

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda
Monday October 18, 2021, 7:00 PM

Join Zoom Meeting:

<https://us02web.zoom.us/j/83838226462>

Meeting ID: 838 3822 6462

[Zoom Access Instructions](#)

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS INPUT

IV. APPROVAL OF MINUTES

1. October 4, 2021 Board of Supervisors Regular Meeting Minutes

V. SPECIAL REPORTS

- a. Schlow Centre Region Library Report – Susan Werner
- b. Centre Region Parks and Recreation Authority Report – Bill Keough
- c. Strategic Plan Update – Peter Melan, Polity, Inc.
- d. COVID-19 Local Response Report – David Pribulka, Township Manager

VI. UNFINISHED BUSINESS - None

VII. NEW BUSINESS

1. Consent Agenda
2. Public Hearing –Sidewalk Snow Removal Map Resolution
3. Public Hearing – Centre WISP Internet Agreement Resolution
4. Request for Variance – Turnberry TTD
5. Orchard Square Preliminary Land Development Plan
6. Authorization of a Grant Application to the Centre County Liquid Fuels Program
7. Certification of 2022 Minimum Municipal Obligation
8. Discussion - Annual Appointments to Ferguson Township Authorities, Boards, and Commissions

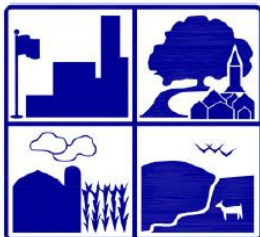
VIII. REPORTS

IX. COMMUNICATIONS TO THE BOARD

X. CALENDAR ITEMS – OCTOBER/NOVEMBER

XI. ADJOURNMENT





TOWNSHIP OF FERGUSON

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BOARD OF SUPERVISORS

Regular Meeting Agenda

Monday, October 18, 2021

7:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S INPUT**
- IV. APPROVAL OF MINUTES**
 - 1. October 4, 2021 Board of Supervisors Regular Meeting Minutes
- V. SPECIAL REPORTS** 30 minutes
 - a. Schlow Centre Region Library Report – Susan Werner
 - b. Centre Region Parks and Recreation Authority Report – Bill Keough
 - c. Strategic Plan Update – Peter Melan, Polity, Inc.
 - d. COVID-19 Local Response Report – David Pribulka, Township Manager
- VI. UNFINISHED BUSINESS** - None
- VII. NEW BUSINESS**
 - 1. CONSENT AGENDA** 5 minutes
 - a. Contract 2018-PWGG, Pay Application 6: \$70,564.48
 - b. Contract 2018-PWGG, Pay Application 8: \$34,014.36
 - c. Foxpointe/Hunter's Chase Planned Residential Development – Phasing Schedule
 - d. The Landings Planned Residential Development – Phasing Schedule
 - e. Sheetz at Harner Farms Surety Reduction #2: \$78,254.87
 - f. Treasurer's Report – August 2021 for acceptance
 - g. Board Member Request – Plastic Bag Regulation Resolution
 - 2. A PUBLIC HEARING ON A RESOLUTION OF FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, REPEALING RESOLUTION 2020-31 AND ADOPTING A REVISED SIDEWALK SNOW REMOVAL MAP.** 10 minutes

David Pribulka, Township Manager

Narrative

Pursuant to Chapter 21, Section 207 of the Ferguson Township Code of Ordinances, the Board of Supervisors adopts a sidewalk snow removal map annually identifying the sections of public sidewalk that fall under the provision of the ordinance requiring sidewalks be kept clear of snow and ice. The map assists the Township's Ordinance Enforcement Officer in identifying new sections of sidewalk, as well as areas that are exempt from the requirements of the ordinance. Provided with the agenda is a copy of

the resolution as advertised for public hearing, which includes the map attachment as Exhibit "A." Also provided with the agenda is a PDF version of the map so that it can be viewed at a higher resolution.

Recommended motion: That the Board of Supervisors adopt the resolution repealing Resolution 2020-31 and adopting a revised sidewalk snow removal map.

Staff Recommendation

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

3. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO ENTER INTO AN AGREEMENT WITH CENTRE WISP FOR THE PROVISION OF INTERNET SERVICE TO THE FERGUSON TOWNSHIP MUNICIPAL BUILDING.

Dave Pribulka, Township Manager

10 minutes

Narrative

Provided with the agenda is a resolution advertised for public hearing authorizing the Township Manager to execute an agreement with Centre WISP for the provision of high-speed Internet service to the Ferguson Township Municipal Buildings. Currently, the Township subscribes to Comcast for Internet service to all facilities on the municipal campus and receives 200 MBPS service for approximately \$1,200 per month. The regional agreement with Centre WISP would provide 1 GB (1,000 MBPS) guaranteed Internet speed dedicated to the Township. The Township's demand on Internet speed and bandwidth has steadily increased over the years as more applications are cloud-based and no longer resident on Ferguson Township servers. Additional demands such as enhanced GIS functionality, communicative traffic signals, and police body and in-car cameras have further exacerbated this demand. David Gibbons of Centre WISP will be available to answer any questions the Board or public may have regarding the proposed agreement.

Recommended motion: That the Board of Supervisors adopt the resolution authorizing the Township Manager to execute an agreement with Centre WISP for the provision of Internet Service to the Ferguson Township Municipal Buildings.

Staff Recommendation

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

4. ZONING APPEALS/REQUESTS FOR VARIANCES

10 minutes

a. REQUEST FOR VARIANCE – TURNBERRY TTD (TAX PARCEL 24-004-,200B,0000-)

Narrative

Provided with the agenda is a copy of an application submitted by New Cingular Wireless for property located at the intersection of Havershire Boulevard and Blue Course Drive (TP 24-4-200B). The applicant is submitting on behalf of the property owner to permit the company to construct a tower-based wireless communications facility in the Turnberry Traditional Town Development ("TTD"). The use is not permitted in the TTD Zoning District, so the applicant is requesting a variance to permit the use. Other variances related to setbacks and landscape buffering are also being requested by the applicant. Use variances by definition must meet a more rigorous standard to be granted by the

Zoning Hearing Board. Staff is recommending the Board of Supervisors remain neutral on all requested variances.

Recommended motion: That the Board of Supervisors remain neutral on the request for variance for property located at 24-4-200B.

Staff Recommendation

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

5. ORCHARD SQUARE PRELIMINARY LAND DEVELOPMENT PLAN

10 minutes

David Pribulka, Township Manager

Narrative

On August 15, 2021, Penn Terra Engineering, Inc. submitted, on behalf of their client, the Orchard Square Preliminary Land Development Plan. The plan proposes to construct a 19,856 square foot commercial shopping center with associated parking and utilities. As proposed, there will be three commercial spaces with 116 parking spaces. This lot (24-004-067F-0000) is 3.69 acres and is located in the General Commercial (C) zoning district and within the Corridor Overlay (CO) district.

The Planning Commission reviewed the preliminary land development plan at the October 11, 2021, Regular Meeting and recommended approval to the Board of Supervisors subject to the outstanding staff comments. Provided with the agenda is a memorandum from Kristina Bassett, Community Planner, that provides an overview of the outstanding staff review comments. A link to the Orchard Square Preliminary Plans is provided below.

[Orchard Square Preliminary Land Development Plan](#)

Recommended motion: That the Board of Supervisors approve the Orchard Square Preliminary Land Development Plan subject to the conditions described in the Community Planner's memorandum dated October 12, 2021.

Staff Recommendation

That the Board of Supervisors **conditionally approve** the Orchard Square Preliminary Land Development Plan.

6. AUTHORIZATION TO SUBMIT A GRANT APPLICATION TO THE CENTRE COUNTY LIQUID FUELS PROGRAM

10 minutes

David Modricker, Director of Public Works

Narrative

Each year the Township submits an application to the Centre County Commissioners for funding assistance through the liquid fuels program administered at the County level. Last year funding was requested, yet not awarded, for improvements to the Science Park Road and Sandy Drive intersection by installing a traffic signal. The project is expected to be bid and constructed in 2022. The total project cost estimate is \$551,000. The requested amount from the Liquid Fuels Grant is \$50,000.

Recommended motion: That the Board of Supervisors authorize the submission of a Centre County Liquid Fuels Program Grant Application.

Staff Recommendation

That the Board of Supervisors **authorize** the grant submission.

7. CERTIFICATION OF THE 2022 MINIMUM MUNICIPAL OBLIGATION FOR THE POLICE PENSION FUND AND THE NON-UNIFORMED PENSION FUND 5 minutes

David Pribulka, Township Manager

Narrative

In accordance with PA Act 205, provided with the agenda is a memorandum from the Township Manager dated October 6, 2021, describing the anticipated Minimum Municipal Obligation for Police and Non-Uniformed Pension Plans for 2020. Act 205 requires the Chief Administrative Officer for the pension plans to provide the governing body with the MMO for the upcoming year. The total municipal pension cost is estimated to be \$306,547 for the Police Pension Plan and \$270,600 for the Non-Uniformed Pension Plan. The State Aid Unit Value has not been provided at the time of this discussion so the net cost to the Township, represented by the total municipal pension cost minus the State Aid Unit Value multiplied by the number of participants in each plan, cannot presently be determined. This item is for information only and no action is required by the Board.

Staff Recommendation

That the Board of Supervisors **receive** the memorandum outlining the 2022 certifications of the pension funds' minimum municipal obligations.

8. DISCUSSION OF ANNUAL APPOINTMENTS TO FERGUSON TOWNSHIP AUTHORITIES, BOARDS, AND COMMISSIONS 5 minutes

David Pribulka, Township Manager

Narrative

Provided with the agenda is a list of upcoming vacancies as of December 31, 2021, on the Township's Authorities, Boards, and Commissions. Additionally, the Board's policy on ABC Appointments is also attached to the agenda. The Board should discuss reserving a date and time for interviews of applicants. Otherwise, this item is for discussion only and no formal action is required.

Staff Recommendation

That the Board of Supervisors **receive** the ABC vacancy report.

VIII. STAFF AND COMMITTEE REPORTS

25 minutes

1. COG COMMITTEE REPORTS

- a. Human Resources Committee
- b. Joint PSE-TLU CRPC Committee
- c. Climate Action & Sustainability Committee
- d. Finance Committee

2. OTHER COMMITTEE REPORTS

3. STAFF REPORTS

- a. Manager's Report
- b. Public Works Director's Report
- c. Planning & Zoning Director's Report
- d. Chief of Police

IX. COMMUNICATIONS TO THE BOARD

X. CALENDAR ITEMS – OCTOBER/NOVEMBER

- a. Ferguson Township upcoming committee meetings:
 - 1. Pine Grove Mills Small Area Plan Advisory Committee – Thursday, October 28, 4 p.m.
 - 2. Planning Commission - Monday, October 25, 6 p.m.
 - 3. Parks & Recreation Committee - Thursday, October 21, 4:00 p.m.

- b. Cranksgiving, October 30th (see details under Events Calendar)

XI. ADJOURNMENT