Elementary School. The State College Area School District will select the lowest responsible bidder based on the lowest cost of:

1. The combined Base Bid for each prime contract, including selected alternates, for all three (3) projects, **OR**
2. The sum of the individual school Base Bids for each prime contract, including selected alternates, for each individual project as set forth on the separate bid forms for the individual schools.

Award of a combined Base Bid, and the selected alternates, must be lower than the sum total of any lowest individual Base Bids, and the same alternates, from any of the responsible bidders.

Accompanying this Bid is a certified check, bank cashier's check, bank treasurer's check or Bid Bond required by Paragraph 4.2 of the Instructions to Bidders, which is deposited as a bid guarantee, and is to be retained by you and applied as provided in Paragraph 4.2.1 of the Instructions to Bidders, in case the undersigned shall default in executing the Contract or in furnishing the required Bonds and insurance certificates within the time specified by these Contract Documents.

The undersigned hereby certifies that this Bid is genuine and not a sham or collusive or made in the interest of, or on behalf of any person, firm or corporation not herein named and that the undersigned has not directly or indirectly induced or solicited any bidder to refrain from bidding and that the undersigned has not in any manner sought by collusion to secure for himself any advantages over any other bidder.

The undersigned, intending to be legally bound, agrees that this Bid shall be irrevocable and shall remain subject to your acceptance for 60 days after the date set for bid opening, except as provided by the Commonwealth Procurement Code, which provides for possible extensions of the holding period.

It is hereby certified that the undersigned is the only person(s) or entity(ies) interested in this Bid as Principal, and that the Bid is made without collusion with any person, firm or corporation. The Bidder hereby agrees to furnish surety company bonds in the form incorporated in the Contract Documents, in the amount of one hundred percent (100%) of the Contract Price for the Performance Bond and the Payment Bond as surety against defects or inferior materials or workmanship which may develop during the period of one (1) year from the date of completion and acceptance of the Work performed under the Contract, within five (5) days after notice by the Owner of the intention to award the Contract and execute the Agreement and furnish evidence of required insurance coverage, upon request, within five (5) days after mailing by the Owner of Notice of Intent to Award, and to commence work within forty-eight (48) hours after receipt of Notice to Proceed.

The Bidder guarantees that, if awarded a Contract, it will furnish and deliver all materials, water, tools, equipment, light, heat, power, tests, and transportation, to secure all permits and licenses, to do and perform all labor, superintendence, and all means of construction, pay all fees and do all incidental Work, and to execute, construct and finish, in an expeditious, substantial and workmanlike manner in accordance with the plans and specifications, to the complete satisfaction and acceptance of the Owner for the price herein stated.

It is understood that the State College Area School District reserves the right to reject any or all Bids or Proposals, or parts thereof, or items thereof, and to waive technicalities required for the best interests of the Owner.

The undersigned submits this Bid with the full knowledge of the Contract requirements and hereby agrees that Work of this Project, under this Contract, shall be **substantially completed in 608 calendar days**, which period shall be the essence of the Contract.

The Bidder agrees that it will not assign its Bid or any of its rights or interests hereunder without written consent of the Owner.

The undersigned Contractor agrees to furnish all labor and materials for any additional work ordered by the Owner and for which no pre-agreed price has been fixed for the net cost of all labor and materials furnished plus 15% for overhead and profit.

The Contract amount stated above includes all sales taxes, excise, and other taxes for all materials and appliances subject to and upon which taxes are levied.

THE BID FORM AND THE FOLLOWING ATTACHMENTS SHALL BE SUBMITTED IN DUPLICATE:

1. Two (2) Bid Security
2. Two (2) Non-Collusion Affidavit
3. Two (2) Agreement by Vendor or Independent Contractor to Comply with Act 34 of 1986 and Act 151 of 1995 (as amended)
4. Two (2) Non-Discrimination Affidavit
5. Two (2) Affidavit Accepting Provisions of the Workman's Compensation Acts
6. Two (2) Contractor's Qualification Statement (AIA Document A305)

ALTERNATES: The Instructions to Bidders and the Contract Documents comprising the plans and specifications, and all documents bound therewith, together with all Addenda thereto, shall apply to all Alternate Bids as listed in Division 1 Section "Alternates", and as listed below:

GC-1C	Not USED			
GC-2C	Unclassified Excavation		ADD	\$ 63,500. ⁰⁰
GC-3C	PVC Roof	(ADD) or	DEDUCT	\$ 24,300. ⁰⁰
GC-4C	MVRA Concrete Slabs		ADD	\$ 33,000. ⁰⁰
GC-5C	Alternate Paving C11.0		ADD	\$ 26,500. ⁰⁰

UNIT PRICES: The Instructions to Bidders and the Contract Documents comprising the plans and specifications, and all documents bound therewith, together with all Addenda thereto, shall apply to all Unit Prices as listed in Division 1 Section "Unit Prices", and as listed below:

The Owner reserves the right to accept or reject any and all Unit Prices stipulated on the Bid Form.

UNIT PRICES

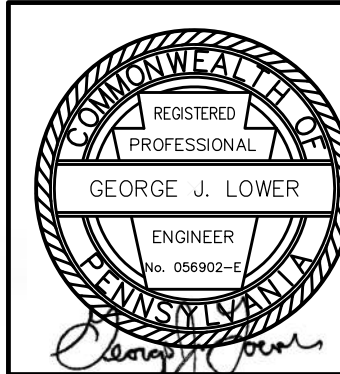
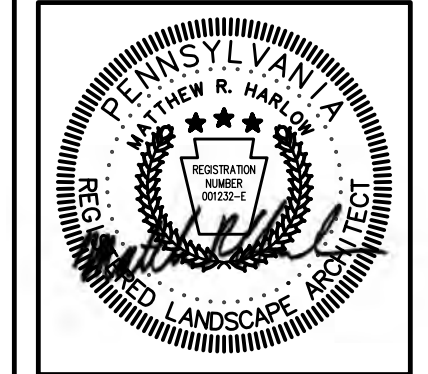
GC-1	Bulk Soil Excavation	\$ 29. ⁰⁰	/CY
GC-2	Borrow Soil Replacement	\$ 24. ⁰⁰	/CY
GC-3	Trench Rock Removal & Replacement	\$ 200. ⁰⁰	/CY
GC-4	Bulk Rock Removal & Replacement	\$ 70. ⁰⁰	/CY
GC-5	Not Used		
GC-6	Not Used		
GC-7	Not Used		

ADDENDA

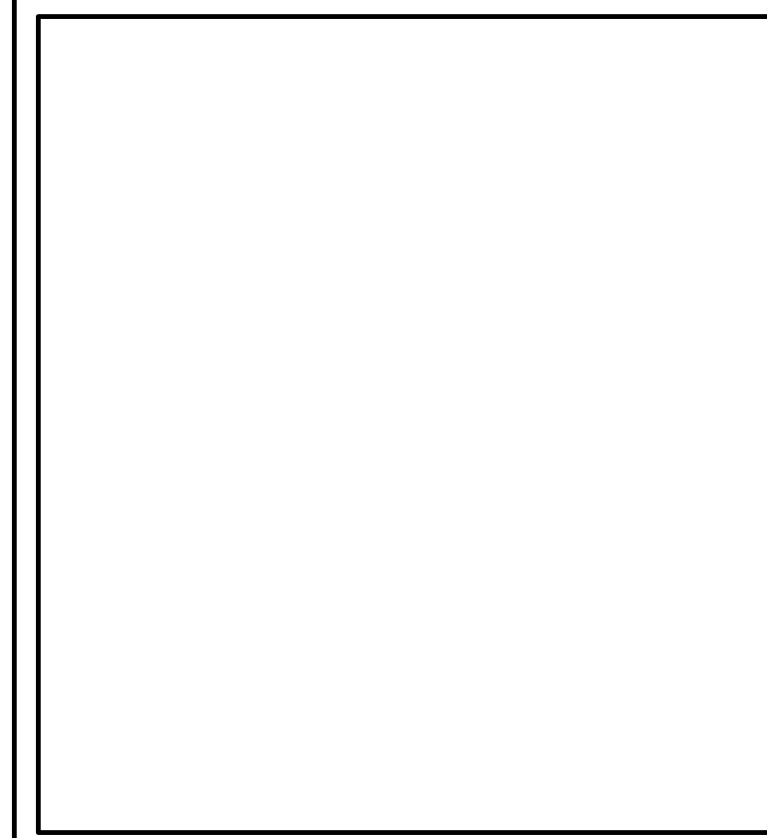
The undersigned hereby acknowledge receipt of following Addenda and has prepared this bid accordingly:

ADDENDUM # <u>1</u>	Dated <u>10/11/2017</u>	ADDENDUM # <u>5</u>	Dated <u>10/27/2017</u>
ADDENDUM # <u>2</u>	Dated <u>10/18/2017</u>	ADDENDUM # <u>6</u>	Dated <u>10/30/2017</u>
ADDENDUM # <u>3</u>	Dated <u>10/20/2017</u>	ADDENDUM # <u>7</u>	Dated <u>10/31/2017</u>
ADDENDUM # <u>4</u>	Dated <u>10/25/2017</u>	ADDENDUM # <u>8</u>	Dated <u>10/31/2017</u>

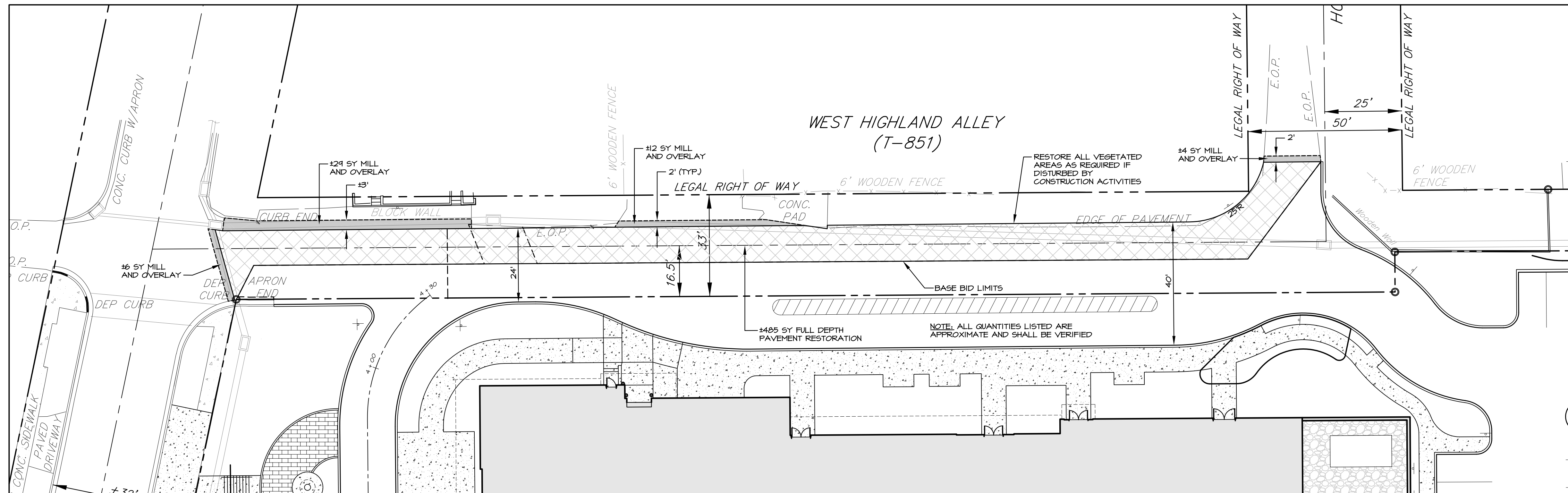
Bids shall be officially signed in accordance with the Instructions to Bidders, using the applicable portion of the "Signature Pages".



ALL REPORTS, PLANS, SPECIFICATIONS AND COMPUTER FILES RELATING TO THIS PROJECT ARE THE PROPERTY OF CRABTREE, ROHRBAUGH & ASSOCIATES. CRABTREE, ROHRBAUGH & ASSOCIATES RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN. REPRODUCTION OF THE MATERIAL HEREIN OR SUBSTANTIAL USE WITHOUT WRITTEN PERMISSION OF CRABTREE, ROHRBAUGH & ASSOCIATES VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE SUBJECT TO LEGAL PROSECUTION. © CRABTREE, ROHRBAUGH & ASSOCIATES, INC. 2014, 2015

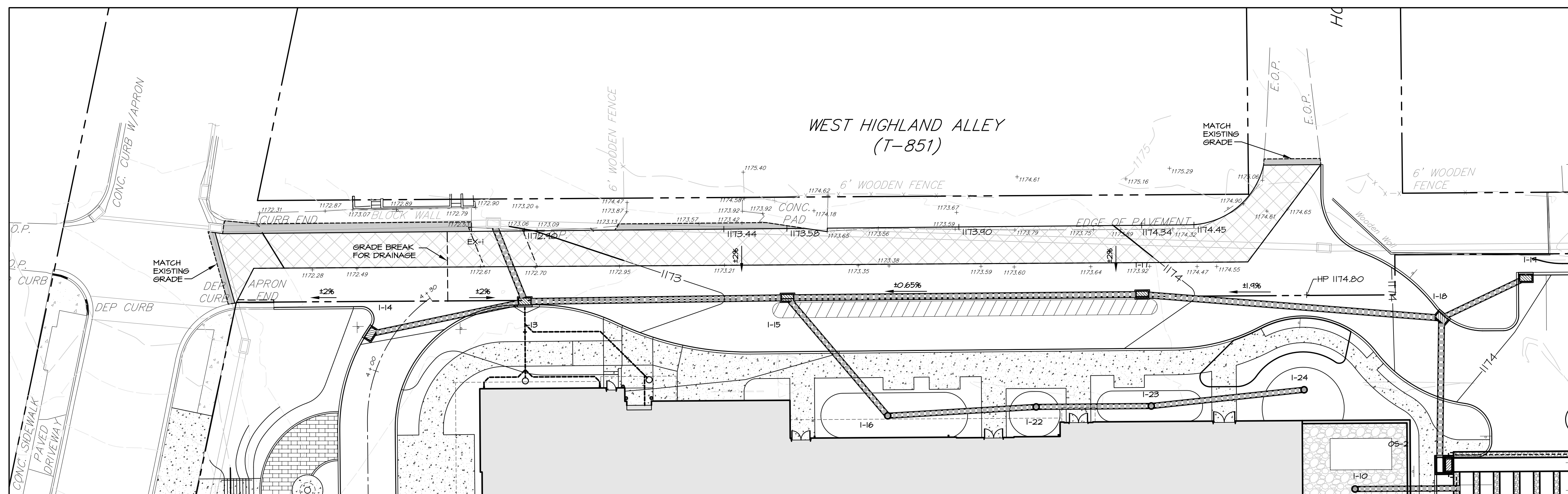


REVISIONS			
NO.	DATE	BY	DESCRIPTION OF CHANGES
1	10/18/2017	TJH	ADDENDUM 2



ALTERNATE PAVING PLAN

SCALE: 1" = 20'



ALTERNATE PAVING GRADING PLAN

SCALE: 1" = 20'

LINE AND SYMBOL LEGEND

EXISTING	
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	ROAD CURB
	FENCE
	CONCRETE PAVING / SIDEWALKS
	SIGN
	EXISTING SPOT GRADE
	EDGE OF PAVEMENT
	ROAD CURB
	FENCE
	ALTERNATE - FULL DEPTH PAVEMENT RESTORATION
	PAVEMENT MILLING AND OVERLAY
	TARGET SPOT ELEVATION

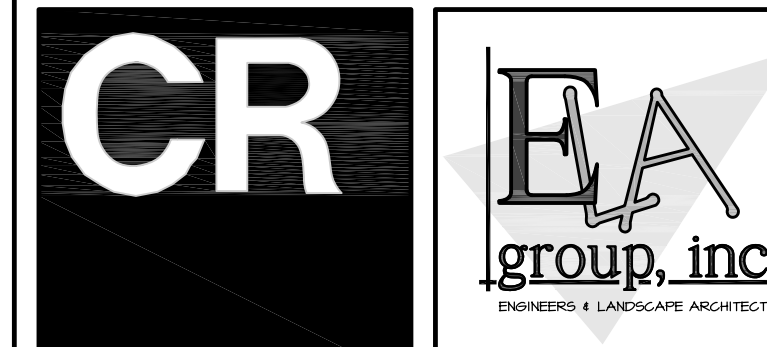
NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, EDGE OF PAVEMENT OR WALL, UNLESS OTHERWISE NOTED.
2. ALL WORK OF THIS ALTERNATE IS UNDER THE JURISDICTION OF, AND TO BE INSPECTED BY, FERGUSON TOWNSHIP. SITE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE FERGUSON TOWNSHIP PUBLIC WORKS DEPARTMENT.
3. CONTRACTOR TO VERIFY ALL GRADES AND ELEVATIONS TO ASSURE POSITIVE DRAINAGE FROM ALL PAVED SURFACES PRIOR TO PAVEMENT PLACEMENT.

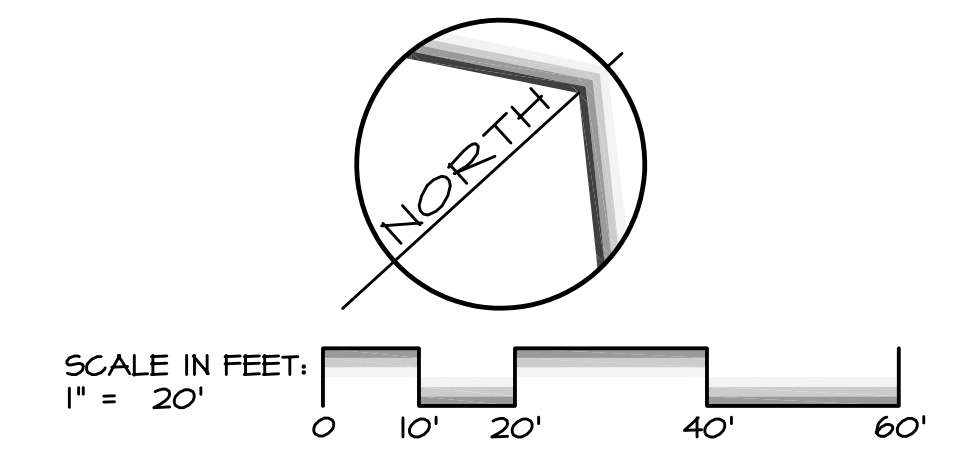
CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
 401 EAST WINDING HILL ROAD
 MECHANICSBURG PA 17055
 717-458-0272 FAX 717-458-0047
 www.cra-architects.com

250 WEST MAIN STREET, SUITE 200
 CHARLOTTESVILLE VA 22902
 434-975-7262 FAX 434-975-7263

ADDITIONS & RENOVATIONS
 CORL STREET ELEMENTARY
 STATE COLLEGE AREA SCHOOL DISTRICT
 235 S CORL STREET, STATE COLLEGE, PA 16801



DRAWING TITLE SITE ALTERNATE PLAN	PROJECT 2995
PLOT SCALE: 1" = 30'	C11.0
FILENAME: SC148-012	
DATE: SEPTEMBER 26, 2017	





Mid-State Paving LLC
19th Anniversary 1999 - 2018

June 30, 2019
Invoice # 19CT007-02 ~~FINAL~~ (NOT FINAL)

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 #2 F From: 05/31/19 To: 06/30/19

Original Bid Value		\$	170,470.75
Approved Change Orders To Date			15,271.55
Revised Bid Value		\$	185,742.30 ✓
Completed To Date		\$	185,742.30
Stored To Date			0.00
Completed and Stored To Date		\$	185,742.30
Retainage Withheld	5.00%		9,287.12
Completed & Stored To Date		\$	176,455.19
Less Previous Invoices			75,630.58
Amount Due This Request		\$	<u>100,824.61</u>

Balance to Finish, Plus Retainage \$ 9,287.12

Pay PTS

CC: JOB FILE & AR

2017-C1
PAY App# 2
PAY \$100,824.61
ACCT #: 32.439.610

APPLICATION FOR PAYMENT

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

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

PROJECT: Contract 2017-C1 Kansa Avenue
 APPLICATION NO: #2 / Not Final
 INVOICE DATE: June 30, 2019

JOB NUMBER: 19CT007
 Engineer: Ferguson Township

Distribution to:
 OWNER
 ENGINEER
 GENERAL CONTRACTOR

PERIOD TO: June 30, 2019

Contract #: NA-2017-c1
 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, is 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 \$ 15,271.55
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 185,742.30
- 4. TOTAL COMPLETED & STORED TO DATE \$ 185,742.30

- 5. RETAINAGE:
 - a. 5% of Completed Work \$ 9,287.12
 - b. 5% of Stored Material \$ 0.00

TOTAL RETAINAGE: (Lines 5a + 5b) \$ 9,287.12

- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 176,455.19
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 75,630.58
- 8. CURRENT PAYMENT DUE \$ 100,824.61
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 9,287.11

CONTRACTOR: Mid State Paving LLC

By:  Date: 6.28.19

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

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 \$ 100,824.61

By:  Date: 7/31/19

OWNER: _____ Date: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$15,271.55	\$0.00
TOTALS	\$15,271.55	\$0.00
NET CHANGES by Change Order	\$15,271.55	



Mid-State Paving LLC
 19th Anniversary 1999 - 2018

July 31, 2019
 Invoice # 19CT007-03

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 #3 From: 06/30/19 To: 07/31/19

Original Bid Value		\$ 170,470.75
Approved Change Orders To Date		15,271.55
Revised Bid Value		<u>\$ 185,742.30</u>
Completed To Date		\$ 185,742.30 ✓
Stored To Date		0.00
Completed and Stored To Date		<u>\$ 185,742.30</u>
Retainage Withheld	0.00% ✓	1,000.00 ✓
Completed & Stored To Date		<u>\$ 184,742.30 ✓</u>
Less Previous Invoices		176,455.19 ✓
Amount Due This Request		<u>\$ 8,287.11</u>

Balance to Finish, Plus Retainage \$ 1,000.00

CC: JOB FILE & AR

2017-C1 PAY APP#3
 Acct#: 32. 439.610
 PAY \$8,287.11
 Ryan T. Scanlan

APPLICATION FOR PAYMENT

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

PROJECT: Contract 2017-C1 Kansa Avenue #3
INVOICE DATE: July 31, 2019
JOB NUMBER: 19CT007
Engineer: Ferguson Township

Distribution to:
 OWNER
 ENGINEER
 GENERAL CONTRACTOR

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

PERIOD TO: July 31, 2019
 Contract #: NA
 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, is 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 Qty's \$ 15,271.55
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 185,742.30
 4. TOTAL COMPLETED & STORED TO DATE \$ 185,742.30

5. RETAINAGE:
 a. 0% of Completed Work \$ 0.00
 b. 0% of Stored Material \$ 1,000

TOTAL RETAINAGE (Lines 5a + 5b) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 184,742.30

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 176,455.19

8. CURRENT PAYMENT DUE \$ 9,287.11

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 8,000

CONTRACTOR: Mid State Paving LLC

By:  Date: 7.30.19

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

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 \$ 8,287.11

ENGINEER

By:  Date: 7/31/19

OWNER:

By: _____ Date: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$15,271.55	\$0.00
TOTALS	\$15,271.55	\$0.00
NET CHANGES by Change Order	\$15,271.55	

through 5/31/19

5/31 thru completion

ITEM No. UNIT	DESCRIPTION	UNIT PRICE	INITIAL QTY	PAY APP #1 QTY	TOTAL PAY APP 1	% Completed To Date	PAY APP #2 QTY	TOTAL PAY APP 2 & 3	% Completed To Date	TOTAL CONSTRUCTION QTY
0201 0001 LS	CLEARING AND GRUBBING	\$ 2,100.00	1	1.00	\$ 2,100.00	100%	0.00	\$ -	100%	1.00
0203 0001 CY	CLASS 1 EXCAVATION	\$ 50.00	128	84.76	\$ 4,238.00	66%	32.24	\$ 1,612.00	91%	117.00
0203 0004 CY	CLASS 1B EXCAVATION (BASE REPAIR)	\$ 44.00	27	0.00	\$ -	0%	124.00	\$ 5,456.00	459%	124.00
0204 0150 CY	CLASS 4 EXCAVATION	\$ 40.50	255	306.00	\$ 12,393.00	120%	50.00	\$ 2,025.00	140%	356.00
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	\$ -	0%	404.00	\$ 15,756.00	464%	404.00
0350 0106 SY	SUBBASE, 6" DEPTH (NO. 2A) (BASE REPAIR)	\$ 20.00	87	0.00	\$ -	0%	404.00	\$ 8,080.00	464%	404.00
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	\$ -	0%	1791.00	\$ 19,253.25	103%	1,791.00
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	\$ -	0%	55.00	\$ 7,590.00	112%	55.00
0460 0001 SY	BITUMINOUS TACK COAT	\$ 0.60	3,494	0	\$ -	0%	3543.00	\$ 2,125.80	101%	3,543.00
0601 0352 LF	15" THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL	\$ 36.80	109	109	\$ 4,011.20	100%	0.00	\$ -	100%	109.00
4604 0352 LF	15" PERFORATED THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL (MODIFIED)	\$ 34.80	491	490	\$ 17,052.00	100%	0.00	\$ -	100%	490.00
4604 0353 LF	18" PERFORATED THERMOPLASTIC PIPE, GROUP III, 8'-2" FILL (MODIFIED)	\$ 41.70	92	96	\$ 4,003.20	104%	0.00	\$ -	104%	96.00
0605 2781 EA	TYPE M FRAME AND BICYCLE SAFE GRATE	\$ 785.00	7	7.00	\$ 5,495.00	100%	0.00	\$ -	100%	7.00
0605 2850 EA	STANDARD INLET BOX $\leq 10'$	\$ 1,800.00	7	7.00	\$ 12,600.00	100%	0.00	\$ -	100%	7.00
0608 0001 LS	MOBILIZATION	\$ 17,000.00	1	0.50	\$ 8,500.00	50%	0.50	\$ 8,500.00	100%	1.00
0616 1251 EA	THERMOPLASTIC END SECTION FOR 15" PIPE	\$ 585.00	1	1.00	\$ 585.00	100%	0.00	\$ -	100%	1.00
0703 0025 CY	NO. 57 COARSE AGGREGATE	\$ 51.50	64	122.72	\$ 6,320.08	192%	0.28	\$ 14.42	192%	123.00
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	\$ 73.00	129	0.00	\$ -	0%	102.00	\$ 7,446.00	79%	102.00
0806 0100 SY	TEMPORARY ULTRA-SHORT-TERM, ROLLED EROSION CONTROL PRODUCT, TYPE 1A	\$ 2.00	596	0.00	\$ -	0%	596.00	\$ 1,192.00	100%	596.00
0808 3782 EA	NORWAY SPRUCE - (5HT, B&B)	\$ 430.00	6	0.00	\$ -	0%	0.00	\$ -	0%	0.00
0810 0052 EA	SELECTIVE TREE REMOVAL	\$ 2,850.00	1	1	\$ 2,850.00	100%	0.00	\$ -	100%	1.00
4851 0003 SY	ROCK APRON (MODIFIED)	\$ 75.00	9	12.14	\$ 910.50	135%	0.00	\$ -	135%	12.14
0860 0000 EA	INLET FILTER BAG FOR TYPE M INLET	\$ 80.00	8	8	\$ 640.00	100%	0.00	\$ -	100%	8.00
0867 0008 LF	COMPOST FILTER SOCK, 8" DIAMETER	\$ 7.00	103	108	\$ 756.00	105%	0.00	\$ -	105%	108.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	\$ 1,800.00	1	0.50	\$ 900.00	50%	0.50	\$ 900.00	100%	1.00
9000 0001 SY	DRIVEWAY RESTORATION (2" DEPTH)	\$36.80	667	0.00	\$ -	0%	405.00	\$ 14,904.00	61%	405.00
9000 0002 SY	SEEDING, SOIL SUPPLEMENTS AND MULCHING	\$ 2.80	977	0.00	\$ -	0%	912.00	\$ 2,553.60	93%	912.00
9000 0003 EA	RESET MAILBOXES	\$ 170.00	10	4.00	\$ 680.00	40%	7.00	\$ 1,190.00	110%	11.00
9000 0004 SY	GRADING OF ROADSIDE SWALE	\$8.25	596	0.00	\$ -	0%	377.00	\$ 3,110.25	63%	377.00
					\$ 84,033.98					

TOTAL PROJECT COST \$ 185,742.30
BUDGET \$ 236,000.00

	Pay App #1	Pay App #2	Pay App #3	
Initial bid Total	\$170,470.75			
Previous amount to pay	50	\$8,403	\$9,287	
Pay App Sub-Total	\$84,033.98			
Retainage (%)	10%	5%		
Retainage (\$)	-\$8,403.40	-\$9,287.12	-\$1,000.00	
Pay App Total	\$75,630.58	\$100,824.61	\$8,287.11	\$184,742.30 PAID TO DATE
				Outstanding balance \$ 1,000.00



Township of
FERGUSON

Planning & Zoning Department

Pennsylvania

17709

**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 statecollegepa@goddardschools.com

ENTRY OF APPEARANCE

Name Mitesh Patel & Falguni Patel

Address 1545 Westerly Parkway State College, PA 16801

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

representing _____

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 7/12/2019

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 The Goddard School

Address 1545 Westerly Parkway State College, PA 16801

Phone FAX Phone: 814-237-1160 Fax: 814-237-5259

Owner Mitesh Patel & Falguni Patel

Address 1545 Westerly Parkway State College, PA 16801

Phone FAX Phone: 814-360-8187 Fax: 814-237-5259

1. Location of premises 1545 Westerly Parkway State College, PA 16801

2. Centre County Tax Map Parcel Number 24-019-135-0000

3. Present zoning R-1

4. How long has the applicant held an interest in the property? Since 12/1/2018

5. Present use of the premises Preschool/Daycare

6. Proposed use of the premises Preschool/Daycare

7. Explain extent of proposed alteration(s), if any: We want to add an outdoor freestanding

storage shed. Shed size will be 8' x 10'

8. Describe all existing structures, including type size and height: Only existing structure is the school itself. One building. Size 102' x 84'. Height approximately 30'.

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

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? YES
- b) Has he/she reviewed, approved, and signed the plans? 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 were informed by Ferguson Township zoning that a storage shed would need to be at least 50 feet from the setbacks. This is not possible in our lot.

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

N/A

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

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

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

SEE ATTACHED SHEET

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

Lawrence & Nancy Maso. 1546 Kennelworth Ct. State College, PA 16801

David & Nancy Silber. 1540 Kennelworth Ct. State College, PA 16801

Thomas & Diann Dunham. 1530 Kennelworth Ct. State College, PA 16801

David & Heidi Knutelsky. 268 Conover Lane State College, PA 16801

Robert & Marian Storis. 272 Conover Lane State College, PA 16801

FOR STAFF USE ONLY:

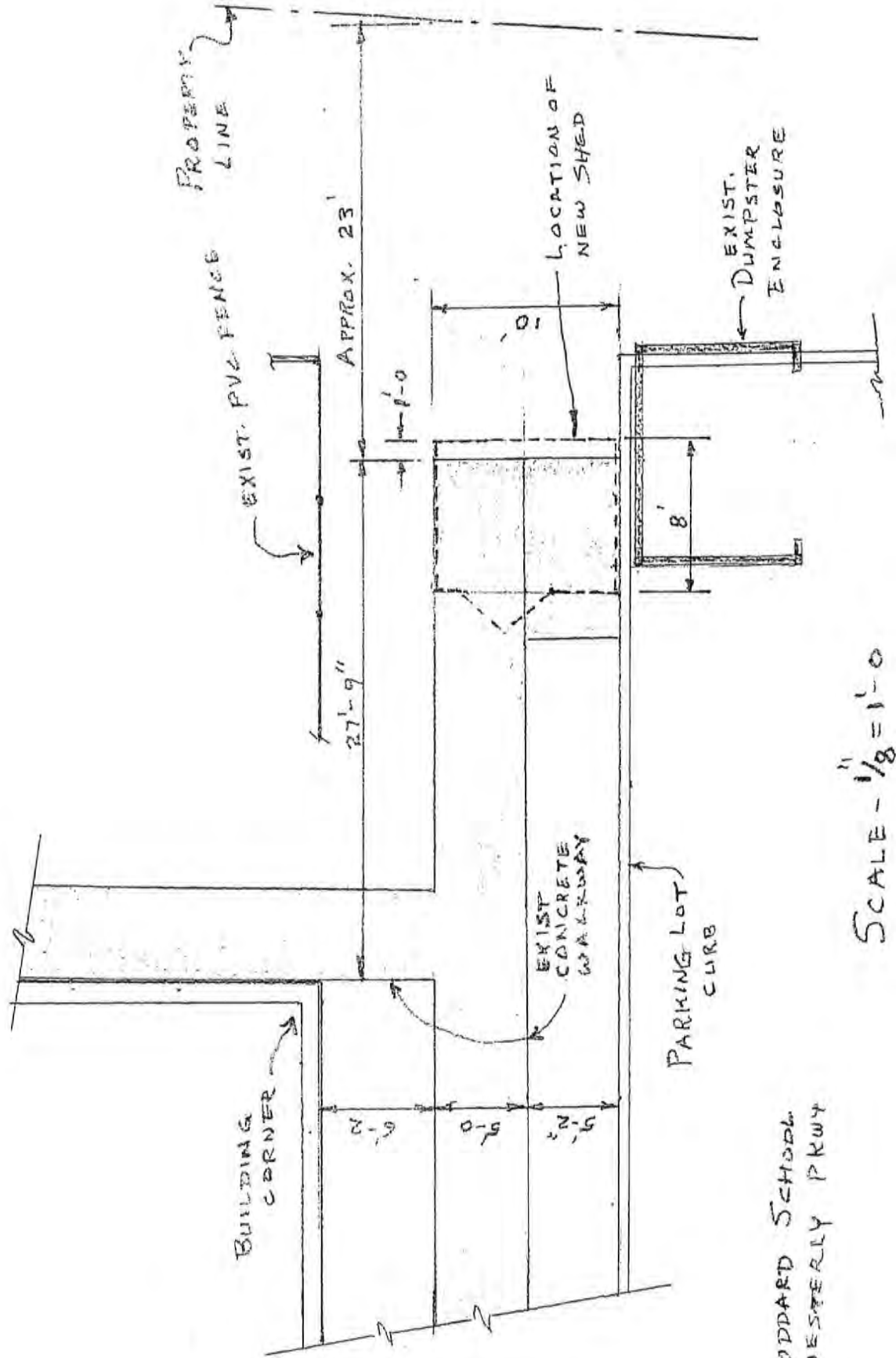
- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised
7/14/2017

13. We want to obtain a permit to place an 8'x10' storage shed on the property. The ordinance says it must be set back 50 feet from the property boundaries. After speaking with Jeffrey Ressler, we were told that with the design of our location there is no location that is 50 feet away that we can place a storage shed.

Not being able to acquire a storage shed is making operating very difficult for us. Our building does not have any storage rooms where we can place outdoor equipment used to maintain the grounds. We do not have the ability to store extra furniture, rugs, toys, and equipment from our classrooms. Not being able to move these items out of our building makes our classrooms more crowded for our students. Equipment is often rotated as needed so simply disposing of extra equipment is not a solution. For example, we keep extra clean rugs available when one may need to be switched out immediately due to spillage, vomiting, etc. Right now, we have these rugs situated in a very small teacher's lounge. It would be helpful to have these rugs in a storage shed. We have extra chairs and folding tables currently stored in our front office. It's affects the overall first impression of the School to new, perspective families. Also, during the long winter months, it becomes very difficult for us to store shovels, salt and blowers to maintain our parking lot, sidewalk and playground areas. Having a storage shed to store these items would be very helpful as all these items are needed to keep the premises safe.

Our lot has a perfect location for a storage shed. There is an existing concrete pad large enough for an 8'x10' shed that requires no modification or alterations to the property. The location is directly behind our dumpster pad. By placing the shed in this location, we would not have to create a new pad, one already exists behind the dumpster. It also does not take away any parking spaces. The shed would be completely out of the way of foot traffic. Most importantly it is located outside of the playground area. Placing a shed in the playground area not only takes away precious space from the kids, it also creates a major safety risk by obstructing the teachers view of the children. This existing location would require the least amount of work to achieve our goal.



GODDARD SCHOOL
WESTERLY PKWY

SCALE - $\frac{1}{8}'' = 1'-0''$

Land Development Plan

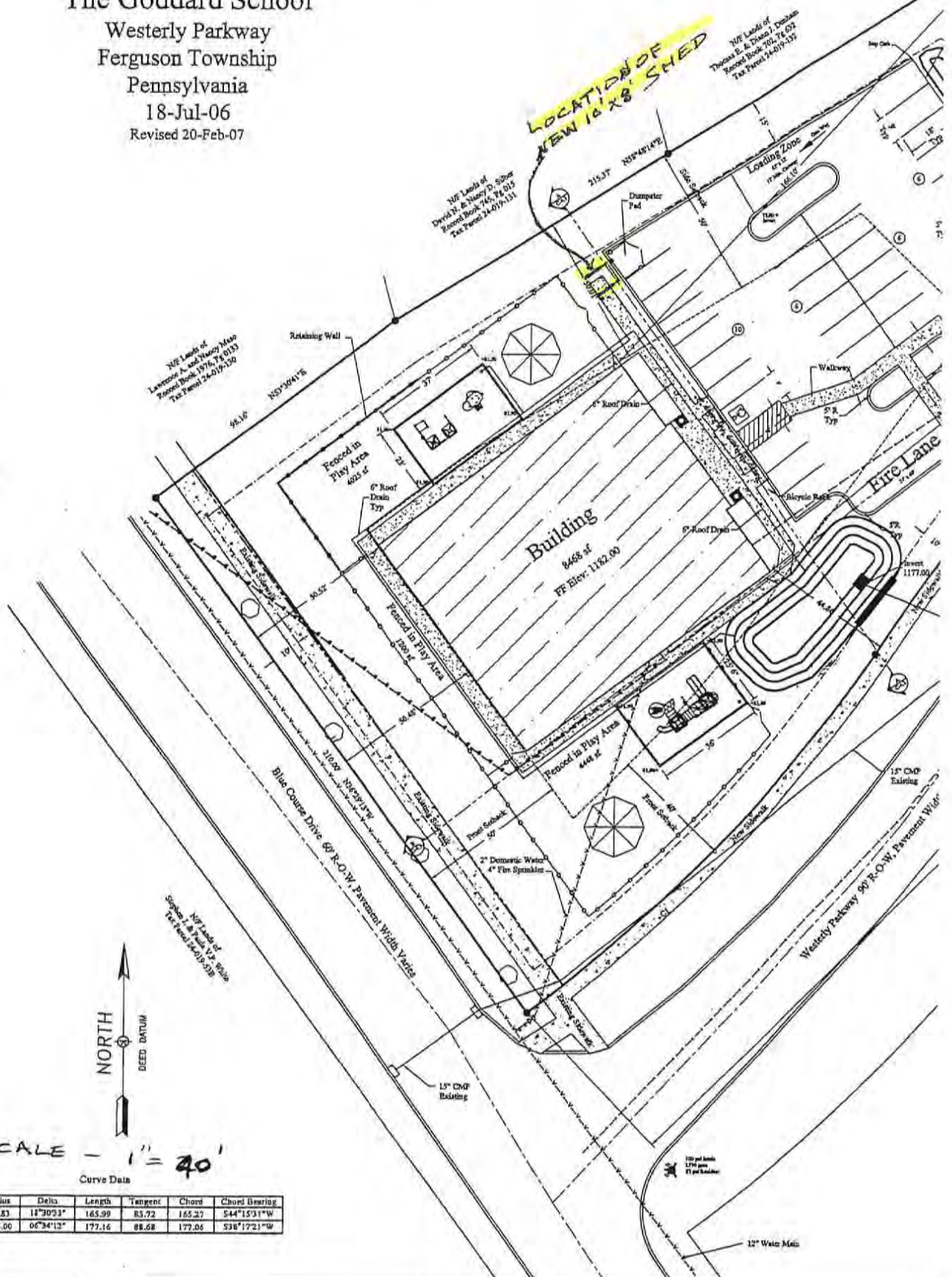
For

The Goddard School

Westerly Parkway
Ferguson Township
Pennsylvania

18-Jul-06

Revised 20-Feb-07



SCALE - 1" = 40'

Curve Data

Curve	Radius	Delta	Length	Tangent	Chord	Chord Bearing
C1	513.83	14°30'31"	165.99	83.72	165.27	S44°15'31"W
C2	1545.00	06°34'12"	177.16	88.68	177.06	S38°17'21"W

Land Development Plan

For

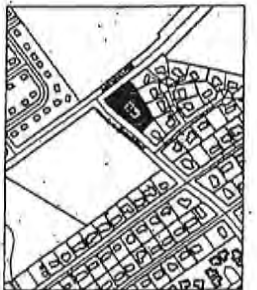
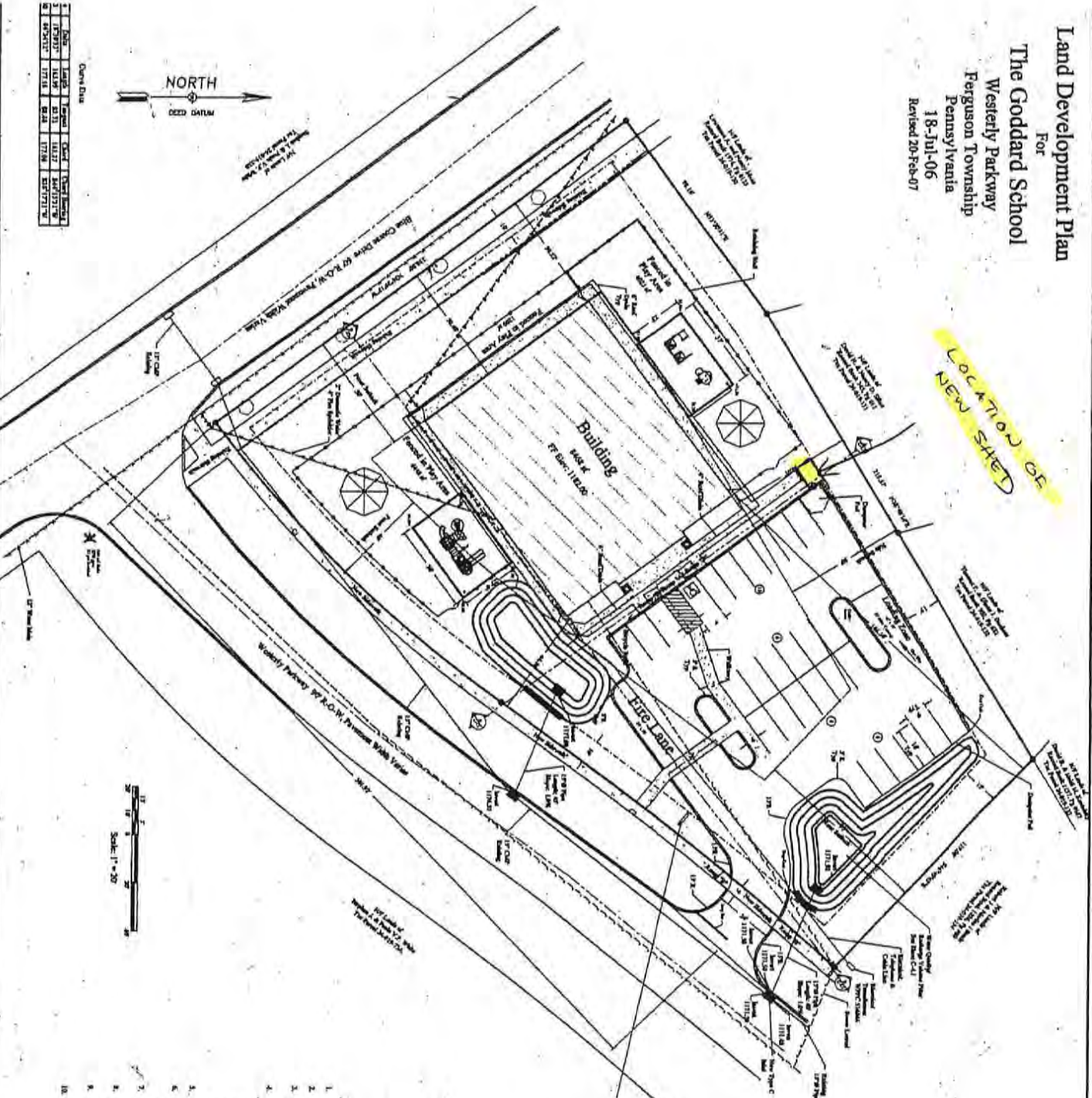
The Goddard School

Westerly Parkway
Ferguson Township
Pennsylvania

18-Jul-06
Revised 20-Feb-07

LOCATION OF NEW SAEED

Date	Drawn	Checked	Design	Project
1/17/07	1/17/07	1/17/07	1/17/07	1/17/07
1/17/07	1/17/07	1/17/07	1/17/07	1/17/07
1/17/07	1/17/07	1/17/07	1/17/07	1/17/07
1/17/07	1/17/07	1/17/07	1/17/07	1/17/07



Symbol	Description
—	Property Line
—	Proposed Building
—	Existing Building
—	Proposed Parking
—	Existing Parking
—	Proposed Driveway
—	Existing Driveway
—	Proposed Road
—	Existing Road
—	Proposed Utility
—	Existing Utility
—	Proposed Easement
—	Existing Easement
—	Proposed Setback
—	Existing Setback
—	Proposed Right-of-Way
—	Existing Right-of-Way
—	Proposed Utility Right-of-Way
—	Existing Utility Right-of-Way
—	Proposed Easement Right-of-Way
—	Existing Easement Right-of-Way

Notes

1. Customer shows an urban street frontage that is not shown in the plan.
2. This site is comprised of the following lot types: 1/4 Acre.
3. Improvements will be constructed on site. Changes will be necessary to the existing approved subdivision map shown in the Plan No. 20-017-01A.
4. For additional information, refer to the "Site Plan" and "Site Plan" attached to this plan. The plan shows the proposed building, parking, and driveway. The plan also shows the existing building, parking, and driveway. The plan also shows the existing utility lines and easements. The plan also shows the existing right-of-way and setbacks.
5. The date of application for zoning is August 24, 2006.
6. A public hearing of this application is scheduled for August 24, 2006, at 7:00 PM. The hearing will be held at the Ferguson Township Office, 100 West Main Street, Ferguson, PA 19031.
7. All utilities shown are approximate. Customers to contact PA Dept. of Public Safety for utility locations and to verify vertical clearance.
8. Customers to verify building dimensions and all other vertical clearance on drawings with proposed plans to any construction specifications.
9. Owner of record of this parcel and responsible for the maintenance of all easements, utilities shown on this plan.
10. Building will be built in accordance with the International Building Code and the International Fire Code.



Township of

RECEIVED JUL 10 2019

FERGUSON

Planning & Zoning Department

Pennsylvania 17636

**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 ashuckrow@smggglaw.com

ENTRY OF APPEARANCE

Name Alan T. Shuckrow, Esquire

Address Four Gateway Center, Suite 2200, 444 Liberty Avenue, Pittsburgh, PA 15222

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

I am representing Young Scholars of Central Pennsylvania Charter School

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 _____

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 Young Scholars of Central Pennsylvania Charter School

Address 1530 Westerly Parkway, State College, PA 16801

Phone FAX _____

Owner Dream Schools, Inc.

Address 2433 Haymaker Road, Monroeville, PA 15148

Phone FAX _____

1. Location of premises 1530 Westerly Parkway, State College, PA 16801

2. Centre County Tax Map Parcel Number 24-19-73A

3. Present zoning R-1

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

5. Present use of the premises Public Charter School

6. Proposed use of the premises Not applicable

7. Explain extent of proposed alteration(s), if any: Not applicable

8. Describe all existing structures, including type size and height: Public Charter School

9. Has the property been involved in previous zoning hearing(s)? _____ 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? Not applicable
- b) Has he/she reviewed, approved, and signed the plans? _____
- c) Has he/she issued a permit? _____

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

Not applicable

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

See correspondence from Alan T. Shuckrow, Esquire.

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:

Not applicable

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

Not applicable

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid



**Strassburger McKenna
Gutnick & Gefsky**

ATTORNEYS AT LAW | SINCE 1919

Four Gateway Center, Suite 2200
444 Liberty Avenue, Pittsburgh, PA 15222
P 412.281.5423 F 412.281.8264
www.smgglaw.com



ashuckrow@smgglaw.com

July 9, 2019

**VIA FEDERAL EXPRESS,
OVERNIGHT MAIL**

Mr. Jeffrey S. Ressler, Zoning Administrator
Township of Ferguson
3147 Research Drive
State College, PA 16801

Re: Young Scholars of Central Pennsylvania
Notice of Enforcement

Dear Mr. Ressler:

Please consider this correspondence an appeal to what we consider to be a Notice of Enforcement directed to our client, Young Scholars of Central Pennsylvania ("YSCP") dated June 13, 2019 regarding the permitted enrollment at the school. Also enclosed for your records is a copy of a completed "Application for Zoning Variance/Appeal Hearing" as well as a check in the amount of five hundred dollars (\$500.00) made payable to the Township of Ferguson (the "Township").

Initially, we note that for an enforcement notice to be effective, the Pennsylvania Municipalities Planning Code ("MPC") requires certain mandatory items to be included. Specifically, MPC §616.1(b) requires that the notice be sent to the owner of record of the parcel on which the alleged violation occurred. As you are aware, the identified owner of the property at tax parcel no 24-19-73A located at 1530 Westerly Parkway is Dream Schools, Inc., in Monroeville, PA. This information is also listed on the plan you reference in your enforcement notice. As far as we are aware, the enforcement notice has only been sent to YSCP, the lessee of the parcel, and not to the property owner.

Furthermore, according to MPC section 616.1(c), an enforcement notice must contain (1) the name of the owner of record (again, Dream Schools, Inc.); (2) the location of the property in violation; (3) the specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of the ordinance; (4) the date before which the steps for compliance must be commenced and the date before which the steps must be completed; (5) that the recipient of the notice has the right to appeal to the zoning hearing board within a prescribed period of time in accordance with procedures set forth in the ordinance; and (6) that failure to comply with the notice within the time specified, unless extended by appeal to the zoning hearing board, constitutes a violation, with possible sanctions clearly described. 53 P.S. §10616.1(c). The Ferguson Township Zoning Ordinance (the "Ordinance") echoes these same provisions at section 27-1005.



Without going through every detail of the enforcement notice and the MPC, it is clear that the enforcement notice is deficient. As a result, the Township is precluded from seeking penalties against YSCP on the basis of the notice of enforcement. *See, e.g., Township of Robinson v. Esposito*, --- A.3d ---, 2019 WL 2306298 (Pa. Cmwlth. 2019); *Twp. of Maiden Creek v. Stutzman*, 642 A.2d 600 (Pa. Cmwlth. 1994).

Moreover, it is clear that there is no ordinance provision in the Ordinance which would allow the Township to restrict enrollment at a public school such as YSCP. In fact, we are not aware of any municipal regulation that would allow a township to have power to restrict the enrollment of a local public school. *See, e.g., Sto-Rox School District v. Zoning Hearing Board of Kennedy Township*, 674 A.2d 352 (Pa. Cmwlth. 1996) (“the specific power of the school board over schools must prevail over the more diffuse power of the municipality to regulate the construction and location of buildings in general.”)

It is our understanding that YSCP has provided enrollment information as required pursuant to condition #6 in the approval of the Second Story Addition Land Development Plan that was dated June 8, 2016 and sent to the traffic engineers for YSCP. We are aware that a Transportation Impact Study Scoping meeting took place on June 4, 2019 with YSCP and its traffic engineers; however, the requirements contained within the purported scoping study are overly burdensome and not rationally related to a legitimate public purpose as YSCP currently has 480 students and development of the school is fully constructed. Any increase in enrollment is not due to any future proposed development, and we have not found any ordinance requiring a traffic study simply due to increased enrollment without a corresponding proposed future development.

For these reasons and others that may be more fully developed at the hearing on this matter, YSCP appeals the issuance of the enforcement notice dated June 13, 2019.

Please be advised that we will be reaching out to the Township Solicitor once we have filed this appeal to discuss how to move forward on the issues between YSCP and the Township.

Sincerely,

Alan T. Shuckrow

ATS/mmk
Enclosure

2020 Program Plan Municipal Comments Guide

July 29, 2019

Page #	Statement	Municipal Comments
General Non-fund Specific Comment(s)		
Office of Administration Budget		
20	Should the position of Refuse/Recycling Administrator be transferred the Office of Administration to the Centre Regional Planning Agency? This proposal will be revenue neutral to the municipalities – the program administration fee will be added to the Planning Budget and subtracted from the Office of Administration Budget.	
20	Should the position of full-time Facilities Coordinator be established in the Office of Administration in mid-2020 after the new Executive Director has started? The estimated compensation and benefit cost are \$45,000 to \$50,000.	
20	Should \$35,000 (for moving, temporary housing and other expenses) be designated for expenses relating to the hiring of the Executive Director?	
21	Should , in concept, funds be included in the Office of Administration Budget to pay for expenses (advertising, consulting and meeting costs) relating to the investigation of a joint solar power purchase agreement	
21	Note: The Recruitment and Screening Committee may recommend a one or two month overlap period between the current and new Executive Director during with the two individuals will work together.	
Refuse & Recycling Program Budget		
21	Note: As identified in the Office of Administration Budget, the Program Plan recommends transferring the oversight of the Refuse and Recycling Program from the Office of Administration to the Centre Regional Planning Agency.	

COG Building Capital Budget		
21	Should \$33,000 be budgeted to replace 5 or 6 HVAC units in the COG building?	
21	Should \$25,000 be budgeted to replace the 2011 <i>back-up</i> server in the COG Building as recommended by State College Borough IT staff?	
Office of Administration – Insurance Reserve Budget		
22	Note: As recommended by the Finance Committee, beginning in 2020 a method of calculating the amount of the health insurance reimbursement will be implemented.	
Office of Administration – Contingency Budget		
69	Should up to \$35,000 be budgeted to restore the fund balance in the budget that will be expended during 2019 to fund expenses associated with the search for a new Executive Director?	
Centre Region Code Administration – New Construction Program Budget		
22	Note: If the General Forum approves the lease agreement for the rental of office space for the Centre Region Parks and Recreation Agency, then the Code Agency offices will expand into the vacated space. This increase in office space will increase rental, utility and other building related expenses. All these expenses would be paid through permit fees.	
22	Note: No personnel changes are proposed for 2020. Expenditures other than for building expenses are expected to remain relatively flat.	
22	Note: Staff with the Public Safety Committee and Finance Committee will monitor the cost of a building permit and the Agency’s fund balance.	
Centre Region Code Administration – Existing Structures Program Budget		
22	Should the four Rental Housing Inspectors be promoted to Commercial Fire Inspectors?	
23	Should a new fire position be added to the Existing Structures staff to allow the program to keep pace with the increasing number of rental and commercial properties be constructed in the Centre Region?	
23	Note: Code and Finance Department Staff will continue to monitor the cost of a rental housing permit to ensure that all expenses for	

	conducting the inspection are being recovered.	
Centre Region Code Administration – Capital Budget		
23	Should one Ford Escape be replaced? The Ford Escape used for the New Construction Program is being recommended for replacement. The vehicle is proposed to be replaced with a new Ford Escape as approved in the 2020 Detail and Summary Budget process. The estimated cost is \$26,500.	
23	Should two Ford Escapes used by fire inspection staff in the Existing Structures Program be replaced with two new Ford Escapes? The agency is requesting the purchase of two new Ford Escapes as approved in the 2020 Detail and Summary Budget process. The estimated cost is \$53,000 (\$26,500 each).	
23	Should one Ford Escape used in the New Construction Program be replaced with a new F-150 pickup truck for use in the new construction program? The change in vehicle type is isolated to this vehicle replacement and is due to the new SEO program and the need to transport longer equipment into the field for the SEO site investigations and inspections. The estimated cost is \$32,000.	
23	Should two new Ford Escapes be added to the fleet? These vehicles would be assigned to the new Commercial Fire Inspector and the Code Services Manager. The estimated cost is \$53,000 (\$26,500 each).	
23	Should a Ford Explorer be added to the fleet? The vehicle would be used by the CRCA Agency Director and to transport groups of employees to training program and events. The estimated cost is \$40,000.	
23	Should five radios be replaced and five additional radios be purchased for use with the existing structures program? In addition, should four existing pagers used by the existing fire inspectors be replaced with an additional six pagers for use within the	

	existing structures on-call program. The estimated cost is \$17,500.	
23	Note: Should the proposal be approved to expand the CRCA offices into the office that would be vacated by the Parks and Recreation Agency, should it move to another building then the CRCA could incur renovation expenses to convert the Parks office space into office space for the Code Agency. This CRCA paid expense may total \$250,000.	
24	Note: The space in Suite 4 (Planning) that has been occupied by the Centre Region Code Administration staff this year may revert to the Planning Agency in 2020 for use by the Refuse and Recycling Administrator. This office space change will transfer the responsibility for paying the rent and utilities on this space from the Code Agency to the Planning Agency.	

Schlow Centre Region Library Operating Budget

24	Should the hourly pay rates for 10 to 12 Library Pages be increased from \$9.00 to \$9.50 an hour. The estimated cost is about \$13,000 to \$16,000.	
24	Should \$18,000 be budgeted to update the Library's strategic plan?	
24	Should expenditures for book purchases increase? No cost estimate is available at this time	
25	Note: 2020 financial aid from the Commonwealth of Pennsylvania is expected to increase slightly from its current amount of \$206,999. The Centre County government's contribution is expected to remain unchanged at \$159,500.	
25	Note: As state and county funding support remains unchanged or diminishes, community contributions are expected to have an increasingly important role in the library's budget. Community donations have played a critical role in replacing decreasing state revenues.	
25	Note: Since 2011, program expenses for speakers and materials have been charged to designated gifts but will be reinstated in the 2020 budget as accounting line items. There	

	will be no change in the level of spending, simply a line item reallocation	
25	Note: With the shift from printed to electronic materials the income from overdue fines will continue to decrease in 2020.	

Schlow Centre Region Library Capital Budget

25	<p>Note: Except for a cost of living adjustment, no change in the \$80,000 level of municipal contributions to the Library Capital Budget is proposed for 2020. All the below proposals are included in the 2020-2024 Capital Improvement Plan:</p> <ul style="list-style-type: none"> • Update and commission the HVAC system. The estimated cost is \$55,000. • Upgrade the Digital Branch The estimated cost is \$150,000. • Replace public computing software. The estimated cost is \$15,000. • Replace computers and network equipment used by staff. The estimated cost is \$10,000. • Replace the heavily used public furniture. The estimated cost is \$10,000. • Replace second-floor lighting fixtures. The estimated cost is \$40,000. • Design the second floor and replace carpeting. The estimated cost is \$202,000. • Loading Dock Ramp Replacement. The estimated cost is \$35,500. • Interlibrary loan software. The estimated cost is \$11,000. 	
----	---	--

Regional Fire Protection Program Operating Budget

26	Should funds be budgeted to retain a consultant to prepare a future organizational model for the regional fire protection service? No cost estimate is available at the present time.	
26	Note: No personnel changes are proposed for 2020. Expenditures other than for the fire study are expected to remain relatively flat.	

Regional Fire Protection Program Capital Budget

26	Should \$262,000 (approximately \$131,000 each) be expended to refurbish the two fire police vehicles by buying new chassis and reusing the existing cargo boxes? An expense for fire police vehicles is anticipated in the Capital Improvement Plan for the Regional Fire Protection Program.	
----	---	--

Emergency Management

26	Should \$7,500 be added to the budget to fund a Deputy Coordinator stipend as recommended by the Centre Region Emergency Management Coordinator.	
----	---	--

Centre Regional Planning Agency

27	Note: As proposed in the Office of Administration’s Program Plan, during the second quarter of 2020, it is recommended that the Regional Refuse and Recycling Program be transferred from the Office of Administration to the Centre Region Planning Agency.	
27	Note: College Township will no longer receive local planning services beginning on October 1, 2019.	
27	Note: With the two previous exceptions, operational expenses are expected to stay level for 2020.	

Centre County Metropolitan Planning Organization

27	Note: No personnel changes are proposed for 2020. Expenditures other than for the fire study are expected to remain relatively flat	
----	--	--

Parks & Recreation Operating Budget

27	Should one full-time Parks Caretaker position be added at an estimated total annual compensation and benefit cost of approximately \$63,000 (assuming family medical coverage)? The position is proposed to start in April 2020, the three-month hiring delay would reduce the actual 2020 expense to \$47,250. Although the employee’s focus would be Whitehall Road Regional Park, work would also be performed at other parks as well.	
----	--	--

28	Should the hourly pay rates for seasonal staff be increased? An estimate of costs is not known at this time.	
28	Should \$10,000 be budgeted to fund expenses associated with the implementation of the Parks and Recreation Regional Comprehensive Plan? The municipal contribution could be matched by a grant from the Pennsylvania Department of Conservation and Natural Resources. Because the Plan is not complete and will not be presented until later in 2019, specific use of these funds has not yet been identified	
28	Note: During 2019 multiple part-time employment positions were converted to two full-time maintenance positions. However, the full budgetary impact of this change on municipal contributions for the 2019 budget year was nominal because of the Agency used its fund balance to pay the higher compensation and benefit costs. However, for the 2020 budget year, because the fund balance will not be available to defray these expenses the municipal shares will likely increase.	
28	Note: The Ad Hoc COG Facilities Committee recommended at the July General Forum meeting that the CRCA offices be expanded into the area currently used by the Centre Region Parks and Recreation Agency. If that proposal is approved, then the rental and utility costs paid by the Parks and Recreation Agency will increase because of the larger office space and higher rental rate. By way of a rough estimate, total costs for office space may increase by approximately \$40,000.	
Parks Capital Budget		
28	Should the following replacement vehicles and maintenance equipment be purchased at a combined cost of \$85,525 as proposed in the 2020 to 2024 Capital Improvement Plan? ➤ Replace Chevy Silverado 1500 truck. The estimated cost is approximately \$26,150.	

	<ul style="list-style-type: none"> ➤ Replace 2010 Toro Infield Pro (grooms softball/baseball infields). The estimated cost is approximately \$27,550. ➤ Replace 2010 Toro Goundmaster (mower). The estimated cost is approximately \$31,825. 	
Active Adult Center		
29	Note: No staffing changes are proposed, and operating expenses are expected to remain level.	
Aquatics - Operating Budget		
29	Note: Expenditure items are expected to remain flat except for personnel cost adjustments. The wage adjustment for seasonal pool staff that the General Forum approved with the 2019 budget made a significant difference in the program’s ability to attract and retain staff.	
Aquatics - Capital Budget		
29	<p>Should municipal contributions to the Aquatics Capital Budget be increased from \$47,500 to \$60,000? The pools are approaching 10 years old, and pumps, filters, plumbing, and all mechanical devices will decline over time. At the current level of municipal contributions, staff is concerned that there will not be enough funding available in the long-term to replace the major infrastructure and equipment at the pools. With the 2020 Program Plan, staff recommends increasing the level of annual municipal contribution to \$60,000 to fund the following projects:</p> <ul style="list-style-type: none"> ➤ Replace the plaster lining at Park Forest Pool (\$95,000). ➤ Replace the pool chemical controller at Welch Pool (\$12,000). The controller at Parks Forest Pool was replaced in 2019 through a budget amendment approved by the Finance Committee. ➤ Power wash and gel coat both pools (\$10,000). 	

	➤ Refinish exterior sliding at Park Forest Pool (\$10,000).	
Millbrook Marsh Nature Center - Operating Budget		
29	Note: No staffing changes are proposed, and operating expenses are expected to remain level.	
Millbrook Marsh Nature Center - Capital Budget		
29	Should the participating municipalities contribute a combined total of \$100,000 to the cost of the Phase II addition to the Spring Creek Education Building at the Millbrook Marsh Nature Center (MMNC). The proposed contribution would be requested for both the 2020 and 2021 budgets (\$100,000 each year).	
29	Note: During 2019 the term of the lease between the Centre Region Parks and Recreation Authority (Authority)/Penn State University lease for the MMNC was extended forty years after a Certificate of Occupancy was issued for the building addition.	
Regional Parks Capital Fund		
30	Should \$45,000 be appropriated to install an irrigation system at Whitehall Road Regional Park to water four sports fields? It is hoped that this request is funded in 2020 so that irrigation can be installed in 2020 during the construction of the park, saving time and renovation expenses that would occur with a post-construction install.	
30	Should \$15,000 be appropriated to replace outfield fencing at Hess Softball Complex? The fencing conditions are poor and there are safety issues with a curled chain-link fence that could puncture or tear a player's skin; the entire outfield fence from dugout to dugout will need to be replaced. The Agency is asking for \$15,000 to complete a single field replacement in 2020 and will continue to replace one field each year through 2023.	
30	Note: The 2020 Program Plan for the Regional Parks Budget will focus primarily on the development of Whitehall Road Regional Park within the \$4.8 million budget	

	<p>in municipal funds as approved by the General Forum. The improvements are to be consistent with the Master Site Park for the park as amended by the General Forum. How much of the budget will be expended in 2020 and 2021 is not known at this time because the planning and time schedule is not complete. A land development plan was submitted to Ferguson Township on June 18, 2019.</p>	
30	<p>Note: The CRPR has met with great success in obtaining grants to augment the municipal funds that have been contributed to Whitehall Road Regional Park. Because of this effort funds will be available to construct an 18,000 square foot, all abilities, universally accessible playground. Non-municipal funding for the installation of sports field lighting looks promising as well.</p>	
30	<p>Note: The Whitehall Road Regional Park requires a small storage building to house the equipment assigned to the park. The approximate expense is \$75,000 and a funding source is yet to be identified. In addition, not all the funding is currently in place for the enclosed pavilion/concession stand/restroom building. Funding for the maintenance building will need to be addressed in the either the 2020 or 2021 budgets.</p>	



**FERGUSON TOWNSHIP APPLICATION
FOR ABC MEMBERSHIP**

Date: July 29, 2019

Name: Allyson Muth

Address: PO Box 242
Pine Grove Mills, PA 16868

Phone: (w) 814-865-3208 (h) 814-769-3439 (e-mail) abm173@psu.edu

Occupation: Director, Center for Private Forests at Penn State

Are you a resident of Ferguson Township?

yes No

If yes, for how many years? 12 Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

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

ABC(s) that you are interested in being appointed to:
Ferguson Township Tree Commission

Special Skills you have which relate to the ABCs applied for:
I am a forester - have worked for a consulting firm, in industry, and in outreach to the public for 15 years. My terminal degree is in adult education and focused on helping people learn how to care well for the woods. I study and engage forest landowners across the state and nation to promote good forest stewardship.

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)
In 2013 through 15, we worked on a project in the lower Susquehanna watershed to help HOAs turn their common land into areas that would help control stormwater and attract pollinators. Through that project and others I've worked to build support and buy in for tree planting efforts. Also attached is my shortened CV.

Signature of Applicant

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

Allyson Brownlee Muth

The Center for Private Forests at Penn State
333 Forest Resources Building
University Park, PA 16802
814-865-3208
abm173@psu.edu

Education and Training:

Ed.D.	Collaborative Learning, The University of Tennessee, Knoxville, TN.	2004
M.F.	Yale School of Forestry and Environmental Studies, New Haven, CT	1999
B.S.	The University of the South, Sewanee, TN	1995

Professional Experience:

Assistant Research Professor, Private Forests Management, Penn State Department of Ecosystem Science and Management. Applied research in forest legacy planning, forester-landowner relationships, collaborative learning, and the impacts of peer learning in advancing forest stewardship. August 2018 – present.

Interim Director, The Center for Private Forests at Penn State, University Park, PA. Leadership in expanding the visibility of the Center; strategic planning to define the opportunities for research, teaching, and outreach, fundraising, applied research, and engagement of state-, region-, and nation-wide partners to advance the mission of promoting the health and vitality of forests. January 2018 – present.

Associate Director, The Center for Private Forests at Penn State, University Park, PA. Assisted with the creation and formation of the Center, provide leadership in fundraising, applied research to address the needs of woodland owners, education and engagement to build a community of woodland owners. December 2011 – January 2018.

Forest Stewardship Program Extension Associate, Penn State University, Forestry Extension, University Park, PA. Leading and supporting an organization of forest stewardship volunteers who promote stewardship to peers; editing and authorship of a quarterly hardcopy and monthly e-newsletter (14,000 recipients total) and a bimonthly (590 recipients) newsletter; website updates; webinar facilitation; authorship and editing of resource publications and news releases; conference and meeting organization; advisory committee membership, workshop presentation development and delivery, proposal development, project reporting, liaison with NGOs, organizations, and agencies; Women and Their Woods co-administrator; support for the Women in Forestry group. September 2004 – August 2018.

Decision Support Forester, Georgia-Pacific Corporation, Crossett, AR. Standardized record keeping for procurement and harvest foresters; tracked daily and weekly mill inventories and production; assisted with raw material quality inspections; maintained fleet management records; tracked mill sourcing; implemented wood procurement program rollout. October 1996 – June 1997.

Assistant District Forester, Georgia-Pacific Corporation, Crossett, AR. Cruised timber for inventory and harvest; marked sawtimber and pulpwood harvests; performed fertilization and seedling survival assessments; managed controlled burns and fought arson fires; delineated habitat for red-cockaded woodpecker; oversaw logging contractor activities. October 1995 – October 1996.

Peer-Reviewed Publications:

Metcalf, A.L., C.N. Phelan, C. Pallai, M. Norton, B. Yuhas, J.C. Finley, and A. Muth. 2019. Microtargeting for conservation. *Conservation Biology*, DOI:10.1111/cobi.13315.
<https://onlinelibrary.wiley.com/doi/full/10.1111/cobi.13315>

Metcalf, A.L., J.W. Angle, C.N. Phelan, B.A. Muth, J.C. Finley. 2018. More “Bank” for the Buck: Microtargeting and Normative Appeals to Increase Social Marketing Efficiency. *Social Marketing Quarterly*, DOI: 10.1177/1524500418818063. <https://journals.sagepub.com/doi/full/10.1177/1524500418818063>

Gruver, J.B., A.L. Metcalf, A.B. Muth, J.C. Finley, and A.E. Luloff. 2016. Making Decisions About Forestland Succession: Perspectives from Pennsylvania's Private Forest Landowners, *Society & Natural Resources*, DOI: 10.1080/08941920.2016.1180728.
<http://www.tandfonline.com/doi/full/10.1080/08941920.2016.1180728>

Muth, A., A. Subjin, E. Sagor, N. Strong, and T. Walkingstick. 2013. Growing Your Peer Learning Network: Tools and Tips from the Women Owning Woodlands Network. Oregon State University Extension Service. EM9064.
<http://ir.library.oregonstate.edu/xmlui/bitstream/handle/1957/42036/em9064.pdf>

Reichenbach, M.R., A. B. Muth, and S.S. Smith. 2013. Transformative Learning in Practice: Examples from Extension Education. *Journal of Extension*, 13(6). https://www.joe.org/joe/2013december/pdf/JOE_v51_6a1.pdf.

Muth, A.B. and J.M. Peters. 2010. Facilitating collaborative learning in a community group. *International Journal of Interdisciplinary Social Sciences*, 5(8): 193-203. DOI: 10.18848/1833-1882/CGP/v05i08/51826.

Pavey, J.L., A.B. Muth, M.L.E. Steiner Davis, and D. Ostermeier. 2007. Using a Community of Interest to Revitalize a Community of Place in Morgan County, TN. *Rural Sociology*, 72(1): 90-110.

Book Chapters:

Muth, A.B., P. Frumento, and M. Reid. 2019. Dealing with complexity and change through collective reflection. **In:** P. Martin, T. Alter, and T. Howard (eds.). *Community-Based Control of Invasive Species*. Victoria (AUS): Commonwealth Scientific and Industrial Research Organisation (CSIRO) Publishing. Pp. 122-140

Frumento, P, W. Whitmer, T. Alter, A.B. Muth, D. Marshall, and W. Shuffstall. 2019. Strategy and practice for community engagement. **In:** P. Martin, T. Alter, and T. Howard (eds.). *Community-Based Control of Invasive Species*. Victoria (AUS): Commonwealth Scientific and Industrial Research Organisation (CSIRO) Publishing. Pp.97-121.

Finley, J.C., A.B. Muth, D.S. deCalesta. 2019. Ch. 28 Special Case: Small Woodlots. **In:** deCalesta, D.S. and M.C. Eckley (eds.). *Deer Management for Forest Landowners and Managers*. Boca Raton: CRC Press. Pp. 231-236.

Vogt, K.A., A. Fanzeres, D.J. Vogt, B.C. Larson, J.L. O'Hara, G. Allen, A. Brownlee, L. Camara, E. Cuadrado, J.S. Estey, A. Finkral, B. Furnas, J. Heintz, A. Hiegel, H. Kretser, I. Kusuma, J. Lawrence, M. Paiz, P.A. Palmiotto, B.A. Parry, C. Potts, B. Rod, M. Rojas, J. Taggart. Ch. 4 Case study and evaluation of the dominant certification protocols. **In:** Vogt, K.A., B.C. Larson, J.C. Gordon, D.J. Vogt, and A. Fanzeres (eds.). *Forest Certification: Roots, Issues, Challenges, and Benefits*. New York: CRC Press. Pp. 109-176.

Vogt, K.A., J. Heintz, C. Potts, A. Brownlee, H. Kretser, and L. Camara. 2000. Ch. 7.4 Importance and participation of non-industrial private forests. **In:** Vogt, K.A., B.C. Larson, J.C. Gordon, D.J. Vogt, and A. Fanzeres (eds.). *Forest Certification: Roots, Issues, Challenges, and Benefits*. New York: CRC Press. Pp. 260-263.

Vogt, K.A., C. Potts, H. Kretser, J. Heintz, A. Brownlee, and J.S. Estey. 2000. Ch. 8.4 Reason for forestland owners not to become certified. **In:** Vogt, K.A., B.C. Larson, J.C. Gordon, D.J. Vogt, and A. Fanzeres (eds.). *Forest Certification: Roots, Issues, Challenges, and Benefits*. New York: CRC Press. Pp. 309-313.

Popular Publications:

Since September 2004, authored thirty-two news releases that are then disseminated to almost 900 newspapers, newsletters, and individuals. Many of these news releases are picked up and used as columns, letters to the editor, or articles.

Since September 2004, have written articles appearing in each issue and edited all other articles for fifty-five issues of the *Forest Leaves* newsletter.

Muth, A.B. 2010. Women and working lands: Past, present, and future. *Minority Landowner*, 5(2): 14-15.

Goff, G. and A. Muth. 2006. Yours for the asking...Peer assistance for forest owners: Pennsylvania Forest Stewards and New York's Master Forest Owners/Coverts Volunteer Programs. *Small Farms Quarterly*, Winter 2006.

Reports and White Papers

Metcalf, A.L., A.B. Muth, J.C. Finley, and A.E. Luloff. 2015. Gender, values, and behaviors of Pennsylvania Private Forest Landowners. A supplemental report to the PA DCNR Bureau of Forestry.

Gruver, J.B., A.L. Metcalf, J.C. Finley, A.E. Luloff, and A.B. Muth. 2013. The Future of Penn's Woods: A Mixed-Methods Study of Parcelization and Pennsylvania's Private Forests. Report for the PA DCNR Bureau of Forestry.

Metcalf, A.L., J.C. Finley, A.E. Luloff, and A.B. Muth. 2012. Pennsylvania's Private Forests: 2010 Private Forest Landowner Survey Summary. Report for the PA DCNR Bureau of Forestry.

Pennsylvania Forest Stewardship Reports for the Awareness and Knowledge Program Components: Years 11 through 26. 2004-2016. Reports to the USDA Forest Service and the PA DCNR Bureau of Forestry.

Membership:

Society of American Foresters Member
International Association for Society and Natural Resources Member
Association of Natural Resources Extension Professionals Member
Pennsylvania Chapter of the Assoc. of Natural Resource Ext. Professionals Member
Sustaining Pennsylvania's Private Forests Advisory Committee Member
Forested Riparian Buffers Advisory Committee Member
Governor's Green Ribbon Task Force, Conservation and Sustainability Work Group Member

Awards and Honors:

2016 Joseph Rothrock Conservationist of the Year Award to the PA Forest Stewards Volunteer Program. The Pennsylvania Forestry Association.

2016 Family Forest Education Award – Comprehensive Program. Presented to the Center for Private Forests at Penn State. The National Woodland Owners Association and the National Association of University Forest Resources Programs.

2014 Sandy Cochran Award for Excellence in Natural Resources Educations. The Pennsylvania Forestry Association.



BENNER TOWNSHIP SUPERVISORS
1224 BUFFALO RUN ROAD, BELLEFONTE, PA 16823
PHONE: (814) 355-1419 FAX: (814) 355-0719

July 11, 2019

Ferguson Township Board of Supervisors
3147 Research Drive
State College, PA 16801

Re: 2003 Massey Ferguson Tractor with Mower

Dear Board Members:

On behalf of the Benner Township Board of Supervisors, Benner Township is interested in purchasing your 2003 Massey Ferguson tractor with mower that you have recently purchased a replacement for.

After speaking with your Public Works Director and Road Superintendent, they have indicated that the fair market value for the above mentioned unit and mower is \$31,000.00. Benner Township would greatly appreciate the opportunity to purchase this tractor and mower from Ferguson Township at this agreed upon price.

If further information is needed, please contact me at (814)280-7756.

Sincerely,

Dennis O'Leary
Road Superintendent
Benner Township

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

July 23, 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 June 18, 2019, Executive Committee meeting is **enclosed**.

4. 2020 COG PROGRAM PLAN

This agenda item asks the Executive Committee to forward the draft 2020 Program Plan to the General Forum for discussion and referral to the Centre Region municipalities for comment.

During its July 11, 2019 meeting, the Finance Committee met with the COG Agency Directors to review the draft 2020 Program Plan. This document is intended to provide information about:

- The mission statement and history of each COG budget fund.
- The ongoing services that COG Agencies provide.
- Unexpected budgetary occurrences during 2019.
- Significant agency issues or initiatives under the “Of Particular Note” sections.
- Tentative programmatic and budgetary changes being proposed by COG Agencies for the upcoming year in the “Where Are We Going” sections.

This is the 17th Program Plan presented to the General Forum. The documents have been well received by the elected officials and COG Staff as an effective planning tool that identifies proposed budgetary and program changes and provides additional time to consider those changes prior to the preparation of the detailed budget.

The Executive Committee should decide whether to forward the 2020 COG Program Plan to the General Forum for consideration and referral to the municipalities for comment.

To proceed with the review of the Program Plan, the Finance Committee unanimously agreed to ask the Executive Committee to refer the following motion to the General Forum for consideration:

“That the General Forum receive the 2020 Program Plan for the Centre Region COG and refer it to the Centre Region municipalities for review; and, further, that comments be referred to the COG Executive Director by 8:00 AM, August 16, 2019 to be considered during the preparation of the draft 2020 COG Budget.”

The comments received from the municipalities will be compiled and shared with the Finance Committee, the General Forum, and the COG Staff who are involved in the budgeting process.

As background information to this agenda item, **enclosed** is a draft of the Executive Director’s letter from the Program Plan. Please note that the letter identifies, by agency, proposed budgetary changes for 2020. Committee comments are welcomed.

5. 2020 TO 2024 COG CIP

This agenda item asks the Executive Committee to forward the draft 2020 to 2024 Capital Improvement Plan to the General Forum for discussion and referral to the Centre Region municipalities for comment.

During its July 11, 2019 meeting, the Finance Committee met with the Agency Directors to review the **enclosed** (electronically only) draft 2020 to 2024 Capital Improvement Plan (CIP) for the Centre Region COG. The recommendations in the CIP have been included in the draft 2020 COG Program Plan.

This document is intended to provide information about:

- Proposed COG capital expenditures over the next five years.
- Proposed COG capital expenditures that have a value of at least \$10,000.
- Proposed revenue sources for COG capital expenditures.

The Executive Committee should decide whether to forward the 2020 to 2024 COG Capital Improvement Plan to the General Forum for consideration and referral to the municipalities for comment.

To proceed with the review of the 2020 to 2024 CIP, the Finance Committee unanimously agreed to ask the Executive Committee to refer the following motion to the General Forum for consideration:

“That the General Forum receive the 2020-2024 Capital Improvement Plan for the Centre Region COG and refer it to the Centre Region municipalities for review; and further, that

comments be referred to the COG Executive Director by 8:00 AM, Friday, August 16, 2019 to be considered during the preparation of the draft 2020 COG Budget.”

6. RELOCATION OF THE PARKS AND RECREATION OFFICE

This agenda item asks the Executive Committee, as recommended by the Ad Hoc Facilities Committee and endorsed by the COG Finance Committee, to refer a draft lease agreement for the rental of a 3,877 square foot office building for Centre Region Parks and Recreation Agency to the General Forum for approval.

The proposal before the Executive Committee is intended to address three problems – lack of office space for staff (especially for the Code Administration Agency), deficient parking (all the COG Agencies), and inadequate storage space (especially for the Parks and Recreation Agency). To address these problems the Ad Hoc Facilities Committee considered adding on to the COG building. This was not viewed as a viable option because of its high cost and the limited amount of space that would become available. A building addition would also require an expanded parking area and enhanced stormwater facilities, both of which would have been very difficult or impossible to do given the size of the parcel the COG owns. Several rental options were considered. Based on cost, location, size, and available parking, the Ad Hoc Facilities Committee is recommending renting a commercial property at 2040 Sandy Drive, Ferguson Township.

Information about the property includes:

Location:	2040 Sandy Drive, Suite A & B, about 2 miles from the COG Office
Size:	3,877 square feet
Term:	7-year lease with 5-year buy-out
Base Rent:	\$17.50 per square foot (\$67,848 annually)
Other Costs:	1. Common Area Maintenance \$1.66 per square foot \$6,436 per year 2. Taxes and Insurance \$2.26 per square foot \$8,762 per year 3. Renovation costs (see below) \$2.21 per square foot \$10,518 per year

Improvements: The value of proposed renovations to the existing office spaces has been estimated to total \$53,280. This amount would be paid over five years as part of the rent (\$2.71 per square foot). Improvements would be constructed by the property owner and include:

- Construction of five offices for supervisory personnel
- Relocation of HVAC and electrical systems
- Installation of lighting
- Wall, floor and ceiling finishings
- Engineering design and code permits

Lease: The lease has been reviewed by COG Solicitor, COG's staff and Ad Hoc COG Facilities Committee. Fifty comments have been discussed and addressed with the broker for the landlord.

Why this property?

- Addresses the CRCA's and CRPR's space needs
- Proximity to COG building
- Competitive rental rate
- Modern furnishings are included
- Space for restrooms, meeting room and employee lunch/break area are in place
- Adequate parking
- Professional appearance
- Larger and improved customer service area
- Owner is willing to cap HVAC repair costs at \$1,000 per year

Staff inquired of its solicitor if Halfmoon Township needs to vote on the lease and he determined that they need to vote on the lease. This requirement means a quorum of all the municipalities will be necessary to approve the lease at the July 29 General Forum meeting.

To proceed the Ad Hoc Facilities Committee and the Finance Committee unanimously ask the Executive Committee to refer the following motion to the General Forum for approval:

“That General Forum, as recommended by the Ad Hoc Facilities Committee and endorsed by the Finance Committee, authorize the COG Chair to approve a 7-year lease agreement for commercial office space located at 2040 Sandy Drive, Suite A & B, and that the funding for the lease expenses be paid from the Centre Region Parks and Recreation’s Operating Budget to which Halfmoon Township does not contribute.”

7. EXECUTIVE DIRECTOR’S REPORT

Mr. Steff will provide an update of COG activities for July 2019.

8. OTHER BUSINESS

- A. Matter of Record – Next month’s meeting of the General Forum is scheduled for Monday, **August 26, 2019**, at the COG Building. Tentative agenda items include: scope of work for the regional fire protection study, emergency operations update, municipal comments on the 2020 COG Program Plan and municipal comments on the 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 with a return rate of 22-25%. The results are being compiled and should be made available to the Steering Committee at its next meeting. Over 750 residents responded to an online electronic version of the survey. A second public meeting is scheduled for Tuesday, September 10 at 7:00 PM at the High School cafeteria. The consultants have been providing reports throughout the process and the timeline is on schedule for a November approval.
3	Study of Regional Fire Protection Program	The working group has met and developed a scope of work for the study. It will be presented to the Public Safety Committee in August.
4	Five-Year IT Plan	Due to limited staff time, 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 has been formed and held its first meeting on July 16. Members include: Adam Brumbaugh, Jessica Buckland, Tom Fountaine, Dave Pribulka, Bob Strouse, and Nigel Wilson. Jim Steff is a non-voting member.
8	Solar Power Purchase Agreement Working Group	This twelve entity Committee has been formed and held its first meeting on Wednesday, June 26 at the State College Area High School. Peter Buckland was named Chair and Gretchen Brandt Vice-Chair of the Committee.

- C. Matter of Record – The Library Director has reported that there will be a slight increase in state and district aid provided to Schlow Centre Region Library. The fund levels have been frozen since 2008 after being reduced by 30%.
- D. Matter of Record – **Enclosed** is a copy of the 2020 COG formula calculation.
- E. Matter of Record – The Consumer Price Index for All Urban Consumers (CPI-U) is currently estimated to be 2.1% based upon the July 1, 2018, to May 31, 2019 CPI-U reading. Based on recent trends, the Finance Director is predicting it will be 2.1% at the end of the measurement year. The COG compensation plan provides for the 12-month average CPI-U for all items from July 1 to June 30 be used in budget preparation in determining a cost of living adjustment for the 2020 budget year for all employees meeting the expectations of their job performance.
- F. Matter of Record – On July 2nd, existing cracks on seven concrete columns on the ground level of the Schlow Library building were determined to be in need of immediate attention. The Centre Region Code Director, Mr. Walt Schneider, went to Schlow to assess the issue/damage and recommended a process to repair the concrete. Because of the damage to the concrete support columns for the library building, this repair was deemed to be an emergency repair by the COG Executive Director upon advice from Mr. Schneider and an emergency purchase order was approved to Allegheny Restoration, Inc. in the amount of \$7,192. This amount is only phase 1 of the correction and a second emergency purchase order will be authorized once the final corrective design is completed.
- G. Matter of Record – The second public forum on the Parks and Recreation Regional Comprehensive Plan is scheduled for **Tuesday, September 10 at 7:00 PM** in the cafeteria of the State College Area High School.
- H. Matter of Record – **Enclosed** is communication from College Township reporting its intention to withdraw from Local Planning Services offered through the Centre Region Planning Agency (CRPA), effective October 1, 2019. College Township had paid 100% of this position.

9. TENTATIVE AGENDA ITEMS

The following are agenda items tentatively scheduled for discussion at the Monday, July 29, 2019, General Forum meeting, which will be held in the Centre Region COG Building.

- A. Pledge of Allegiance
- B. 2020 Program Plan
- C. 2020 to 2014 CIP
- D. COG Lease agreement

10. ADJOURNMENT

CENTRE REGION COUNCIL OF GOVERNMENTS

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

TRANSPORTATION & LAND USE (TLU) COMMITTEE

COG Forum Room
2643 Gateway Drive
Monday, August 5, 2019
12:15 p.m.

AGENDA

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

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. ACCEPTANCE OF MINUTES

The minutes of the May 6, 2019 TLU Committee meeting are *enclosed*.

4. OPEN DISCUSSION FOR COMMITTEE MEMBERS

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

5. CATA PRESENTATION - MOVING FROM PUBLIC TRANSPORTATION PROVIDER TO MOBILITY INTEGRATOR – *presented by Louwana Oliva, CATA*

Much like many other industries today, technology and the rate of change and innovation threaten the future of public transportation. Over the last two years, the CATA staff has been grappling with what would be needed to move the Authority from strictly public transportation to a new role as a mobility integrator. CATA General Manager Louwana Oliva will provide a presentation to the TLU Committee about:

- International trends in the public transportation and mobility industry
- A recently-completed, consultant-led study about CATA service in areas with low population density
- CATA service changes planned for the next two years
- Thoughts about the future

Action: This item is for information only.

Attachment: None

Next Steps: In late 2019 and early 2020, CATA will be discussing mobility options as part of the development of the CCMPO's new Long Range Transportation Plan (LRTP) 2050. CATA will provide an update about these efforts to the TLU Committee in spring 2020.

6. SUSTAINABILITY OF AGRICULTURE IN THE CENTRE REGION REPORT –
presented by Mark Boeckel

The preservation of prime agricultural land and maintaining the long-term viability of the agricultural industry is a core theme in the 2013 Centre Region Comprehensive Plan. The 2017 Comprehensive Plan Implementation Program (CHIP) included a study focused on the sustainability of agriculture in the Region. Staff recently completed a report that includes information on agriculture in the Centre Region, relevant State laws, current planning for agriculture in the Region, and potential zoning strategies that could be implemented to further support the industry. While there are many ways the Centre Region municipalities and broader community can support local agriculture, the report is primarily focused on identifying how municipal zoning regulations can be modified to protect open space and farmland for current and future agricultural uses.

The 2013 Centre Region Comprehensive Plan identifies and plans for agriculture as a primary land use outside of the Regional Growth Boundary (RGB) and Sewer Service Area (SSA). Municipal zoning regulations are a primary tool utilized to implement comprehensive plans and the Pennsylvania Municipalities Planning Code states that zoning regulations shall “preserve prime agricultural land and farmland” as well as encourage the “continuity, development and viability of agricultural operations.” While five of the six Centre Region municipalities have adopted zoning districts that have the primary intent of supporting agricultural uses, most of these districts also permit a variety of non-agricultural land uses that can create conflicts and permanent loss of farmland. The report recommends that the municipalities review zoning districts that are intended to support agriculture and remove or limit the development of non-agricultural uses in these areas.

In addition to revising ordinances to remove incompatible land uses from areas intended to support agriculture, the enclosed report recommends that the Centre Region municipalities consider adopting additional zoning regulations to help protect prime agricultural land and support modern agricultural practices.

The zoning strategies detailed in this report include:

- Agricultural Protection Zoning
- Conservation Design/Open-Space Preservation Regulations
- Scale Limits for Non-Agricultural Uses
- Reducing Minimum Lot Sizes for Agricultural Uses
- Transfer of Development Rights
- Alternative Energy/Green Infrastructure
- Agritourism

In addition to the report, Staff also prepared an [online story map](#) that provides a summary of the report's findings. The TLU Committee should receive a presentation on the major findings of the report and provide comments to Staff.

Action: This item is for information only.

Attachment: Sustainability of the Agricultural Industry in the Centre Region Report

Next Steps: None

7. REGIONAL BUS TOUR – FALL 2019 - *presented by Jim May*

This item provides information on a planned half-day mobile tour for members of governing bodies and planning commissioners. The CRPC approved the tour in September 2018 as part of an effort to develop a program for events related to regional land use planning and other community growth issues.

The CRPA presented three potential Saturday mornings to schedule the tour to the CRPC at its meeting on August 1, 2019. Two of the Saturdays are away PSU football games (October 26 and November 16) and the other is a bye week (November 2). Mr. May will verbally report on the date preferred by the CRPC.

Proposed site visits and topics include:

- Mobility Case Study – This segment of the tour will visit the area around the *Northland Area Mobility Study* in Ferguson Township. This study involved a multi-discipline investigation of transportation-related issues affecting the safety, efficiency, and usefulness of pedestrian, bicycle, transit, and vehicle modes of daily travel. The segment will review some of the complexities of obtaining public input, budgeting for, and retrofitting developed areas for multiple modes of transportation. This segment will also illustrate how evolving land uses and how community preferences alter how people want to travel.

- Student Housing Case Study - This segment of the tour will visit one or more newer student housing projects in the Borough of State College.
- Redevelopment and Mixed-Use Project Case Study - This segment of the tour will visit the Patton Crossing site at the intersection of North Atherton Street and Clearview Avenue in Patton Township. It is not unusual for some land uses in the community to redevelop over time. Residents who have lived beside lower intensity land use are concerned about quality of life issues related to new development that has an increased density, height, and intensity. This segment will review the difficulties of integrating new development into existing sites and how municipalities can provide flexibility to revitalize properties, accommodate traffic, and protect the quality of adjacent neighborhoods.

Action: This item is for information only.

Attachment: None

Next Steps: CRPA staff will continue to prepare for the tour based upon input from the COG TLU Committee and the CRPC.

8. OTHER BUSINESS

- A. Matter of Record - The next TLU Committee meeting will be held on Monday, September 2, 2019 at 12:15 p.m. in the COG Building Forum Room. Agenda items include discussion about needs and issues identified for the CCMPO's new Long Range Transportation Plan (LRTP); preview of the Comprehensive Plan Implementation Program (CHIP) prior to the October 7, 2019 joint meeting with the Centre Region Planning Commission.
- B. Matter of Record - The next meeting of the CCMPO Coordinating Committee will be held on Tuesday, September 24, 2019 at 6:00 p.m. at the Patton Township Municipal Building. Agenda items include presentations about the CY 2020 CCMPO Budget; the FY 2020-22 Unified Planning Work Program; the 2021-2024 Transportation Improvement Program; and development of the new LRTP; and an update from the SEDA-COG Joint Rail Authority about rail freight activities.
- C. Matter of Record - Pam Adams attended a two-day Climate Leadership Academy in Germantown, MD on July 23 and 24. The training includes 3 two-day workshops followed by exams which will result in a Certified Climate Change Professional (CC-P) credential for her. Ms. Adams missed the first workshop but is taking the training on-line with webinars on climate science and GHG accounting. The topics covered at this July workshop were on governance, economics and risk management related to climate change. The third and final workshop will be held in September.

9. ADJOURNMENT

Spring Creek Watershed Commission

July 17, 2019

Bellefonte Council Chambers

236 West Lamb Street

7:00 PM

- 1) **Call to Order:** The Chair will call the meeting to order & lead the Pledge of Allegiance
- 2) **Introduce members:** – Establish which municipalities are present
- 3) **Approval of minutes,** May 15, 2019 distributed
- 4) **Citizen Comments:** The public is invited to address the Commission on items not on the agenda, (5 minutes per commentary) Electronic copy of comments should be submitted to SCWC & will be included in meeting minutes.
- 5) **Educational Topic:** Todd Giddings *“How the Spring Creek Watershed Swallowed Half of the Excess Rainfall in its Wettest Year Ever”*
- 6) **Old Business:**
 - A) Report from Technical Workgroup re: Update of “One Water Report” & moving forward, See attachments
 - B) Spring Creek Watershed Atlas,
Application for RSVP volunteer - Bob Carline
- 7) **New Business:**
 - A) August 21 meeting of SCWC, Presentation by Jim Weaver, Retired Tioga County Planner & Biologist, *“One is Not a Simple Number”*
 - B) 2020 SCWC Municipal contributions - contact in August
- 10) **Financial Reports** Jon Eaton & Bill Sharp
 - General Fund:** May & June Debit: 1032.44 - Balance - 15231.95
 - Project Fund** May & June Debit: 1653.88 - Balance - 4179.83
- 11) **Once Around the Watershed:** Members are asked to share relevant water related news from their municipality.

Remaining meetings for 2019: Sept. 18, Nov. 20.

CNET Air Times: This meeting can be viewed on Channel 7 (CGTV) on

Monday, July 22 – 7:00 p.m.
Wednesday, July 24 – 2:00 p.m.
Thursday, July 25 – 6:00 a.m.

*Thanks you to **Halfmoon Township** for sponsoring the airing of the meeting*

CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 3

State College, PA 16801

Phone: (814) 231-3077 • Fax: (814) 231-3083 • E-Mail: jsteff@crcog.net

SOLAR POWER PURCHASE AGREEMENT WORKING GROUP

Centre Region Council of Governments, General Forum Room

July 24, 2019

9:00 AM

AGENDA

1. CALL TO ORDER

Ms. Brandt will convene the meeting.

2. PUBLIC COMMENT

Members of the public are invited to comment on any items not already on the agenda (five minute 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 MEETING NOTES

A copy of the meeting notes of the June 26, 2019 Solar Power Purchase Agreement (SPPA) Working Group meeting is **enclosed**. Minutes will commence being taken at the July 24, 2019 meeting.

4. ADMISSION OF ADDITIONAL ENTITIES TO THE SPPA WORKING GROUP

At its June 26, 2019 meeting the SPPA Working Group discussed how to invite other potential interested parties into the SPPA Working Group. There was a request to reach out to other organizations and for members of the SPPA Working Group to identify those organizations to Mr. Buckland and Mr. Viglione by July 9, 2019. Four potential organizations were identified: Bellefonte Borough, Bellefonte Area School District, Penns Valley Area School District, and Millheim Borough Council.

The Chair and Vice Chair have discussed and will present a concept to ensure interested parties are informed, but not at the cost of delaying or impacting the process. To summarize, they propose to invite those organizations to attend for informational purposes, but the twelve current organizations involved in the SPPA Working Group should remain the core voting group at this time. The invited organizations, at the current time, should not receive voting rights or pay fees, but the option for them to join at a later time at the voting members' discretion should remain open - perhaps during the Request for Proposal process.

The Working Group should discuss this approach and determine if they support it.

5. REQUEST FOR QUALIFICATIONS/INFORMATION/PROPOSAL PROCESS

The Working Group will receive a presentation on the planned process for the SPPA. The proposed steps for the process are:

- Request for Qualifications (RFQ) – This is the selection of a qualified consultant to aid the Working Group through the SPPA vetting process.
- Request for Information (RFI) – This is a request to learn about potential projects that are likely to be available in the solar power market including developers, their size, location, price per kWh, etc. If elected by the Working Group, this can be an intermediate step prior to authorizing a Request for Proposal.
- Request for Proposals (RFP) – This is request for vendors to bid to supply solar power the entities.
- Review of Results and Selection of Vendor – This will be the final step where the Working Group reviews and analyzes the results of the bids received in conjunction with the RFP and determines which bid, if any, to award.

The Working Group should listen to the presentation, consider its merits, ask questions to clarify information or identify potential issues, and, if deemed appropriate, endorse the merits of the plan as the intended way to move the SPPA vetting process forward.

6. ORGANIZATIONAL SETUP TO HANDLE RFQ/RFI/RFP COSTS

As the SPPA concept is investigated, there will be costs associated with obtaining the necessary information, in addition to analyzing and reviewing it. The predominate costs will be related to consultant fees, legal fees, and advertising costs.

These costs will be incurred prior to determining if and how much savings might occur in moving forward with a solar power purchase agreement. This leads to two questions:

- 1) How should the costs be distributed/allocated?
 - a. Equal Shares – All groups pay the same amount
 - b. Costs are shared based on actual 2018 electric power use
 - c. All groups pay a base amount (for instance \$1,000) with the remaining costs shared based on actual 2018 power use
 - d. Other idea(s)
- 2) What type of setup is recommended to process and pay invoices during the RFQ/RFI/RFP process?

To answer the first question, how should the costs be distributed/allocated, the Chair and Vice Chair recommend basing the cost allocation on the 2018 actual usage for each organization. If Option B or C is chosen, each entity will need to complete the **enclosed** spreadsheet to confirm their actual energy usage for the calendar year 2018 and return that information to Joe Viglione. The timeline to complete this information is August 15 so that the data can be compiled and distributed in time for the August 28, 2019 meeting.

To answer the second question, what type of setup is recommended to process and pay invoices, the Chair and Vice Chair recommend naming a lead organization with the other eleven organizations signing an interorganizational agreement to pay their proportionate share of the costs to protect all entities involved. This will encumber your organization for their proportionate share of the costs incurred during the RFQ/RFI/RFP process.

At this time, the SPPA Working Group should come to a consensus as to how to answer the above questions. Prior to the members of the SPPA working group approving the allocation of costs, signing an intergovernmental agreement, and encumbering their organization for costs associated with the RFQ/RFI/RFP process, they should obtain governing body approval.

7. DRAFT BUDGET FOR COSTS ASSOCIATED WITH THE RFQ/RFI/RFP PROCESS

At the current time an accurate budget cannot be determined for the RFQ/RFI/RFP process. The reason being is this Working Group is in a leadership position regarding the development of an interorganizational SPPA. The Working Group's process and investigation will be different than others who have investigated this previously.

However, estimated hourly rates for consulting services (\$225/hour) and legal services (\$150/hour) are known. To obtain the costs associated with the vetting process, the Working Group will need to commence the RFQ process by developing a scope of work for potential consultants to bid on. It is anticipated that this scope of services can be developed with expertise currently available on this Working Group and/or staff support.

While this is a potential leap of faith, the RFQ cannot be approved without the approval of the SPPA Working Group (provided the SPPA working group representatives receive an affirmative vote from their governing body). Therefore, no significant funds will be expended until after the RFQ is approved. The initial estimated timeline would be for the RFQ to be distributed in late summer/early fall, having potential consultants submit their proposals in late 2019, with the SPPA Working Group approving the RFQ contract in early 2020.

Entities should consider putting a placeholder in their 2020 budget to pay for their allocated share of the costs associated with the RFQ/RFI/RFP process.

8. OTHER BUSINESS

A. Matter of Record – The 2019 meeting schedule and location for the Solar Power Purchasing Agreement Working Group is as follows:

<u>Date</u>	<u>Location</u>
Wednesday, July 24, 2019	COG General Forum Room
Wednesday, August 28, 2019	Ferguson Township Building
Wednesday, September 25, 2019	COG General Forum Room
Wednesday, October 23, 2019	COG General Forum Room
Wednesday, November 27, 2019	COG General Forum Room

All meetings are scheduled to begin at 9:00 am. A meeting date and time for the December meeting has not been scheduled due to the typical meeting time falling on December 25.

- B. Matter of Record - Please find the **enclosed** email correspondence between Mr. Buckland and Mr. Robert Zeigler.

9. ADJOURNMENT



**Manager's Report
August 5, 2019**

1. On Tuesday, August 23rd, Lindsay Schoch represented the Board of Supervisors to the Zoning Hearing Board to express its opposition to the requests for variances filed by the Centre Region Parks and Recreation Authority for Whitehall Road Regional Park. The Zoning Hearing Board approved two variances that related to the caliper of tree planting required, and denied a third variance relating to the number of tree plantings required.
2. Provided with my report is a letter from the Department of Conservation and Natural Resources concluding the Township's grant project at the Louis E. Silvi Baseball Complex. The final inspection is the last requirement for the Township to obtain the remaining portion of its grant award. As a reminder, this project was to install several ADA enhancements including parking and accessible pathways to the Township-owned baseball field located on Airport Road.
3. An Agritourism Committee meeting of the CBICC and Central Pennsylvania Conventions and Visitors Bureau was held on July 18th. Draft promotional materials were presented and reviewed by the Committee.
4. Interviews have concluded for the Director of Planning and Zoning. A recommended candidate for the position is anticipated to be on the August 19th Regular Meeting agenda for approval by the Board.
5. Bids were opened for the building interior renovations project planned for this fall. No bids were received for the plumbing work needed to be done for the project, so it has been re-advertised. It is anticipated that the contract will be on the August 19th Regular Meeting agenda for award.

**North Central Regional Office
200 State Hospital Drive, Montour Building #4, Room 2016
Danville, PA 17821**

July 24, 2019

Bureau of Recreation and Conservation

Phone: 570-849-2085
Mobile: 570-401-2465
E-mail: mfahringer@state.pa.us

Mr. David Pribulka
Township Manager
Ferguson Township (Centre)
3147 Research Drive
State College, PA 16801

RE: Keystone Project BRC-PRD-22-17, “Louis E. Silvi Baseball Complex-Development” (Final Site Inspection)

Dear Mr. Pribulka,

It was a pleasure inspecting your park site. The park looks terrific and you should be very proud of your accomplishments. As we discussed, there was an exception which needs to be addressed before the final payment can be processed. We need to see a proper sign acknowledging DCNR Keystone funding. Upon addressing this exception, please forward photographs electronically to Ashley Shultz at aeshultz@pa.gov.

A copy of my report (minus photographs) is enclosed for your information and files. **You're reminded that the Central Office must approve all other required closeout documentation in order to receive the balance of your grant funds (if any are due).** Please contact Ashley Shultz (717-787-4138) regarding closeout documentation or me if you have other questions.

Sincerely,



Wes Fahringer
North Central Regional Advisor

Enclosures

Cc: Ashley Shultz., Bur. of Recreation and Conservation, DCNR



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 August 5, 2019

- 1. Proposed Public Works Maintenance Facility**—The project is currently out to bid. Interested bidders should contact the project architect with Greenfield Architects. Bids will be opened 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 fifth meeting of the Stormwater Advisory Committee is scheduled for August 7, 2019. The main topic to be discussed includes recommendations for a policy on the level of stormwater service provided to areas of the Township and the associated fee for a base level of service (eg rural area) and a higher level of service (eg urban area). The group will also discuss the merits of a fee structure for land owners that operate their own MS4 permit (eg PSU).
- 3. Arborist and Ferguson Township Tree Commission** – The next FTTC meeting is August 19, 2019. One vacancy exists on the FTTC. Discussion topics may include a review of tree removals and plantings, and work on a tree preservation ordinance.
- 4. Maintenance Section:** Work activities for the 2 week period starting August 5th includes brush and leaf collection, culvert repair on Kings Court and on Red Lion, work orders, inlet repairs, roadside mowing, paving paths in Greenbriar Park and Homestead Park, perhaps start the grit path repair in Fairbrook Park (may be the week of August 19th). Vehicle and fleet maintenance is ongoing.
- 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. There is one GIS technician vacancy. The GIS technician continues work on developing the impervious layer and storm pipe 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 is currently in design. Funding and project scope discussions with the BOS are ongoing as part of the 2020 – 2024 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 in progress. Paving and curb are complete, topsoil backup is in progress.

9. Contract 2019-C2 Street Improvement Projects (West): Work by Grannas Bros. 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 is complete. [Punchlist items remain.](#)

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. [Work is in progress.](#) The following streets are being microsurfaced this year:

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 to start August 5th.

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: [One bid was received and opened on July 30th. Reference separate award recommendation memo. Utilizing Green Light Go grant round 4 funds, work includes installing radar detection at the following 3 intersections: Blue Course Drive/Havershire Boulevard, Blue Course Drive/Westerly Parkway, West College Avenue/Science Park Road. The scope may be reduced to keep contracted work within the budget.](#)