

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Agenda

Monday, November 18, 2019

7:00 PM

I. CALL TO ORDER

II. CITIZENS INPUT

III. SPECIAL REPORTS

1. Third Quarter Financial Report

III. APPROVAL OF MINUTES

1. November 4, 2019, Board of Supervisors Regular Meeting

IV. UNFINISHED BUSINESS

1. Ferguson Township Public Works Maintenance Facility Presentation
2. Public Hearing Ordinance authorizing General Obligation Bonds to construct Public Works Facility
3. Award of Contract 2018-PWGG, Public Works Maintenance Facility
4. Public Hearing Ordinance on Chapter 27 Zoning
5. Public Hearing Ordinance on Chapter 22 Subdivision & Land Development

V. NEW BUSINESS

1. Consent Agenda
2. Harpster Lot Addition – 2873 Tadpole Road
3. CRPRA Request for Financial Support for Whitehall Road Regional Park
4. Discussion on Zoning Ordinance Amendment – Domestic Keeping of Ducks
5. 2020 Ferguson Township Operating Budget Discussion – Emergency Medical Services Funding

VI. REPORTS

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

VII. COMMUNICATIONS TO THE BOARD

VIII. CALENDAR ITEMS – NOVEMBER/DECEMBER

IX. ADJOURNMENT



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TOWNSHIP OF FERGUSON

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Board of Supervisors Regular Meeting Agenda Monday, November 18, 2019 7:00 p.m.

I. CALL TO ORDER

II. CITIZEN'S INPUT

III. SPECIAL REPORTS

10 minutes

1. Third Quarter Financial Report – Eric Endresen, Director of Finance

IV. APPROVAL OF MINUTES

1. November 4, 2019, Board of Supervisors Regular Meeting

V. UNFINISHED BUSINESS

1. FERGUSON TOWNSHIP PUBLIC WORKS MAINTENANCE FACILITY PRESENTATION

30 minutes

Narrative

Staff and the consulting team from Greenfield Architects, Keller Engineering, and Barton & Associates will present to the Board and the public on the Public Works Maintenance Facility that is being recommended for approval this evening. At the conclusion of the presentation, the Chairman is requesting a motion to authorize securing funding and the issuance of the contracts to construct the facility.

Recommended motion: That the Board of Supervisors authorize securing funding and the issuance of contracts to construct the Public Works Maintenance Facility.

Staff Recommendation

That the Board of Supervisors **authorize** the funding and building contracts.

2. A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AUTHORIZING AND SECURING THE ISSUANCE OF ITS GENERAL OBLIGATION BONDS, SERIES OF 2019, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$6,995,000, PURSUANT TO THE PENNSYLVANIA LOCAL GOVERNMENT UNIT DEBT ACT, TO CONSTRUCT A NEW PUBLIC WORKS FACILITY, AND TO PAY THE COSTS OF ISSUING THE BONDS; ACCEPTING A BOND PURCHASE PROPOSAL; SETTING FORTH THE TERMS AND SUBSTANTIAL FORM OF SUCH GENERAL OBLIGATION BONDS; PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THIS TOWNSHIP TO SECURE THE BONDS; APPOINTING A PAYING AGENT AND A SINKING FUND DEPOSITORY; AUTHORIZING A CONSTRUCTION FUND; AND AUTHORIZING RELATED ACTIONS AND DOCUMENTS.

20 minutes

Narrative

Provided with the agenda is a copy of the ordinance advertised for public hearing authorizing the issuance of a general obligation bond in the amount of \$6,995,000. This has been prepared and advertised in accordance with the Local Government Unit Debt Act, and the proceeds of the bond would be used to construct a new Public Works Maintenance Facility. Details of the facility have been described in the report given earlier. In preparation to secure the bond, the Township applied for a credit rating from Moody's Investors Services and received the highest possible Aaa rating. Bids were opened at 11:00 a.m. EST on November 18th for underwriters interested in acquiring the bonds. A verbal report will be provided on the bid results. Chris Gibbons of Concord Financial and Jens Damgaard of Eckert, Seamans, Cherin & Mellott, LLC will be available to answer any questions the Board or public may have with respect to the bond issue. Also provided with the agenda is the public credit opinion from Moody's.

Recommended motion: That the Board of Supervisors adopt the ordinance authorizing and securing the issuance of a general obligation bond in the aggregate principal amount of \$6,995,000.

Staff Recommendation

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

3. AWARD OF CONTRACT 2018-PWGG, PUBLIC WORKS MAINTENANCE FACILITY 20 minutes

Narrative

On Tuesday, October 1, 2019, at 2:00 PM bids were opened publicly for Contract 2018-PWGG Public Works Facility and read aloud. Four separate bids were advertised in the Centre Daily Times and builders' exchanges. Bids were accepted for General Construction, Plumbing Construction, HVAC Construction, and Electrical Construction. The results of the bid opening are summarized in a memorandum from David Modricker, PE, Public Works Director date November 13, 2019.

Recommended motion: That the Board of Supervisors award contract 2018-PWGG, Public Works Maintenance Facility as recommended in the Public Works Director's memo of November 13, 2019 as follows:

- *General Construction contract to Leonard S. Fiori, Inc. in the amount of \$4,416,000.00;*
- *Plumbing Construction contract to Allied Mechanical and Electrical, Inc. in the amount of \$480,000.00;*
- *HVAC Construction contract to Allied Mechanical and Electrical, Inc. in the amount of \$1,100,000.00; and*
- *Electrical Construction contract to Westmoreland Electric Services, LLC in the amount of \$846,000.00.*

Staff Recommendation

That the Board of Supervisors **award** the contract as recommended in the Public Works Director memorandum.

4. A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, REPEALING THE CODE OF ORDINANCES, CHAPTER 27, ZONING AND REPLACING IT WITH A NEW CHAPTER 27, ZONING. 10 minutes

Narrative

On November 4, 2019, the Board of Supervisors held a public hearing to take public comment on the proposed Chapter 27, Zoning Ordinance. The Board reviewed public comments and directed staff to prepare the final ordinance for a public hearing and a vote on November 18th. The Ferguson Township

Planning and Zoning Department along with Environmental Planning and Design (EPD) have been working over the past two years to update the Township's Zoning Ordinance.

Throughout the process, staff has worked with a Zoning and SALDO Steering Committee made up of residents, local realtors, business owners, farmers, Planning Commission members, professional planners, an arborist, attorney, Builders Association, and the Chamber of Business and Industry. An Agricultural Ad Hoc Committee was formed to review the Agricultural Zoning Districts in the Township. The Planning Commission has reviewed this document as well and has recommended adoption of the ordinance. The Centre Regional Planning Commission has also reviewed and commented on the draft ordinance. Several special meetings of the Board of Supervisors, Staff and EPD were held to review recommendations by the various groups and agencies.

Provided with the agenda is a copy of the ordinance as advertised for public hearing. The document has been available for inspection at the Township Office. Also, a link to the webpage including the full text of the ordinance and the appendices can be found below.

- [Ferguson Township Zoning Ordinance Amendment](#)
- [Appendices](#)

Recommended motion: That the Board of Supervisors adopt the ordinance repealing Chapter 27, Zoning of the Ferguson Township Code of Ordinances and replacing it with a new Chapter 27, Zoning.

Staff Recommendation

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

5. A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, REPEALING THE CODE OF ORDINANCES, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT AND REPLACING IT WITH A NEW CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT. 10 minutes

Narrative

On November 4, 2019, the Board of Supervisors held a public hearing to take public comment on the proposed Chapter 22, Subdivision and Land Development (SALDO). The Board reviewed public comments and directed staff to prepare the final ordinance for a public hearing and a vote on November 18th. The Ferguson Township Planning and Zoning Department along with Environmental Planning and Design (EPD) have been working for more than two years to update the Township's Subdivision and Land Development Ordinance.

This amendment to the SALDO has been drafted with extensive input from a steering committee inclusive of a variety of stakeholders. The Planning Commission has also reviewed and recommended adoption of the ordinance.

Provided with the agenda is a copy of the ordinance as advertised for public hearing. The document has been available for inspection at the Township Office. Also, a link to the webpage including the full text of the ordinance can be found below.

- [Ferguson Township Subdivision and Land Development Ordinance Amendment](#)

Recommended motion: That the Board of Supervisors adopt the ordinance repealing Chapter 22, Subdivision and Land Development of the Ferguson Township Code of Ordinances and replacing it with a new Chapter 22, Subdivision and Land Development.

Staff Recommendation

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

VI. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. Development Schedule – The Landings Planned Residential Development (PRD)
- b. Development Schedule – Foxpointe PRD
- c. Development Schedule – Phase II of Stonebridge Senior Living PRD
- d. Stormwater Management Agreement – West Campus Parking Deck
- e. Voucher Reports for September and October 2019
- f. Treasurer's Report for August 2019
- g. The Crossings Surety Reduction #2
- h. Contract 2019-C15 Street Tree Pruning: \$15,340.00
- i. 2019-32a Pay Application for Renovations to Ferguson Township Building: \$19,602.00

2. HARPSTER LOT ADDITION

10 minutes

Narrative

On September 6, 2019, Mease Associates, Inc., submitted The Lot Addition to Lands of Genia Harpster on behalf of their client. The lot is located at 2873 Tadpole Road, Tax Parcel 24-006-,004B,0000 and is 1.04 acres. The purpose of this plan is to take 0.96 acres from T.P. 24-006-,004-,0000- and add it to the adjacent existing T.P. 24-006-,004B,0000 to create a 2 acres parcel. The parcels are located within the Rural Agriculture (RA) zoning district. Parcel 24-006-,004-,0000- is 174.36 acres; and 150.08 acres are deeded as an Agricultural Conservation Easement.

Planning Commission reviewed the plan during the November 11, 2019, meeting and recommended approval to the Board of Supervisors for the November 18, 2019, meeting, pending any outstanding comments.

Recommended motion: That the Board of Supervisors approve the plan subject to the outstanding comments outlined in the Planning and Zoning Director's memorandum dated November 13, 2019.

Staff Recommendation

That the Board of Supervisors **conditionally approve** the plan.

3. CENTRE REGION PARKS AND RECREATION AUTHORITY – REQUEST FOR FINANCIAL SUPPORT FOR WHITEHALL ROAD REGIONAL PARK

20 minutes

Narrative

Provided with the agenda is a copy of a letter received from the Centre Region Parks and Recreation Authority requesting additional financial assistance from the Township to aid with the construction of Phase I of Whitehall Road Regional Park. The requests include the funding of a spray irrigation system to be installed at the park; a small storage facility for maintenance equipment that will be used at the park; and to assist in the installation of the required landscape buffer along the perimeter of the park. The total amount of the requests equals \$145,360. Also provided with the agenda is a letter from the College Township Manager to the Parks and Recreation Authority, and responses to questions posed by Ms. Dininni in August 2016 regarding the investment in regional parks.

Recommended motion: That the Board of Supervisors approve the appropriation of _____ to the Centre Region Council of Governments to fund _____.

Staff Recommendation

That the Board of Supervisors **approve** the appropriation of \$40,360.00 to assist in funding the installation of the required landscape buffer. Staff has no recommendations on the other two requests.

4. DISCUSSION OF ZONING ORDINANCE AMENDMENT – DOMESTIC KEEPING OF DUCKS

20 minutes

Narrative

At the Regular Meeting on November 4th, the Board reviewed the proposed changes to the Zoning Ordinance. Over the course of the discussion, the Board considered a request from a resident of Pine Grove Mills to allow the domestic keeping of ducks in residential zoning districts. The consensus of the Board was to exclude the request from the current amendment to the zoning ordinance, but to schedule the item for discussion at an upcoming Regular Meeting. Staff is recommending the matter be referred to the Planning Commission for further consideration and comment.

Recommended motion: That the Board of Supervisors refer the item to the Planning Commission for consideration and comment.

Staff Recommendation

That the Board of Supervisors **refer** the item to the Planning Commission for further discussion.

5. 2020 FERGUSON TOWNSHIP OPERATING BUDGET DISCUSSION - FUNDING FOR EMERGENCY MEDICAL SERVICES

10 minutes

Several Board members were interested in considering an additional contribution to regional Emergency Medical Services providers in the 2020 Operating Budget.

Recommended motion: That the Board of Supervisors appropriate \$_____ to Port Matilda EMS and \$_____ to Centre LifeLink EMS in the 2020 Operating Budget.

VII. STAFF AND COMMITTEE REPORTS

1. COG COMMITTEE REPORTS

15 minutes

- a. Ad Hoc Facilities Committee
- b. Human Resources Committee
- c. Public Services Committee

2. OTHER REGIONAL REPORTS

5 minutes

3. STAFF REPORTS

20 minutes

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

VIII. COMMUNICATIONS TO THE BOARD

IX. CALENDAR ITEMS – NOVEMBER/DECEMBER

- a. Administrative Offices closed on November 28th, November 29th, and December 25th for the holidays.

X. ADJOURNMENT