

FERGUSON TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting Agenda
Monday, June 18, 2018
7:00 PM

I. CALL TO ORDER

II. CITIZENS INPUT

III. SPECIAL REPORTS

1. State College Borough Water Authority Report
2. University Area Joint Authority

IV. APPROVAL OF MINUTES

1. May 21, 2018, Board of Supervisors Regular Meeting

V. UNFINISHED BUSINESS

1. Public Hearing Ordinance rezoning Harner Farm Parcel #24-004-,067-,0000-
2. Public Hearing Resolution adopting "Songbird Sanctuary" as park name at Owens Dr.
3. Discussion of Administrative Code Amendment on inconsistencies with Home Rule Charter

VI. NEW BUSINESS

1. Consent Agenda
2. Discussion of letter to SCBWA for cooperation with CRPRA on Whitehall Rd. Regional Park
3. Discussion – continued design of Public Works Maintenance Facility
4. Variance/Zoning Requests: 1224 N. Atherton St., 102/114/120 W. Cherry Ln., 401 Science Park Rd.
5. ABC Vacancies – Zoning Hearing Board & Planning Commission

VII. REPORTS

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

VIII. COMMUNICATIONS TO THE BOARD

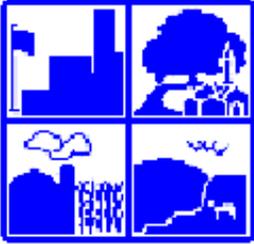
IX. CALENDAR ITEMS – JUNE/JULY

1. Coffee and Conversation, Friday, July 20, 2018, Naked Egg

X. 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, June 18, 2018
7:00 p.m.**

I. CALL TO ORDER

PLEDGE OF ALLEGIANCE

II. CITIZENS INPUT

III. SPECIAL REPORTS

- | | |
|--|------------|
| 1. State College Borough Water Authority Report – Steven Jackson | 10 minutes |
| 2. University Area Joint Authority – Jonathan Dietz | 10 minutes |

IV. APPROVAL OF MINUTES

1. May 21, 2018, Board of Supervisors Regular Meeting

V. UNFINISHED BUSINESS

1. **A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING THE FERGUSON TOWNSHIP ZONING ORDINANCE AND ZONING MAP BY CHANGING TO GENERAL COMMERCIAL (C) 27.3 ACRES AND SINGLE-FAMILY RESIDENTIAL (R-1) 44.1 ACRES AT 2177 WEST WHITEHALL ROAD**

20 minutes

Narrative

Provided with the agenda is a copy of an ordinance as advertised for public hearing amending the Zoning Ordinance and Zoning Map by rezoning property located at 2177 West Whitehall Road, commonly known as "Harner Farm," from Rural Agricultural (RA) to General Commercial (C) and Single-Family Residential (R-1). The amendment has been advertised and posted in accordance with the applicable provisions of the Pennsylvania Municipalities Planning Code. Last September, the Board rejected a request to rezone the property to General Commercial, Single-Family Residential, and Two-Family Residential. Since that time, the applicant, Aspen Whitehall Partners, LLC, has revised their application by reducing the amount of General Commercial and eliminating the request for Two-Family Residential. The requested change is more fully illustrated on Exhibit "A" of the ordinance. A copy of the rezoning analysis prepared by Lindsay Schoch, Community Planner, is also included with the agenda.

Recommended motion: That the Board of Supervisors adopt the ordinance amending the Chapter 27, Zoning, of the Ferguson Township Code of Ordinances and the Ferguson Township Zoning Map by changing to General Commercial and Single-Family Residential property located at 2177 West Whitehall Road, as more fully described in Exhibit "A" of the ordinance.

STAFF RECOMMENDATION

That the Board **adopt** the ordinance.

2. A PUBLIC HEARING ON A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, ADOPTING “SONGBIRD SANCTUARY” AS THE PARK NAME FOR THE PROPERTY LOCATED ON OWENS DRIVE AT TAX PARCEL 24-019-073E

5 minutes

Narrative

Provided with the agenda is a copy of the resolution as advertised for public hearing formally designating the property located on Owens Drive and acquired by Ferguson Township for passive recreation as “Songbird Sanctuary.” The Board informally selected the name at the Regular Meeting on May 7th, but a formal designation by resolution is appropriate to officially name the park.

Recommended motion: That the Board of Supervisors adopt the resolution naming the park located on Owens Drive at Tax Parcel 24-019-073E, “Songbird Sanctuary.”

STAFF RECOMMENDATION

That the Board **adopt** the resolution.

3. DISCUSSION OF ADMINISTRATIVE CODE AMENDMENT TO CORRECT INCONSISTENCIES WITH THE FERGUSON TOWNSHIP HOME RULE CHARTER

10 minutes

Narrative

Provided with the agenda is a memorandum from David Pribulka, Township Manager, summarizing the inconsistencies found between the Home Rule Charter and Chapter 1 of the Ferguson Township Code of Ordinances, Administration and Government, commonly referred to as the Administrative Code. On May 7th, the Board directed staff to complete a review of the two documents and identify any areas where the Administrative Code conflicts with the provisions of the Home Rule Charter. Should the Board desire to correct the inconsistencies, the most prudent way to proceed would be to advertise a public hearing on amending the Administrative Code.

Recommended motion: That the Board of Supervisors authorize staff to prepare an ordinance amending Chapter 1 of the Code of Ordinances, Administration and Government, in accordance with the recommendations provided by the Township Manager and Assistant to the Manager dated June 13, 2018, for advertisement for public hearing and action on July 16, 2018.

STAFF RECOMMENDATION

That the Board **discuss** the memorandum and **direct** staff to prepare an ordinance for advertisement for public hearing.

VI. NEW BUSINESS

1. CONSENT AGENDA

5 minutes

- a. April 2018 Treasurers Report
- b. 2018-C1, Payment Authorization - HRI, Inc. - \$155,346.10
- c. 2018-C17, Traffic Signal Detection Upgrade – Tel-Power, Inc.
- d. Board Member Request – Statement of Intent to Remain in COG Programs
- e. Board Member Request – Statement of Intent to Evaluate COG Programs
- f. Board Member Request – EPA Comment Letter
- g. Board Member Request – Whitehall Road Regional Park and The Cottages Sewer Service

3. DISCUSSION OF A LETTER TO STATE COLLEGE BOROUGH WATER AUTHORITY URGING COOPERATION WITH THE CENTRE REGION PARKS AND RECREATION AUTHORITY ON ISSUES INVOLVING WHITEHALL ROAD REGIONAL PARK

10 minutes

Narrative

At the May 7th Regular Meeting, the Board directed staff to communicate with the Centre Region Parks and Recreation Authority that the Township desire to have the Authority cooperate with the State College Borough Water Authority on issues involving Whitehall Road Regional Park. Because cooperation is, by definition, a reciprocal endeavor, the Board should consider communicating to the SCBWA its desire to have the Water Authority Board cooperate with the Parks Authority.

Recommended motion: That the Board of Supervisors direct the Township Manager to send a communication to the Interim Director of the State College Borough Water Authority that Ferguson Township desires to have SCBWA cooperate with the Centre Region Parks and Recreation Authority in matters pertaining to the Whitehall Road Regional Park, and to advise on matters of water protection as the Park Master Plan is executed.

4. DISCUSSION OF CONTINUED DESIGN OF PUBLIC WORKS MAINTENANCE FACILITY

20 minutes

Narrative

The Board conducted a Special Meeting on May 3, 2018, to discuss cost containment and value engineering (VE) proposals prepared by Greenfield Architects, LLC, for the design of the new Public Works Maintenance Facility. At the meeting, several areas relative to the design were discussed including the Basis of Design, energy efficiency measures, fuel facility options, and more. The Director of the Penn State Facilities Engineering Institute was present at the meeting and offered to review the design and prepare a preliminary estimate based on the scope of work. A letter from the Institute summarizing the findings is provided with the agenda. This evening, staff is requesting the Board discuss the findings from the Institute and direct staff to proceed with finalizing the design of the facility. To date, Greenfield Architects have completed approximately 60% of the design of the facility.

Recommended motion: That the Board of Supervisors direct staff and the consultant to complete architectural and engineering services for the design of the Public Works Maintenance Facility.

STAFF RECOMMENDATION

That the Board **direct** staff and the consultant to proceed.

5. ZONING APPEALS/VARIANCES

20 minutes

a. 1224 North Atherton Street (HFL Corporation – Discovery Space)

Narrative

Provided with the agenda is a copy of the variance application received from John Sepp, P.E., on behalf of HFL Corporation, for property located at 1224 North Atherton Street. The applicant is seeking variances from Floodplain Regulations under Chapter 27, Section 801 C.(1) and (I) and Off-Street Parking Regulations under Chapter 27, Section 809 A.(5) and B.(1). The applicant intends to place a gravel expansion on the existing lot for overflow parking as an existing garage, stumps and vegetation would be removed for the parking expansion. A majority of the lot contains Zone AE floodplain

boundary, meaning 100-year flood elevations have been established. The property is located within the General Commercial (C) zoning district.

Recommended motion: That the Board of Supervisors remain neutral on the variance request for 1224 North Atherton Street.

STAFF RECOMMENDATION

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

b. 102, 114, and 120 West Cherry Lane (HFL Corporation – W. Cherry Ln. Apts.)

Narrative

Provided with the agenda is a copy of the variance application received from John Sepp, P.E., on behalf of HFL Corporation, for properties located West Cherry Lane. The applicant is seeking a variance from Off-Street Parking Regulations under Chapter 27, Section 809. The applicant intends to demolish three two-story, single-family homes and build a three-story mixed-use building containing professional offices on the ground floor and apartments on the upper two floors. The applicant is requesting a variance from requiring 30 parking spaces due to the intended use of the basement containing mechanical rooms, storage area, community room, library, laundry area, exercise room limited to building tenants. The property is located within the General Commercial (C) zoning district.

Recommended motion: That the Board of Supervisors remain neutral on the variance request for 102, 114 and 120 West Cherry Lane.

STAFF RECOMMENDATION

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

c. 401 Science Park Road (Sound Technology Inc.)

Narrative

Provided with the agenda is a copy of the variance application received from Robert Lingenfelter, AICP, PLA, LEED AP, on behalf of Sound Technology Inc., for property located at 401 Science Park Road. The applicant is seeking a variance for up to five years under Chapter 27, Section 204 T.(1) Temporary Uses and Section 1003, relief from submittal of the land development plan. The applicant intends to temporarily relocate the existing break room in (4) 12' X 60' modular units outside the building within the existing greenspace. Outdoor Retail Sales is the only permitted temporary use listed in Section 204. The property is located within the Light Industry, Research and Development (IRD) zoning district.

Recommended motion: That the Board of Supervisors remain neutral on the variance request for 401 Science Park Road.

STAFF RECOMMENDATION

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

VI. ABC VACANCIES – ZONING HEARING BOARD AND PLANNING COMMISSION 10 minutes

Narrative

The Township opened an application period for one vacancy on the core board of the Zoning Hearing Board and up to three vacancies for alternates on the Planning Commission. At this time, there are two applicants, Irene Miller and Shannon Holliday. Each of their applications have been included with the agenda. Ms. Miller is currently an alternate on the Zoning Hearing Board with a term expiring

December 31, 2018. Ms. Holliday is interested in serving on either the Zoning Hearing Board or Planning Commission. The core board vacancy is for a term expiring December 31, 2019. All core board seats on the Planning Commission are currently filled and alternates could be appointed, or additional applications could be solicited again at the end of the year.

Recommended motion: That the Board of Supervisors appoint _____ to the Zoning Hearing Board for a term expiring December 31, 2019.

VII. STAFF AND COMMITTEE REPORTS

3. COG COMMITTEE REPORTS 35 minutes

- a. Transportation & Land Use Committee
- b. Parks & Recreation Regional Comp. Plan Steering Committee
- c. Ad Hoc Facilities Committee
- d. Public Services & Environmental Committee
- e. Public Safety Committee
- f. Finance Committee
- g. Joint Parks Capital & CRPRA committees
- h. Executive Committee

4. OTHER REGIONAL COMMITTEES 10 minutes

- a. Centre Area Cable Consortium

5. STAFF REPORTS 20 minutes

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

VIII. COMMUNICATIONS TO THE BOARD 10 minutes

IX. CALENDAR ITEMS – JUNE/JULY

- 1. Coffee and Conversation, Friday, July 20, 2018, Naked Egg

X. ADJOURNMENT

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting
Monday, May 21, 2018
7:00 PM

I. ATTENDANCE

The Board of Supervisors held its second regular meeting of the month on Monday, March 21, 2018, at the Ferguson Township Municipal Building. In attendance were:

Board:	Peter Buckland	Staff:	Dave Pribulka, Township Manager
	Steve Miller		Dave Modricker, Public Works Director
	Laura Dininni		Ray Stolinias, Director of Planning & Zoning
	Tony Ricciardi		Chris Albright, Chief of Police

Others in attendance included: Crystal Judy, Recording Secretary; Michelle Spiering; Todd Giddings; E. Green; Lewis Steinberg; Kimberly Fragola; Tom Songer; Steve Bog; Cindy Hahn; Thomas Giles; Ronald Seybert and Elizabeth Treadway.

II. CALL TO ORDER

Mr. Buckland called the Monday, May 21, 2018, regular meeting to order at 7:00 p.m.

Mr. Buckland announced that the board would hold an executive session following the regular meeting to discuss matters of litigation for the township.

III. CITIZENS INPUT – none noted.

IV. SPECIAL REPORTS

a. Schlow Centre Region Library- Lewis Steinberg, Esq.

Presentation included an update on the Centre Foundation - Centre Gives Fundraiser. Mr. Steinberg reported that the library is on budget and they plan to stick to that budget for the remainder of 2018. A study will be done to determine short/long term building improvements so that the library can budget accordingly and address concerns such as signage and access to the library. Mr. Steinberg mentioned the progress of making the library more accessible to remote areas.

Return Profit for the Library Foundation was presented with the suggestion that Library Foundation continue to invest money and increase the return profit. Mr. Steinberg mentioned some of the most recent programs facilitated by the library and plans the library is considering for the 2019 budget.

b. C-NET – Cindy Hahn and Thomas Giles

The presentation was facilitated by Thomas Giles and Cindy Hahn. Mr. Giles presented 2017 highlights including programs, the implementation of a new strategic plan for organizations, amended Articles of Incorporation allowing local and county authorities to become C-NET member organizations. State College Borough Water Authority recently became a member and many other agencies have been approached and are considering utilizing the service.

Ms. Hahn provided a list and an evaluation of programming sponsored by Ferguson Township in 2017 and compared that data over a 5 year period to determine funding and contributions in future years. A brief comparison of program sponsorship among other local agencies was also reviewed.

The presentation concluded with online viewer ratings for some of the meetings posted on the website.

V. APPROVAL OF MINUTES

Ms. Dininni moved that the Board of Supervisors approve the May 3, 2018, Special Meeting and the May 7, 2018, Regular Meeting minutes. Mr. Ricciardi seconded the motion. The motion passed unanimously.

VI. UNFINISHED BUSINESS

a. Discussion of the Ferguson Township Stormwater Fee Feasibility Study.

Mr. Modricker provided a history of the discussion and introduced Mr. Seybert and Ms. Treadway.

The study included evaluations of the current stormwater system, an explanation of why it's necessary to update/maintain the system in place, projected costs relevant to maintaining the system, comparisons/contrasts of projected usage and costs between urban and rural settings as well as University usage, and a comparison analysis between implementing a user fee versus other options. Ms. Treadway suggested that based on study results, it would be feasible to consider user fees and she concluded with a suggestion of pathways which could serve as check points should the township decide to move forward and consider implementing a stormwater fee. Each check point would address a series of questions which would help the township determine if it is still feasible to implement a stormwater fee, with the ability to stop the process should the township determine that the stormwater fee is no longer feasible.

Mr. Pribulka explained that there is no specific action needed unless the board decides that they do not want to accept the report and further look into the feasibility of a stormwater fee. If the board does not object, a proposal for phase two of the study would be prepared for discussion.

Ms. Dininni was interested in the costs of moving forward with the stormwater fee feasibility analysis. Mr. Modricker explained that more data review would be necessary in order to provide an estimated fee. It was also explained that at this point the board would not be moving forward with imposing the user fee yet until more data is collected, evaluated and presented. Ms. Dininni requested clarification on the Penn State partnership study recommendations. She further asked why it was necessary to consider Penn State separately from urban and rural usage. It was determined that it would be necessary to assess University usage to determine if it is necessary to form a partnership with the University. The alternative solution would be to charge a rate comparable to urban areas, however it is a possibility that the university might use more than a typical urban dwelling in our area. After additional discussion on the topic, Mr. Buckland suggested that presenting data with Penn State having their own category might be necessary in determining if Penn State should pay a different rate and it might also make the difference between a passing and failing vote.

The board agreed unanimously to move forward with the report and analysis.

Mr. Buckland called for a recess.

b. A Public hearing on resolution of the Township of Ferguson, Centre County, Pennsylvania authorizing the township to make application to Centre County of an allocation of County Liquid Fuels Tax Funds.

Mr. Pribulka reviewed the History of the resolution and Provided Estimated Project Costs. It was explained that the board is required to adopt the resolution which was provided with the agenda, PennDOT MS 339 Form, which authorizes the acceptance of the funds.

There were no public comments.

Ms. Dininni moved that the Board of Supervisors to **adopt** the resolution authorizing the Township to make application for an allocation of \$30,000.00 from the Centre County Liquid Fuels Tax Funds. Mr. Ricciardi seconded the motion.

The motion was seconded.

There was no further discussion.

Roll Call Vote, Resolution 2018-17: Ms. Dininni – YES; Mr. Miller – YES; Mr. Ricciardi – YES; Mr. Buckland - YES

VII. **NEW BUSINESS**

a. Consent Agenda

1. 2018--C9 Microsurfacing Contract - \$277,562.90
2. 2018-C10 Bike path and Parking Lot Sealcoat -\$25,943.95
3. Board Member Request – CBICC Update
4. Board Member Request – SCBWA Letter Requesting Cooperation with CRPRA on Whitehall Road Regional Park

Mr. Miller requested that the board remove the CBICC update off of the consent agenda.

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

Mr. Buckland commented that the CBICC update would be placed at the end of New Business.

b. A proclamation of the Township of Ferguson, Centre County, Pennsylvania designating the week of May 20th, 2018, as Ferguson Township Public Works Week.

Mr. Pribulka noted the proclamation was provided with the agenda.

Mr. Miller moved that the Board of Supervisors **make** a proclamation designating the week of May 20th, 2018, as Ferguson Township Public Works Week. Ms. Dininni seconded the motion.

In discussion, Mr. Miller complimented the Public Works Department. Mr. Modricker shared that the Public Works Department did a group photo and there will be a news article along with a celebration for National Public Works Week with a group visitation and tour of some of the public works facilities in the area.

The motion was passed unanimously.

- c. A public hearing on a resolution of the Township of Ferguson, Centre County, Pennsylvania, certifying provision of local match for state operating and capital financial assistance to the Centre Area Transportation Authority and repealing resolution 2017-11.

Mr. Pribulka reviewed the history of the resolution and explained the new resolution and how it is different. He compared the operating funds and capital expenditures to last year's fiscal year. Mr. Pribulka indicated that Ms. Fragola could answer any questions the board may have.

There was no public discussion.

Mr. Ricciardi moved that the Board of Supervisors **adopt** the resolution certifying the provision of local match for state operating and capital financial assistance to the Centre Area Transportation Authority and repealing Resolution 2017-11. Ms. Dininni seconded the motion.

In discussion, the board explained that in the past the board has always discussed the budget in detail prior to voting. In order to get the state and federal matching funds to the maximum level, there is a 5% increase that is mandated by the state, which is why there really is not much to discuss.

Roll Call Vote, Resolution 2018-18: Mr. Miller – YES; Mr. Ricciardi – YES; Mr. Buckland – YES; Ms. Dininni - YES

- d. Discussion of the Centre Region sustainability initiatives.

Mr. Buckland reviewed the information provided by Colleen Barrett, who was not able to make it to the meeting. It was explained that Ms. Barrett has been conducting interviews and is working on putting together a Regional Climate Action Strategy. Four questions were asked, which were provided with the agenda and have to do with the region's sustainability efforts, understanding if government operations remain at a municipal level, if there are any ideas for models or examples of existing models, and if anyone was inadvertently missed in the process.

Mr. Buckland directed the board to have an open discussion so that Mr. Pribulka could bring back the board's input on the sustainability initiatives.

Mr. Miller expressed his interest in offering public education to teach the public why the sustainability initiatives are important and how they can be achieved.

Ms. Dininni and Mr. Buckland discussed including the Sewer Authority, Water Authority, Park Authority, Parks Committee, CATA, School Districts, the County Government, Schlow Library, Regional Non Profits, Business Community and Agricultural Community.

Ms. Dininni suggested that the State College Borough Water Authority might be a good partner in this project because they were discussing the possibility of hiring someone to work at the Water Authority and look at water issues and development.

Mr. Buckland said that he emailed his comments to Mr. Pribulka. He also would really like to see how each municipality is doing in the 8 evaluation categories assessed to be a Gold Community.

Ms. Dininni ask if reduction of use of ecocides in parks would be included in addition to climate change. She also wanted to know if zoning also pertained to open space preservation and parcel identification.

Mr. Buckland stated that he is curious to know, if the Board takes on a stormwater impact fee, how that impact fee could also help with sustainability initiatives.

Ms. Dininni moved that the Board of Supervisors **direct** staff to prepare a memo to the Centre Region Planning Agency regarding the discussion. Mr. Ricciardi seconded the motion. The motion passed unanimously

e. Discussion of the CBICC Presentation

Mr. Miller wanted to clarify in the event that the CBICC does not address the document listed in the proposed agenda, if the Ferguson Township Board of Supervisors should still include that item in the agenda for discussion. Ms. Dininni said that it should still be addressed in the agenda.

Mr. Miller moved that the Board of Supervisors **add** the proposed Agenda item to the future agenda. Mr. Buckland seconded the motion. The motion passed unanimously

VIII. **STAFF AND COMMITTEE REPORTS**

a. COG COMMITTEE REPORTS – Committee agendas provided with the agenda packet

1. Human Resources Committee. Mr. Ricciardi discussed that the contract for the COG personnel handbook was awarded to Nancy Hess; 11 job descriptions/proposals were brought up to consider - Ms. Alloway suggested that hiring a part time person for philanthropy at Schlow might result in decreasing requests for funding as they would be obtaining funding elsewhere.
2. Finance Committee. Mr. Miller reported that the main topic question was regarding the staff recommendation target budget cap of 3.75%. The motion did not pass and the staff will instead submit a budget proposal based on the current budget and mandatory increases. Funding for all other items not listed will be decided on a case by case basis. The committee also voted to make pension risk management an administrative matter rather than having the committee discuss it every year.

Ms. Dininni asked if there was a conversation regarding a different way to handle the budget next year and how justifications for requests will be presented.

Mr. Miller said that there was no other conversation on how to handle things in the future and he clarified that each request will need to be justified when it is submitted. The decision to grant or deny the request will be based on the justification presented with the itemized request.

3. Joint Parks Capital and Centre Region Parks. Ms. Dininni attended the meeting on May 10th. There was a lengthy discussion about the Ad HOC Action Sports Park which sparked a new item to be added to the future agenda. There is a question about whether Joint Parks Capital should be considering other regional amenities besides those pertaining to Whitehall, Oak Hall and Hess. They also discussed the possibility of a distributed regional amenity to be housed at various parks.

Ms. Dininni mentioned that she supports the idea of Parks Capital Committee extending to what is frequently talked about as regional amenities. Lastly, Ms. Dininni reported that the Greenway language was added to the Regional Comprehensive Study and there was an update on Whitehall Road Regional Park.

4. Executive Committee. Mr. Miller reported that the main items on the agenda will be the Whitehall Regional Park Update, UAJA annual report, and a discussion on Trick or Treat night for 2018.

b. OTHER REGIONAL COMMITTEES

1. Human Relations Commission. Ms. Dininni noted she has a packet of anti-discrimination ordinances from the meeting on May 17. She is willing to share it with the board to add to a future agenda if they would like.
2. Spring Creek Watershed Commission. Mr. Buckland reported that there was a strong citizen input presented by Todd Giddings, who explained why Spring Creek Watershed is not sole source aquifer. He will provide a more in depth presentation at a later meeting. There was an update on the Watershed Hackathon which is working on collecting input from various sources to create a way to view data in real time. The commission also discussed how the forum went. A report will be provided and shared with this board at a later date. Lastly, Caitlin Teti was hired as a communications coordinator for the watershed commission and the commission has also decided that they should have an Audit since it has been a while since the last one.

c. STAFF REPORTS – Reports included with the agenda.

1. Township Manager. Mr. Pribulka began his presentation by thanking the Board for training investments for the 2 conferences during the last couple of weeks. The following items were presented to the board: A review of what happened at the Parks and Rec meeting on May 14th, which includes plans for the first parks tour, which is tentatively scheduled for June 11th at 4pm. The staff is preparing a request of proposals for the Fire Station Feasibility Study. Briefs were filed in Validity Challenges and will be presented to the Zoning Hearing Board in June. The 2016/2017 Annual Report from CATA is attached to the report provided to the board. At a meeting with CBICC, there was a discussion regarding the workforce development and the skills gap in technical and soft skills. There will need to be further evaluations to determine what is causing the gap and what can be done to fill the gap. Mr. Pribulka was not able to have a discussion with the State College Borough Manager regarding accepting sewer from the development of Whitehall Regional Park, but is still planning on doing so in the near future. The community planner had a discussion with the developers of The Cottages of State College. The developers have assured her that there will be no problem with meeting requirements to record the plan by the deadline. The Non Uniform Pension Advisory Committee will meet on Tuesday, May 22 to ensure that everyone, Uniform and Non Uniform, is on the same page.

Proceeding Mr. Pribulka's presentation, Ms. Dininni asked if the Parks Committee has a timetable to the Regional Park and Open Space Plan Update. Mr. Pribulka answered that it was not placed as a priority yet, but he welcomed Ms. Dininni to request that it be added as a priority if she thought that they needed to do so. Ms. Dininni also asked if the burden to educate and close the skills gap would be placed on the educators or if the CBICC would be taking that responsibility on. Mr. Pribulka explained that the responsibility would be evenly distributed to educators and the CBICC. Mr. Buckland noted that those enrolled in technical vocational classes are still required to take cautioned that standardized tests in their field and altering the curriculum could be difficult from an educators standpoint.

2. Planning and Zoning Director. Mr. Stolinas shared with the board that the Planning Meeting for May 14th was cancelled. The next meeting will be on Tuesday, May 29th. The active plan list was provided to the board. The Hummel Subdivision Plan was withdrawn; Whitehall Regional Park was discussed; Mr. Stolinas toured the area and future plans were discussed. There will be a Public

Hearing on June 18th regarding Harner Farms. Mr. Stolinis will be attending the Centre Region Planning Commission meeting. Updates were provided regarding land development, the agricultural ad hoc committee meeting, Pine Hall General Master Plan submission, ad hoc meeting for source water protection, Pine Grove Mills Small Area Plan meeting and the Traditional Town Development Ordinance Amendment validity challenge.

3. Public Works Director. Mr. Modricker reported that staff is collaborating with Penn State and expects a report by May 26 regarding the Public Works building. Staff is investigating the feasibility of utilizing the State College Borough fueling facility. Mr. Modricker provided a review of what happened at the Tree Commission Meeting and a detailed list of the maintenance work to be completed in the near future, which is also listed in the submitted report. Mr. Modricker concluded with announcing that the curb ramp upgrades contract was awarded to M&B, which will start this week.

4. Chief of Police. Mr. Albright informed the board that the report submitted included April's activities. It was reported that Crimes are down for the year and an audit was performed chosen by random selection, which was passed. Two detectives were assigned as a cold case team to reinvestigate a disappearance. The presentation was concluded with a list of community presentations provided. A summary of calls regarding Tudek Park were also provided in the report submitted.

IX. COMMUNICATIONS TO THE BOARD - None

X. CALENDAR ITEMS

- a. June 5, 2018, at 6:00pm, Joint BOS/PC work session – Pine Hall General Master Plan.
- b. Following tonight's meeting, the Board will go into an Executive Session to discuss matters of litigation.

XI. ADJOURNMENT

Mr. Buckland called for adjournment. With no further business to come before the Board of Supervisors, Mr. Miller made a motion to adjourn the meeting, with Ms. Dininni seconding the motion. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

David Pribulka, Township Manager
For the Board of Supervisors

Date approved by the Board:

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING THE FERGUSON TOWNSHIP ZONING ORDINANCE AND ZONING MAP BY CHANGING TO GENERAL COMMERCIAL (C) 27.3 ACRES AND SINGLE-FAMILY RESIDENTIAL (R-1) 44.1 ACRES AT 2177 WEST WHITEHALL ROAD.

WHEREAS, the Pennsylvania Municipalities Planning Code gives the Board of Supervisors of Ferguson Township (the "Supervisors") the power to change and amend by ordinance the zoning boundaries in Ferguson township; and

WHEREAS, the Supervisors desire that Tax Parcel Number 24-004-,067-,0000- containing a total of 71.9 acres be rezoned from Rural Agricultural (RA) to General Commercial (C), and Single-Family Residential (R-1); and

WHEREAS, the Supervisors believe that the hereinafter more particularly described zoning boundary change would be consistent with the 2013 Centre Region Comprehensive Plan and in the best interest of the Township of Ferguson.

NOW, THEREFORE, the Board of Supervisors of the Township of Ferguson hereby ordains:

Section 1: The Ferguson Township Zoning Ordinance and Zoning Map are hereby amended and changed by reclassifying to General Commercial (C) and Single-Family Residential (R-1) Tax Parcel 24-004-,067-,0000- presently zoned Rural Agricultural (RA), comprising 71.9 acres, and as more fully set forth on Exhibit "A" attached here to and made a part hereof.

Section 2: This Ordinance shall be effective immediately.

ORDAINED and ENACTED this 18th day of June 2018.

TOWNSHIP OF FERGUSON

By: _____
Peter Buckland, Chairman
Board of Supervisors

[S E A L]

ATTEST:

By: _____
David G. Pribulka, Secretary

CRPA Centre Regional Planning Agency

2643 Gateway Drive, Suite #4 • State College, PA 16801 • Phone (814) 231-3050 • www.crcog.net

June 8, 2018

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

RE: HARNER FARM PROPOSED REZONING

Dear Dave:

The Joint Articles of Agreement of the Centre Regional Planning Commission (CRPC) require that the CRPC review any proposed action of a governing body of a participating municipality relating to:

1. *The location, opening, vacation, extension, narrowing or enlargement of any street, public ground, or watercourse;*
2. *The location, erection, demolition or sale of any public structures located within a municipality;*
3. *The adoption, amendment or repeal of any official map, subdivision and land development ordinance, zoning ordinance or planned residential ordinance.*

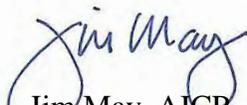
This process facilitates regional cooperation and coordination by allowing members of the CRPC to provide advisory comments to the governing body for its consideration.

At its regularly scheduled meeting on June 7, 2018, the CRPC reviewed the requested rezoning and offered the following comments for the Township Board of Supervisors to consider:

1. The Township should consider an incentive for incorporating universal access (no step, wide doorways, accessible unit on the ground floor, etc.) into some of the homes.
2. The Township should consider if conservation design could be incorporated into the residential portion of the project.

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

Sincerely,



Jim May, AICP
Director

cc: Centre Regional Planning Commission
Ray Stolinas, Ferguson Township Planning and Zoning Director
Michael Patroski, CRPA Senior Planner

RESOLUTION NO. _____

A RESOLUTION OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, ADOPTING "SONGBIRD SANCTUARY" AS THE PARK NAME FOR THE PROPERTY LOCATED ON OWENS DRIVE AT TAX PARCEL 24-019-073E.

WHEREAS, the Ferguson Township Board of Supervisors adopted a park naming policy by Resolution 2015-06 on February 17, 2015; and

WHEREAS, the policy required soliciting potential park names from residents in accordance with the policy; and

WHEREAS, the Township received many suggested names for the park in accordance with the policy; and

WHEREAS, the suggested names were submitted to the Township Planning Commission, Parks and Recreation Committee, and to the Centre Region Parks and Recreation Authority for recommendations to the Board of Supervisors for consideration at the May 7, 2018 Regular Meeting.

NOW THEREFORE, the Board of Supervisors adopts the name of "Songbird Sanctuary" for the 8.99 acres of land shown as tax parcel 24-019-073E.

RESOLVED this 18th day of June 2018.

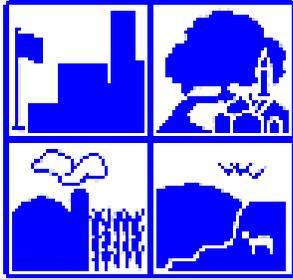
**TOWNSHIP OF FERGUSON
BOARD OF SUPERVISORS**

By: _____
Peter Buckland, Chairman

[S E A L]

ATTEST:

By: _____
David Pribulka, Secretary



Ferguson Township
3147 Research Drive
State College, PA 16801
Telephone: 814 – 238 – 4651
Fax: 814 – 238 – 3454
www.twp.ferguson.pa.us

Memo

To: Board of Supervisors
From: David Pribulka, Township Manager
Centrice Martin, Assistant to the Manager
Date: June 13, 2018
Re: Administrative Code/Home Rule Charter Inconsistencies

At the May 7th Regular Meeting, the Board directed staff to review Chapter 1 of the Ferguson Township Code of Ordinances, Administration and Government (“Administrative Code”) for any inconsistencies with the Home Rule Charter. The following are the conclusions that have been identified by that analysis:

Home Rule Charter

Section 2.09 – Vacancies.

1. “The office of supervisor shall become vacant upon the Supervisor’s death, resignation, removal from office in any manner authorized by law or this Chapter, or forfeiture of office, *or for failure to assume such office after election thereto within 45 days of the commencement of the term thereof.*”
2. “...A supervisor shall forfeit office if the Supervisor lacks at any time during the Supervisor’s term of office, any qualification for the office prescribed in this Charter, or by law or is convicted of a felony or a crime involving moral turpitude *or fails to attend at least three or more consecutive regularly*

scheduled meetings in a 1-year period without being excused by the Board.”

Section 2.10 – Filling of Vacancies.

1. “...If the Board shall refuse, fail, or neglect or be unable, for any reason whatsoever, *to fill such a vacancy within 45 days after the vacancy occurs*, then the Court of Common Pleas shall, upon petition of the Board or of any five citizens of the Township, fill the vacancy in such office by the appointment of a qualified resident.

Administrative Code

Section 1-404. Appointments, Vacancies, Removal, Compensation and Term of Office of Members

1. Appointment. “*Vacancies shall be filled by the Board of Supervisors within 60 days of notification from the Chair of the Board or commission in which the vacancy occurs.*”
2. “Any member of a commission or board may be removed prior to the expiration of his/her appointed term by the Board of Supervisors for *failure to attend three consecutive meetings unless proper notification to the Chair of the respective commission or board is given.*”

Staff recommendation: Correct the inconsistencies in the Administrative Code by requiring vacancies to be filled within 45 days after occurrence, and to modify the language relative to the removal of a Supervisor from office for failure to attend three consecutive meetings to mirror that in the Home Rule Charter. Additionally, the Administrative Code should be amended to include that a vacancy shall occur if the Supervisor shall fail to assume office within 45 days of the commencement of the term.

Administrative Code

Section 1-1002. Ordinance and Adoptions Procedures.

1. Section 5 references a section 2.27 which does not exist in the Home Rule Charter.

Staff recommendation: Amend this section to reference Section 2.23 of the Home Rule Charter.

Home Rule Charter

Section 2.20 – Citizens Right to be Heard

1. “Further, the public shall have the right to submit agenda items to the Board for the next scheduled meeting. These agenda items are to be submitted *at least 1 week prior to the scheduled meeting.*”

Administrative Code

Section 1-607. Citizens Right to be Heard

1. “Further, the public shall have the right to submit agenda items to the Board of Supervisors for the next scheduled meeting. These agenda items are to be submitted *at least 14 days prior to the scheduled meeting.*”

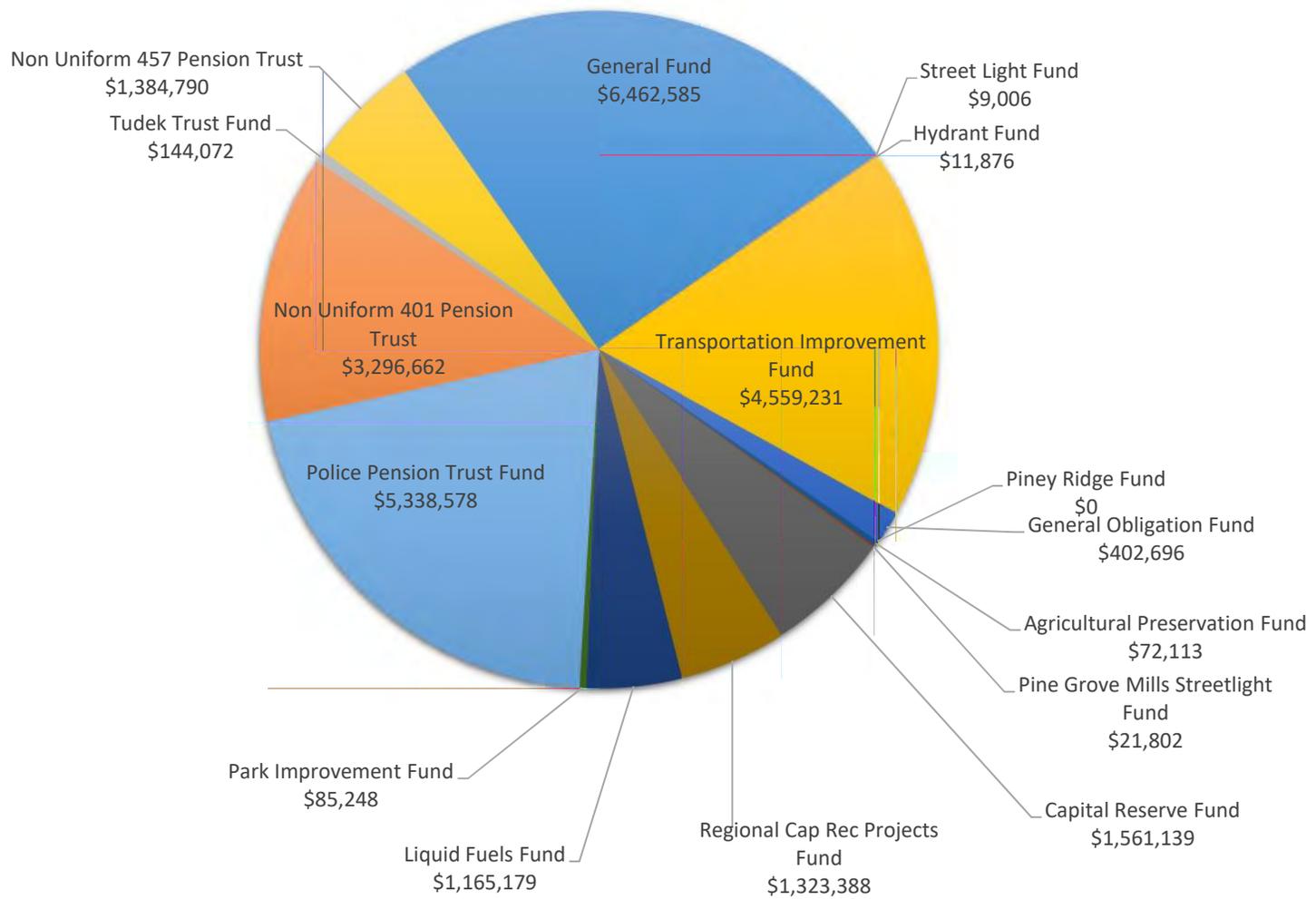
Staff recommendation: Amend this section to require agenda items to be submitted to the Township Manager at least 1 week prior to the scheduled meeting.



MONTHLY TREASURERS REPORT

APRIL 2018

CASH BALANCES BY FUND - APRIL 30, 2018



Ferguson Township Treasurer's Report

April 30, 2018

Statement of Cash Balances

General Fund

Checking

Jersey Shore State Bank Operating (3245)	3,741,315.98
JSSB Flex Plan Checking (8757)	10,025.69
Ameriserv Money Market 2602	256,427.92
Ameriserv CD (0152) (matures 5/24/18)	250,000.00
PLGIT General Fund (3017)	117,417.84
PLGIT General Fund CDs (3)(matures 7/6/18,9/11/18,10/15/18)	1,250,000.00

Investments

Morgan Stanley Brokerage Account (@ market)	837,397.81
---	------------

TOTAL GENERAL FUND	6,462,585.24
---------------------------	---------------------

Other Funds

Fund 02 Street Lights

JSSB Checking (4836)	9,005.78
----------------------	----------

Fund 03 Fire Hydrant

JSSB Checking (4844)	11,875.99
----------------------	-----------

Fund 16 General Obligation

JSSB Checking (4852)	402,696.04
----------------------	------------

Fund 19 Agricultural Preservation

JSSB Checking (4879)	72,113.43
----------------------	-----------

Fund 30 Capital Reserve

Paypal Account	11,238.15
JSSB Checking (Employee Wellness Sinking Fund)(4909)	14,429.77
JSSB Capital Reserve Checking (3555)	9,253.46
JSSB Checking (Police Equipment Sinking Fund) (1711)	21,577.71
JSSB Checking (PW Equipment Sinking Fund)(4895)	1,239,146.74
JSSB Checking (Bldg Equipment Sinking Fund)(4887)	265,493.29

Fund 31 Regional Capital Recreation Projects

JSSB Checking (3547)	816,959.89
Ameriserv Money Market 2818	256,427.92
Ameriserv CD (0154) (matures 5/24/18)	250,000.00

Fund 32 Transportation Improvement

JSSB Checking (3539)	3,303,018.56
PLGIT Checking (3261) & Plus	3,784.51
PLGIT CDs (2)(matures 5/14/18,10/15/18)	746,000.00
Ameriserv Money Market 2693	256,427.92
Ameriserv CD (0153) (matures 5/24/18)	250,000.00

Fund 33 Pine Grove Mills Street Lights

JSSB Checking (4917)	21,801.78
----------------------	-----------

Fund 34 Park Improvement

JSSB Checking (4925)	85,247.74
----------------------	-----------

Fund 35 Liquid Fuels

Ferguson Township Treasurer's Report

April 30, 2018

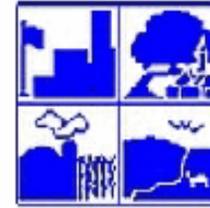
Statement of Cash Balances

JSSB Checking (4933)	53,180.31
PLGIT Checking (3020)	810,499.08
PLGIT CD (3020) (matures 6/1/18)	301,499.18
<u>Fund 93 Tudek Memorial Trust</u>	
JSSB Checking (4976)	11,011.02
FNB Investments (@market)	133,060.88
TOTAL OTHER FUNDS	9,355,749.15
TOTAL NON PENSION FUNDS	15,818,334.39
Employer Pension Trust Funds	
<u>Fund 60 Police Pension Trust</u>	
JSSB Checking (4941)	133.56
PNC Enterprise Checking (9642)	6,789.91
PNC Investments (@market)(includes accrued interest)	5,331,654.15
<u>Fund 65 Non Uniformed 401a Pension Trust</u>	
JSSB Checking (4968)	16.87
ICMA-RHS Employee Retirement Health Savings Trust (@ market)	71,463.30
ICMA-401 Employer Pension Investment Trust (@ market)	3,225,181.41
TOTAL PENSION TRUST FUNDS	8,635,239.20
GRAND TOTAL	24,453,573.59
Employee Pension Trust Funds	
<u>Fund 66 Non Uniformed 457 Pension Trust</u>	
ICMA-457 Employee Pension Investment Trust (@ market)	1,362,006.46
ICMA-ROTH IRA Employee Pension Investment Trust (@ market)	22,783.25
	1,384,789.71

Bank Reconciliation

Uncleared Checks by Fund

User: eendresen
Printed: 06/05/2018 - 2:36PM
Checks Before: 04/30/2018



Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
01	GENERAL FUND					
0	01/15/2018	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	3,080.32
0	01/15/2018	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	3,951.69
0	01/15/2018	Uncleared	AP	11381	VANTAGEPOINT TRANSFER AGENTS-706007 ROTH	222.30
0	04/30/2018	Uncleared	AP	10870	PNC INSTITUTIONAL INVESTMENTS	3,139.69
0	04/30/2018	Uncleared	AP	11216	VANTAGEPOINT TRANSFER AGENTS 401	14,197.26
0	04/30/2018	Uncleared	AP	11218	VANTAGEPOINT TRANSFER AGENTS 457	4,865.12
0	04/30/2018	Uncleared	AP	11381	VANTAGEPOINT TRANSFER AGENTS-706007 ROTH	226.19
6192	09/29/2017	Uncleared	AP	11577	CBICC	2,500.00
6255	10/13/2017	Uncleared	AP	11547	FOSTER DANIEL	250.00
6470	12/15/2017	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
6584	01/15/2018	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
6727	01/31/2018	Uncleared	AP	11597	WITHERS KARYN	15.00
6780	02/15/2018	Uncleared	AP	11495	MILLER KISTLER & CAMPBELL	325.59
6860	03/15/2018	Uncleared	AP	11595	CENTRAL PA CHAPTER APWA	60.00
6868	03/15/2018	Uncleared	AP	11371	COMMONWEALTH OF PA	500.00
6926	03/30/2018	Uncleared	AP	10022	ALBRIGHT ERIC	121.65
6940	03/30/2018	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	360.00
6996	04/13/2018	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	360.00
7009	04/13/2018	Uncleared	AP	11407	MVCOG	70.00
7015	04/13/2018	Uncleared	AP	10861	PINEHURST HOMES INC	2,300.30
7018	04/13/2018	Uncleared	AP	10958	S & A HOMES	16,992.69
7019	04/13/2018	Uncleared	AP	11725	SPRING CREEK WATERSHED COMMISSION	1,769.00
7026	04/13/2018	Uncleared	AP	11201	WINDSTREAM	793.17
7029	04/23/2018	Uncleared	AP	10053	APWA	495.00
7030	04/23/2018	Uncleared	AP	11239	ASAP HYDRAULICS STATE COLLEGE, INC	120.38
7031	04/23/2018	Uncleared	AP	10085	BASTIAN TIRE & AUTO CENTERS	1,082.15
7032	04/23/2018	Uncleared	AP	11702	BLUE KNOB AUTO	300.00
7033	04/23/2018	Uncleared	AP	10197	CENTRE COUNTY RECYLING & REFUSE AUTHORITY	33.50
7034	04/23/2018	Uncleared	AP	10203	CENTRE DAILY TIMES	216.50
7035	04/23/2018	Uncleared	AP	10231	CLEARFIELD WHOLESALE PAPER COMPANY INC	78.62

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
7036	04/23/2018	Uncleared	AP	10142	CNET	5,179.75
7037	04/23/2018	Uncleared	AP	11376	COLONIAL AUTO SUPPLY	119.70
7038	04/23/2018	Uncleared	AP	10241	COLONIAL PRESS	65.00
7039	04/23/2018	Uncleared	AP	10244	COMCAST BUSINESS	1,050.00
7040	04/23/2018	Uncleared	AP	10252	COMPROS INC	102.00
7041	04/23/2018	Uncleared	AP	10925	COVANTA ENVIRONMENTAL SOLUTIONS LLC	130.00
7042	04/23/2018	Uncleared	AP	11630	CRAFCO INC - CHANDLER	384.63
7043	04/23/2018	Uncleared	AP	11673	GARDEN STATE HIGHWAY PRODUCTS, INC.	546.10
7044	04/23/2018	Uncleared	AP	10422	GEISINGER HEALTH SYSTEM	399.09
7045	04/23/2018	Uncleared	AP	10491	HINTON & ASSOCIATES	17,520.00
7046	04/23/2018	Uncleared	AP	10492	HIRERIGHT SOLUTIONS INC	97.10
7047	04/23/2018	Uncleared	AP	10615	LAUDENSLAGER KEVIN J	91.56
7048	04/23/2018	Uncleared	AP	10762	NORTH CENTRAL DIGITAL SYSTEMS	89.55
7049	04/23/2018	Uncleared	AP	11332	NTM ENGINEERING INC	1,902.84
7050	04/23/2018	Uncleared	AP	10798	PA ONE CALL SYSTEM	96.00
7051	04/23/2018	Uncleared	AP	10845	PENNSYLVANIA MUNICIPAL HEALTH INSURANCE CO OF	88,346.59
7052	04/23/2018	Uncleared	AP	11700	PETS COME FIRST	200.00
7053	04/23/2018	Uncleared	AP	10864	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	122.01
7054	04/23/2018	Uncleared	AP	10914	QUILL CORPORATION	135.66
7055	04/23/2018	Uncleared	AP	10923	RBA PROFESSIONAL DATA SYSTEMS	175.00
7057	04/23/2018	Uncleared	AP	11017	SOSMETAL PRODUCTS INC	370.80
7058	04/23/2018	Uncleared	AP	11080	T C TRANSPORT INC	680.00
7059	04/23/2018	Uncleared	AP	11192	WEST PENN POWER	3,566.92
7060	04/30/2018	Uncleared	AP	11012	ACCELA NATIONAL USER GROUP	100.00
7061	04/30/2018	Uncleared	AP	10016	AFLAC	176.77
7062	04/30/2018	Uncleared	AP	11242	AMAZON CAPITAL SERVICES INC	164.35
7063	04/30/2018	Uncleared	AP	10047	AMSOIL INC	276.87
7064	04/30/2018	Uncleared	AP	11728	ANIMAL CRIME INSTITUTE	85.00
7065	04/30/2018	Uncleared	AP	11239	ASAP HYDRAULICS STATE COLLEGE, INC	969.86
7066	04/30/2018	Uncleared	AP	11083	AXON ENTERPRISE, INC	2,241.82
7067	04/30/2018	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	3,716.33
7068	04/30/2018	Uncleared	AP	10126	BRADCO SUPPLY COMPANY	618.80
7069	04/30/2018	Uncleared	AP	11221	CENTRE AREA TRANSPORTATION AUTHORITY	3,000.00
7070	04/30/2018	Uncleared	AP	10201	CENTRE COUNTY UNITED WAY	67.50
7071	04/30/2018	Uncleared	AP	10203	CENTRE DAILY TIMES	978.90
7072	04/30/2018	Uncleared	AP	10220	CHEMUNG SUPPLY CORP	1,366.60
7073	04/30/2018	Uncleared	AP	10243	COLUMBIA GAS OF PA INC	1,417.15
7074	04/30/2018	Uncleared	AP	11217	FERGUSON TOWNSHIP POLICE ASSOCIATION	360.00
7075	04/30/2018	Uncleared	AP	10380	FERGUSON TOWNSHIP SUPERVISORS	84,417.33
7076	04/30/2018	Uncleared	AP	10396	FISHER AUTO PARTS	326.63
7077	04/30/2018	Uncleared	AP	10418	GALETON	53.90

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
7078	04/30/2018	Uncleared	AP	10442	GOLDEN EQUIPMENT CO INC	75.68
7079	04/30/2018	Uncleared	AP	11635	GREAT AMERICA FINANCIAL SERVICES	217.64
7080	04/30/2018	Uncleared	AP	10506	HR EXCAVATING INC	682.50
7081	04/30/2018	Uncleared	AP	10568	K & S DISTRIBUTION	188.16
7082	04/30/2018	Uncleared	AP	10622	LEE GREEN & REITER INC	5,810.52
7083	04/30/2018	Uncleared	AP	11704	MADISON NATIONAL LIFE	2,233.96
7084	04/30/2018	Uncleared	AP	10715	MORAN DEVON	45.78
7085	04/30/2018	Uncleared	AP	10724	MOUNT NITTANY MEDICAL CENTER	420.00
7086	04/30/2018	Uncleared	AP	10762	NORTH CENTRAL DIGITAL SYSTEMS	197.38
7087	04/30/2018	Uncleared	AP	10819	PATTON TOWNSHIP SUPERVISORS	833.73
7088	04/30/2018	Uncleared	AP	11344	PETERSON INDUSTRIES INC.	89.78
7089	04/30/2018	Uncleared	AP	10893	PRINT O STAT INC	109.00
7090	04/30/2018	Uncleared	AP	10914	QUILL CORPORATION	43.99
7091	04/30/2018	Uncleared	AP	10916	R C BOWMAN INC	467.50
7092	04/30/2018	Uncleared	AP	10945	ROBINSON SEPTIC SERVICE INC	115.00
7093	04/30/2018	Uncleared	AP	11716	ROD'S SALES & SERVICE	67.32
7094	04/30/2018	Uncleared	AP	10973	SAMS CLUB DIRECT	677.40
7095	04/30/2018	Uncleared	AP	11476	SITE ONE LANDSCAPE SUPPLY	487.96
7096	04/30/2018	Uncleared	AP	11026	SPRING TOWNSHIP SUPERVISORS	934.65
7097	04/30/2018	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	400.00
7098	04/30/2018	Uncleared	AP	11468	STOLINAS RAY	75.21
7099	04/30/2018	Uncleared	AP	11729	THE HR OFFICE	69.00
7100	04/30/2018	Uncleared	AP	11106	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTION	27.30
7101	04/30/2018	Uncleared	AP	11133	U COMP	8,473.46
7102	04/30/2018	Uncleared	AP	11353	WEAVER WELDING & MFG	62.00
7104	04/30/2018	Uncleared	AP	11203	WITMER PUBLIC SAFETY GROUP INC	1,041.00
7105	04/30/2018	Uncleared	AP	11205	WOODRINGS FLORAL GARDENS	48.95
Fund 01 Total:						304,629.10
02	STREET LIGHT FUND					
81	03/15/2018	Uncleared	AP	11192	WEST PENN POWER	0.29
83	04/23/2018	Uncleared	AP	11192	WEST PENN POWER	612.52
Fund 02 Total:						612.81
30	CAPITAL RESERVE FUND					
1	04/30/2018	Uncleared	AP	11045	STEPHENSON EQUIPMENT INC	33,219.00
200	02/12/2016	Uncleared	AP	10440	GLOBAL	999.00
443	04/23/2018	Uncleared	AP	11676	WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS	8,852.40
444	04/23/2018	Uncleared	AP	11558	ENVIRONMENTAL PLANNING & DESIGN, LLC	225.25
445	04/23/2018	Uncleared	AP	10607	LAKE FORD LINCOLN INC	21,667.00

Fund/Check No.	Check Date	Clear Date	System	Vendor/Employee No.	Vendor/Employee Name	Amount
446	04/23/2018	Uncleared	AP	10756	NITTANY OFFICE EQUIPMENT	121.50
447	04/30/2018	Uncleared	AP	10046	AMERON CONSTRUCTION	6,471.20
448	04/30/2018	Uncleared	AP	10122	BOROUGH OF STATE COLLEGE	786.27
449	04/30/2018	Uncleared	AP	10756	NITTANY OFFICE EQUIPMENT	34.45
Fund 30Total:						72,376.07
32	TRANSPORT IMPROVEMENT FUND					
2017017	04/13/2018	Uncleared	AP	10535	INTERSTATE ACQUISITION SERVICE	3,093.96
Fund 32Total:						3,093.96
34	PARK IMPROVEMENT FUND					
29	04/23/2018	Uncleared	AP	11721	METZLER FOREST PRODUCTS	178.75
Fund 34Total:						178.75
35	LIQUID FUELS FUND					
226	04/23/2018	Uncleared	AP	11630	CRAFCO INC - CHANDLER	986.93
227	04/30/2018	Uncleared	AP	10203	CENTRE DAILY TIMES	177.33
228	04/30/2018	Uncleared	AP	10509	HRI INC	122.40
Fund 35Total:						1,286.66
60	POLICE PENSION TRUST FUND					
17	04/30/2018	Uncleared	AP	10255	CONRAD M SIEGEL INC	5,800.00
Fund 60Total:						5,800.00
93	TUDEK PARK TRUST FUND					
176	03/30/2018	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	53.20
178	04/23/2018	Uncleared	AP	10012	ADVANCED DISPOSAL SERVICES	37.83
179	04/23/2018	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	11.18
180	04/23/2018	Uncleared	AP	11139	UNIVERSITY AREA JOINT AUTHORITY	104.00
181	04/23/2018	Uncleared	AP	11192	WEST PENN POWER	22.51
182	04/30/2018	Uncleared	AP	11035	STATE COLLEGE BOROUGH WATER AUTHORITY	11.50
Fund 93Total:						240.22
Grand Total:						388,217.57



HRI, INC.

INVOICE

Western Region

Ferguson Township Board of Supervisors
 3147 Research Drive
 State College, PA 16801-2798

Contract - 2018-C1
 Work Performed:
 5/14-6/9/2018

6/12/2018

ITEM NO.	DESCRIPTION	QUANTITY	UoM	UNIT COST	TOTAL COST	QUANTITY THIS ESTIMATE	DOLLAR VALUE THIS ESTIMATE	QUANTITY TO DATE	DOLLAR VALUE TO DATE
0201-0001	Clearing and Grubbing	1.00	LS	\$42,500.00	\$42,500.00	0.74	\$31,450.00	0.74	\$31,450.00
0203-0001	Class 1 Excavation	194.00	CY	\$38.00	\$7,372.00	37.00	\$1,406.00	37.00	\$1,406.00
0204-0150	Class 4 Excavation	464.00	CY	\$9.50	\$4,408.00	344.00	\$3,268.00	344.00	\$3,268.00
0341-0001	Cold In Place Recycled Bituminous Base Course (4" Depth)	4,438.00	SY	\$10.00	\$44,380.00	0.00	\$0.00	0.00	\$0.00
0341-0002	Cold In Place Recycled Bituminous Base Course (5" Depth)	37,120.00	SY	\$5.70	\$211,584.00	0.00	\$0.00	0.00	\$0.00
0341-0010	Bituminous Material	83,116.00	GA	\$2.00	\$166,232.00	0.00	\$0.00	0.00	\$0.00
0411-0385	Superpave Asphalt Mixture Design, WMA Wearing Course, PG 64-22, <0.3 Million ESALS, 9.5MM Mix, 1.5" Depth, SRL-L	4,438.00	SY	\$7.50	\$33,285.00	0.00	\$0.00	0.00	\$0.00
0411-0484	Superpave Asphalt Mixture Design, WMA Wearing Course, PG 64-22, 0.3 to <3 Million ESALS, 9.5MM Mix, 1.5" Depth, SRL-M	37,120.00	SY	\$5.95	\$220,864.00	0.00	\$0.00	0.00	\$0.00
0411-2395	Superpave Asphalt Mixture Design, WMA Wearing Course (Scratch), PG 64-22, 0.3 to <3 Million ESALS, 9.5MM Mix, SRL-L	123.00	TN	\$110.00	\$13,530.00	0.00	\$0.00	0.00	\$0.00
0411-2494	Superpave Asphalt Mixture Design, WMA Wearing Course (Scratch), PG 64-22, 0.3 to <3 Million ESALS, 9.5MM Mix, SRL-L	1,022.00	TN	\$77.00	\$78,694.00	0.00	\$0.00	0.00	\$0.00
0460-0001	Bituminous Tack Coat	83,116.00	SY	\$0.10	\$8,311.60	0.00	\$0.00	0.00	\$0.00
0601-0351	12" Thermoplastic Pipe, Group III, 8'-2' Fill	13.00	LF	\$125.00	\$1,625.00	0.00	\$0.00	0.00	\$0.00
4604-0398	15" Perforated Thermoplastic Pipe, Group VI, 15'-2' Fill (Modified)	1,540.00	LF	\$58.00	\$89,320.00	1,136.00	\$65,888.00	1,136.00	\$65,888.00
4604-0353	18" Perforated Thermoplastic Pipe, Group III, 8'-2' Fill (Modified)	44.00	LF	\$158.00	\$6,952.00	0.00	\$0.00	0.00	\$0.00



Western Region

Ferguson Township Board of Supervisors
 3147 Research Drive
 State College, PA 16801-2798

Contract - 2018-C1
 Work Performed:
 5/14-6/9/2018

INVOICE

6/12/2018

ITEM NO.	DESCRIPTION	QUANTITY	UoM	UNIT COST	TOTAL COST	QUANTITY THIS ESTIMATE	DOLLAR VALUE THIS ESTIMATE	QUANTITY TO DATE	DOLLAR VALUE TO DATE
4604-5017	18" Perforated Reinforced Concrete Pipe, Type A, <1.5' Fill (Modified)	40.00	LF	\$178.00	\$7,120.00	0.00	\$0.00	0.00	\$0.00
0605-2600	Type D Endwall	1.00	EA	\$2,400.00	\$2,400.00	0.00	\$0.00	0.00	\$0.00
0616-1251	Thermoplastic End Section for 15" Pipe	1.00	EA	\$520.00	\$520.00	0.00	\$0.00	0.00	\$0.00
0616-1252	Thermoplastic End Section for 18" Pipe	2.00	EA	\$560.00	\$1,120.00	0.00	\$0.00	0.00	\$0.00
0605-2731	Type M Concrete Top Unit and Bicycle Safe Grate	9.00	SET	\$1,100.00	\$9,900.00	8.00	\$8,800.00	8.00	\$8,800.00
0605-2850	Standard Inlet Box, Height <= 10'	9.00	EA	\$2,100.00	\$18,900.00	8.00	\$16,800.00	8.00	\$16,800.00
0608-0001	Mobilization	1.00	LS	\$50,000.00	\$50,000.00	0.25	\$12,500.00	0.25	\$12,500.00
0620-0503	Remove Existing Guide Rail (Contractor's Property)	764.00	LF	\$3.10	\$2,368.40	0.00	\$0.00	0.00	\$0.00
0620-0525	Offset Brackets	135.00	EA	\$13.00	\$1,755.00	0.00	\$0.00	0.00	\$0.00
0620-0551	Type 31-S Guide Rail with Extra Length Posts	135.00	EA	\$26.00	\$3,510.00	0.00	\$0.00	0.00	\$0.00
0620-1600	Type 31-S Guide Rail	848.00	LF	\$22.00	\$18,656.00	0.00	\$0.00	0.00	\$0.00
0620-0400	Type 31-Strong Post End Treatment	2.00	EA	\$1,360.00	\$2,720.00	0.00	\$0.00	0.00	\$0.00
0686-0020	Construction Surveying, Type B	1.00	LS	\$5,700.00	\$5,700.00	1.00	\$5,700.00	1.00	\$5,700.00
0703-0025	#57 Coarse Aggregate	404.00	CY	\$28.00	\$11,312.00	379.10	\$10,614.80	379.10	\$10,614.80
0802-0001	Topsoil Furnished and Placed	493.00	CY	\$49.00	\$24,157.00	0.00	\$0.00	0.00	\$0.00
0806-0100	Erosion Control Mulch Blanket	2,238.00	SY	\$1.50	\$3,357.00	0.00	\$0.00	0.00	\$0.00
0808-3782	Norway Spruce (5' Height B&B)	5.00	EA	\$380.00	\$1,900.00	0.00	\$0.00	0.00	\$0.00
0860-0000	Inlet Filter Bag for Type M Inlet	13.00	EA	\$185.00	\$2,405.00	8.00	\$1,480.00	8.00	\$1,480.00
0901-0001	Maintenance and Protection of Traffic	1.00	LS	\$24,000.00	\$24,000.00	0.25	\$6,000.00	0.25	\$6,000.00
0954-011	1 Inch Conduit	33.00	LF	\$18.00	\$594.00	0.00	\$0.00	0.00	\$0.00
0954-0151	Trench and Backfill, Type I	7.00	LF	\$30.00	\$210.00	0.00	\$0.00	0.00	\$0.00
0956-0101	Loop Senser	138.00	LF	\$21.00	\$2,898.00	0.00	\$0.00	0.00	\$0.00
0962-1000	4" White Waterborne Pavement Markings	27,575.00	LF	\$0.20	\$5,515.00	0.00	\$0.00	0.00	\$0.00



HRI, INC.

INVOICE

Western Region

Ferguson Township Board of Supervisors
 3147 Research Drive
 State College, PA 16801-2798

Contract - 2018-C1
 Work Performed:
 5/14-6/9/2018

6/12/2018

ITEM NO.	DESCRIPTION	QUANTITY	UoM	UNIT COST	TOTAL COST	QUANTITY THIS ESTIMATE	DOLLAR VALUE THIS ESTIMATE	QUANTITY TO DATE	DOLLAR VALUE TO DATE
0962-1004	24" White Waterborne Pavement Markings	23.00	LF	\$6.70	\$154.10	0.00	\$0.00	0.00	\$0.00
0962-1005	4" Yellow Waterborne Pavement Markings	27,608.00	LF	\$0.20	\$5,521.60	0.00	\$0.00	0.00	\$0.00
0962-1020	White Waterborne Pavement Legend, "STOP", 8'-0"	1.00	EA	\$110.00	\$110.00	0.00	\$0.00	0.00	\$0.00
0962-1026	White Waterborne Pavement Legend, "AHEAD", 8'-0"	1.00	EA	\$160.00	\$160.00	0.00	\$0.00	0.00	\$0.00
9000-0001	Seeding, Soil Supplements and Mulching	3,691.00	SY	\$2.30	\$8,489.30	0.00	\$0.00	0.00	\$0.00
9000-0002	Reset Mailboxes	47.00	EA	\$330.00	\$15,510.00	0.00	\$0.00	0.00	\$0.00
9000-0003	Shoulder Backfill, 2A Stone	388.00	CY	\$64.00	\$24,832.00	0.00	\$0.00	0.00	\$0.00
9000-0004	Driveway Restoration	218.00	TN	\$400.00	\$87,200.00	0.00	\$0.00	0.00	\$0.00
9000-0005	4" French Drain Connection	8.00	EA	\$1,200.00	\$9,600.00	0.00	\$0.00	0.00	\$0.00
9000-0006	Test Pits	18.00	EA	\$380.00	\$6,840.00	18.00	\$6,840.00	18.00	\$6,840.00
Change Orders									
CO.1	Water Service Adjustment	5.00	EA	\$1,859.98	\$9,299.90	1.00	\$1,859.98	1.00	\$1,859.98
CO.1	8" Nyloplast, Light Duty Structure	1.00	EA	\$1,350.27	\$1,350.27	0.00	\$0.00	0.00	\$0.00
					SUBTOTAL		\$172,606.78		\$172,606.78

Payment Amount This Invoice → \$172,606.78

Remit To:
 HRI, Inc.
 488 Airport Road
 Johnstown, PA 15904

PAY APP # 1
 PAY \$155,346.10
 FUND 32.400..439.610

**Project: 2018-C1 SYAMORE, E. CHESTNUT, W, GATESBURG, TADPOLE, PINE HALL
CONSTRUCTION QUANTITIES**

Items through 5/7/18

					PAY APP 1	
ITEM No. UNIT	DESCRIPTION	UNIT PRICE	INITIAL QTY.		QTY.	COST
0201 0001 LS	CLEARING AND GRUBBING	\$ 42,500.00	1		74%	\$ 31,450.00
0203 0001 CY	CLASS 1 EXCAVATION	\$ 38.00	194		37	\$ 1,406.00
0204 0150 CY	CLASS 4 EXCAVATION	\$ 9.50	464		344	\$ 3,268.00
0341 0001 SY	COLD IN PLACE RECYCLED BITUMINOUS BASE COURSE (4" DEPTH)	\$ 10.00	4,438			\$ -
0341 0002 SY	COLD IN PLACE RECYCLED BITUMINOUS BASE COURSE (5" DEPTH)	\$ 5.70	37,120			\$ -
0341 0010 GAL	BITUMINOUS MATERIAL	\$ 2.00	83,116			\$ -
0411 0385 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, <0.3 MILLION ESALS, 9.5MM MIX, 1.5" DEPTH, SRL-L	\$ 7.50	4,438			\$ -
0411 0484 SY	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE (PG 64-22, 0.3 TO <3 MILLION ESALS, 9.5MM MIX, 1.5" DEPTH, SRL-M	\$ 5.95	37,120			\$ -
0411 2395 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE (SCRATCH), PG 64-22, <0.3 MILLION ESALS, 9.5MM MIX, SRL-L	\$ 110.00	123			\$ -
0411 2494 TON	SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE (SCRATCH), PG 64-22, 0.3 TO <3 MILLION ESALS, 9.5MM MIX, SRL-L	\$ 77.00	1,022			\$ -
0460 0001 SY	BITUMINOUS TACK COAT	\$ 0.10	83,116			\$ -
0601 0351 LF	12" THERMOPLASTIC PIPE, GROUP III, 8'-2' FILL	\$ 125.00	13			\$ -
4604 0398 LF	15" PERFORATED THERMOPLASTIC PIPE , GROUP VI, 15'-2' FILL (MODIFIED)	\$ 58.00	1,540		1,136	\$ 65,888.00
4604 0353 LF	18" PERFORATED THERMOPLASTIC PIPE , GROUP IIIP, 8'-2' FILL (MODIFIED)	\$ 158.00	44			\$ -
4604 5017 LF	18" PERFORATED REINFORCED CONCRETE PIPE, TYPE A, <1.5' FILL (MODIFIED)	\$ 178.00	40			\$ -
0605 2600 EA	TYPE D ENDWALL	\$ 2,400.00	1			\$ -

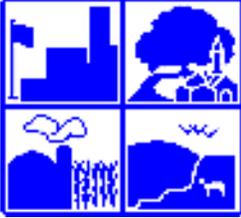
ITEM No. UNIT	DESCRIPTION	UNIT PRICE	INITIAL QTY.	QTY.	COST
0616 1251 EA	THERMOPLASTIC END SECTION FOR 15" PIPE	\$ 520.00	1		\$ -
0616 1252 EA	THERMOPLASTIC END SECTION FOR 18" PIPE	\$ 560.00	2		\$ -
0605 2731 SET	TYPE M CONCRETE TOP UNIT AND BICYCLE SAFE GRATE	\$ 1,100.00	9	8	\$ 8,800.00
0605 2850 EA	STANDARD INLET BOX, HEIGHT $\leq 10'$	\$ 2,100.00	9	8	\$ 16,800.00
0608 0001 LS	MOBILIZATION	\$ 50,000.00	1	25%	\$ 12,500.00
0620 0503 LF	REMOVE EXISTING GUIDE RAIL (CONTRACTOR'S PROPERTY)	\$ 3.10	764		\$ -
0620 0525 EA	OFFSET BRACKETS	\$ 13.00	135		\$ -
0620 0551 EA	TYPE 31-S GUIDE RAIL WITH EXTRA LENGTH POSTS	\$ 26.00	135		\$ -
0620 1600 LF	TYPE 31-S GUIDE RAIL	\$ 22.00	848		\$ -
0620 0400 EA	TYPE 31-STRONG POST END TREATMENT	\$ 1,360.00	2		\$ -
0686 0020 LS	CONSTRUCTION SURVEYING, TYPE B	\$ 5,700.00	1	1	\$ 5,700.00
0703 0025 CY	#57 COARSE AGGREGATE	\$ 28.00	404	379	\$ 10,614.80
0802 0001 CY	TOPSOIL FURNISHED AND PLACED	\$ 49.00	493		\$ -
0806 0100 SY	EROSION CONTROL MULCH BLANKET	\$ 1.50	2,238		\$ -
0808 3782 EA	NORWAY SPRUCE - (5'HT. B&B)	\$ 380.00	5		\$ -
0860 0000 EA	INLET FILTER BAG FOR TYPE M INLET	\$ 185.00	13	8	\$ 1,480.00
0901 0001 LS	MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION	\$ 24,000.00	1	25%	\$ 6,000.00
0954 0011 LF	1 INCH CONDUIT	\$ 18.00	33		\$ -

ITEM No. UNIT	DESCRIPTION	UNIT PRICE	INITIAL QTY.	QTY.	COST
0954 0151 LF	TRENCH AND BACKFILL, TYPE I	\$ 30.00	7		\$ -
0956 0101 LF	LOOP SENSOR	\$ 21.00	138		\$ -
0962 1000 LF	4" WHITE WATERBORNE PAVEMENT MARKINGS	\$ 0.20	27,575		\$ -
0962 1004 LF	24" WHITE WATERBORNE PAVEMENT MARKINGS	\$ 6.70	23		\$ -
0962 1005 LF	4" YELLOW WATERBORNE PAVEMENT MARKINGS	\$ 0.20	27,608		\$ -
0962 1020 EA	WHITE WATERBORNE PAVEMENT LEGEND, "STOP", 8'-0"	\$ 110.00	1		\$ -
0962 1026 EA	WHITE WATERBORNE PAVEMENT LEDGEND, "AHEAD", 8'-0"	\$ 160.00	1		\$ -
9000 0001 SY	SEEDING, SOIL SUPPLEMENTS AND MULCHING	\$ 2.30	3,691		\$ -
9000 0002 EA	RESET MAILBOXES	\$ 330.00	47		\$ -
9000 0003 CY	SHOULDER BACKFILL, 2A STONE	\$ 64.00	388		\$ -
9000 0004 TON	DRIVEWAY RESTORATION	\$ 400.00	218		\$ -
9000 0005 EA	4" FRENCH DRAIN CONNECTION	\$ 1,200.00	8		\$ -
9000 0006 EA	TEST PITS	\$ 380.00	18	18	\$ 6,840.00
EA	WATER SERVICE ADJUSTMENT (CHANGE ORDER #1)	\$ 1,859.98	5	1	\$ 1,859.98
EA	8" NYLOPLAST, LIGHT DUTY STRUCTURE (CHANGE ORDER #1)	\$ 1,350.27	1		\$ -

PAY APP SUB-TOTAL

\$ 172,606.78

Initial bid Total	\$	1,288,492.00
Change Order #1	\$	10,650.17
Pay App Sub-Total	\$	172,606.78
Retainage (%)		10%
Retainage (\$)	\$	17,260.68
Pay App Total	\$	155,346.10



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801

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

www.twp.ferguson.pa.us

TO: Ferguson Township Board of Supervisors

FROM: Ron Seybert, Jr., P.E., Township Engineer

DATE: May 30, 2018

SUBJECT: **AWARD OF 2018-C17, Traffic Signal Detection Upgrade**

Bids were opened publicly for Contract 2018-C17 Traffic Signal Detection Upgrade at 1:00 pm on Tuesday May 29, 2018 and read aloud. The bid opening was attended by David Clabaugh of Tel-Power, Inc., Mark Knarr of M & B Services, LLC, David Modricker, Marcella Bell and me. The bid was advertised in the Centre Daily Times on May 14, 2018 and the invitation to bid was sent to 11 qualified contractors.

The purpose of the project is to improve the reliability of the detection at four traffic signals which include Whitehall Road at Research Drive, Whitehall Road at West College Avenue, West College Avenue at Bristol Avenue, and Blue Course Drive at Old Gatesburg Road. The digital radar detectors will replace both existing loop detectors and camera detectors that have limitations on detection. In addition to being more reliable, the proposed radar detectors also provide real time detection to help reduce the incidents of dilemma zone and can detect both motorcycles and bicycles.

Bids were received as follows:

Tel-Power, Inc.	\$112,804.60
Traffic Control & Engineering Co.	\$116,195.00
M & B Services, LLC	\$139,571.00
Bruce-Merrilees Electric Company	\$149,895.00

Attached is a copy of the bid tabulation. The engineer's estimate for this contract is \$98,550.00. The project budget includes \$100,000 to complete this work, \$80,000 of which is reimbursed by PennDOT through a Green Light Go grant. Budget account 32.400.439.610 has available funds from other project savings to cover the additional costs to complete the project. If desired, two radar detectors could be removed from the project by change order to complete the contract within the project budget of \$100,000.

I recommend that the Board of Supervisors award the contract to Tel-Power, Inc, for a total of \$112,804.60 per their bid.

Attachments: 2018-C17 Bid Tabulation

Copy: D. Pribulka
D. Modricker
2018-C17 File

Pribulka,David

From: Miller,Steve
Sent: Tuesday, June 05, 2018 2:14 PM
To: Buckland,Peter
Cc: FergBoard; Pribulka,David
Subject: Potential agenda item

Follow Up Flag: Follow up
Flag Status: Flagged

Peter,

I would like to submit the following agenda item for consideration by the board.

Thanks
Steve

Statement of intent to remain in COG programs

Narrative

Recently, a number of questions have been raised by elected officials in other municipalities concerning the intention of Ferguson Township to remain in certain COG programs and/or in COG as a whole. Attempts to address this issue in one-on-one conversations are not the best approach because the board has not established a position, except by having not acted to make any changes. In order to provide clarity to other concerned parties, including our partner municipalities, the board should state a position on this question.

Recommended motion: That the Board of Supervisors request the Township Manager to communicate to the director of CRCOG that the Ferguson Township intends to continue all current participation in COG programs for the foreseeable future and to convey a request that this intention be forwarded to the COG General Forum by the COG director.

Pribulka,David

From: Dininni,Laura
Sent: Tuesday, June 12, 2018 4:09 PM
To: Pribulka,David
Subject: Agenda item

Narrative

Sound financial management is aimed at securing the most use from available and projected resources.

The Township has a mission of providing efficient, cost effective services, and the board is sometimes asked to participate in programs without data demonstrations of cost effectiveness (a business plan) for Ferguson Township taxpayers.

Recently, a number of questions have been raised by residents and business owners of Ferguson Township concerning the cost efficiency of certain COG programs.

In order to provide clarity to our residents regarding the board position on efficient use of their tax dollars, the board should re confirm their commitment to the Ferguson Township mission and to using tax monies in the most efficient and cost effective manner.

Recommended motion: That the Board of Supervisors affirm that ""It is Ferguson Township's mission to provide efficient, cost effective, professional services to our residents in a fair, cooperative, ethical and honest manner. The Township will endeavor to manage its resources allowing planned, sustainable growth while preserving the quality of life and its unique characteristics."

And, to reassure taxpayers we request the Township Manager communicate to the director of CRCOG that Ferguson Township intends to evaluate their participation in COG programs based on the efficient and cost effective delivery of quality professional services."

IMPORTANT WARNING: The information in this message (and the documents attached to it, if any) is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken, or omitted to be taken, in reliance on it is prohibited and may be unlawful. If you have received this message in error, please delete all electronic copies of this message (and the documents attached to it, if any), destroy any hard copies you may have created and notify me immediately by replying to this email. Thank you.

Pribulka,David

From: Buckland,Peter
Sent: Tuesday, June 12, 2018 6:14 AM
To: Pribulka,David
Subject: EPA Comment Letter for BoS Agenda

Hi Dave,

Please include in our consent agenda for next meeting.

Recently, EPA Administrator Scott Pruitt has proposed a "secret science" rule that would hinder the agency from using studies where the underlying data is not public. The Union of Concerned Scientists, the American Geophysical Union, the American Academy for the Advancement of Science, as well as public health and environmental organizations are strongly opposing the rule. They rightly say this is a political move that "weaponizes transparency." I propose our Board submit a comment to the EPA that would:

- a) highlight the township's strategic and policy commitments,
- b) point out the EPA's mission,
- c) celebrate solid peer-reviewed science to EPA's mission,
- d) highlight the fact that our Board and Climate Action Committee uses well-founded methods developed through peer review and peer-reviewed assessments for similar purposes at a smaller scale, and
- e) oppose the rule's true intent which will have grave consequences that are contrary to our board's

The chair of Ferguson Township's Climate Action Committee will be asked to put the letter on their July agenda for endorsement. Staff will submit the comment ahead of the August 16, 2018 deadline.

Peter Buckland
Chair of the Ferguson Township Board
Ward 2 Supervisor

"In the end we will conserve only what we love; we will love only what we understand; and we will understand only what we are taught." Baba Dioum

Pribulka,David

From: Pribulka,David
Sent: Saturday, June 16, 2018 7:05 PM
To: Pribulka,David
Subject: Fwd: Agenda item

Add to CA

David Pribulka
Township Manager
Ferguson Township
Centre County, Pennsylvania
t: (814) 238-4651
f: (814) 238-3454
Sent from my iPhone

Begin forwarded message:

From: "Dininni,Laura" <ldininni@twp.ferguson.pa.us>
Date: June 12, 2018 at 4:29:26 PM EDT
To: "Pribulka,David" <dpribulka@twp.ferguson.pa.us>
Subject: Agenda item

Narrative

SCBWA has voiced concern regarding the sewer line for the Whitehall Road Regional Park and Toll Brother development potential for contamination of the drinking water.

There is possibly a safer route for the sewer.

At the June 4, 2018 State College Borough Council meeting, Council discussed the issues, and then voted 4-1 to approve a motion by Evan Myers directing staff to reach out to all relevant parties (Toll Brothers, UAJA, SCBWA and/or Ferg. Twp.) to find out, as a preliminary question, whether Toll Brothers is interested in exploring the possibility of running the sewage pipe the shorter distance to State College collection system at Waupelauni and Whitehall instead of running it more than a mile to the UAJA collection system in Ferguson Township at Stonebridge and Whitehall.

I'm proposing that the Ferguson Township board discuss and consider two motions

First, to direct Ferguson Township staff to communicate to the Tolls that Ferguson would consider cost sharing to determine if a safer sewer route is available.

And to direct staff to send a memo to the Centre Region via the Parks Capital committee requesting that the municipalities consider cost sharing to determine if a safer alternative for the sewer is potentially available to serve Whitehall park.

IMPORTANT WARNING: The information in this message (and the documents attached to it, if any) is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken, or omitted to be taken, in reliance on it is prohibited and may be unlawful. If you have received this message in error, please delete all electronic copies of this message (and the documents attached to it, if any), destroy any hard copies you may have created and notify me immediately by replying to this email. Thank you.

Proposed FTPW Garage Estimate

From: John Hajduk [<mailto:JHajduk@engr.psu.edu>]
Sent: Wednesday, June 06, 2018 3:37 PM
To: Modricker,David <dmodricker@twp.ferguson.pa.us>
Cc: Greg Ruberto <gruberto@engr.psu.edu>; Kurt Homan <Kurt.Homan@engr.psu.edu>
Subject: FW: proposed FTPW garage estimate backup

Dave,

Attached is a draft letter we have put together for you and the Township along with an excel file that was developed to assist us in rationalize the costs on a cost per square foot basis by system / element.

In summary, based on our comprehensive professional experience and cost benchmarks from PennDOT and PTC for construction of similar facilities over the past few years the cost for your facility as designed should not exceed \$275 per square foot.

If you have any questions or feedback let me know.

Regards,

John

John Hajduk, MBA, ProFM | Director
Penn State Facilities Engineering Institute
135 East Nittany Avenue, Suite 414 | State College, PA 16801
Phone: 814-867-4897 | Fax: 814-863-7835
JHajduk@engr.psu.edu | psfei.psu.edu



From: Modricker,David [<mailto:dmodricker@twp.ferguson.pa.us>]
Sent: Monday, May 14, 2018 8:48 AM
To: John Hajduk
Cc: Pribulka,David; McDonald,Steve
Subject: RE: proposed FTPW garage estimate backup

Thank you, I will await your response.

Dave M

David J. Modricker P.E.
Public Works Director
Ferguson Township
3147 Research Drive
State College, PA 16801
814-238-4651

APWA Central PA Chapter President 2018

The information in this message is confidential and intended solely for the addressee. Access to this message by anyone else is unauthorized. Do not copy or distribute. If you have received this message in error, please delete all electronic copies of this message and notify me by replying to this email. Thank you.

From: John Hajduk [<mailto:JHajduk@engr.psu.edu>]
Sent: Friday, May 11, 2018 8:21 PM
To: Modricker,David <dmodricker@twp.ferguson.pa.us>
Subject: RE: proposed FTPW garage estimate backup

Dave

After discussing with the team we feel comfortable getting you a response by 5/26/18.

Thanks

John

----- Original message -----

From: "Modricker,David" <dmodricker@twp.ferguson.pa.us>
Date: 5/9/18 4:43 PM (GMT-05:00)
To: John Hajduk <JHajduk@engr.psu.edu>
Subject: proposed FTPW garage estimate backup
John, attached find the following:

Cost savings.xlsx by Modricker based on initial architect 60% design estimate of 5.1M and manager directive for cost NTE 4M. The cost estimate from the architect has since risen from their initial estimate.

Barton mark up cost savings.xls by Barton Associates the MEP subconsultant for mechanical, HVAC, electrical, plumbing

05 FT Cost Savings List with Design Team Comments.xlsx by Greenfield, these are the design team responses to Modricker suggestions for cost savings, mostly site work related

Email transmitting a **revised pdf cost** estimate and justification and suggestions by Greenfield.

21 Memo LEED GP Basis of Design rev 6-25-17.pdf by Ferguson Township (Buckland and Modricker) adopted by Board of Supervisors

2017-10 10 Energy Modeling Summary.pdf, prepared by design team for FT

2017-10 11 HVAC Analysis Report.pdf, prepared by Barton Assoc. recommending an HVAC system to FT

Sincerely,

Dave M

David J. Modricker P.E.
Public Works Director
Ferguson Township
3147 Research Drive
State College, PA 16801
814-238-4651

APWA Central PA Chapter President 2018

The information in this message is confidential and intended solely for the addressee. Access to this message by anyone else is unauthorized. Do not copy or distribute. If you have received this message in error, please delete all electronic copies of this message and notify me by replying to this email. Thank you.

June 5, 2018

Mr. David Modrecker
Director Public Works
Ferguson Township
3147 Research Drive
State College, PA 16801

Ferguson Township Public Works Building Project

Dear Mr. Modrecker,

We have reviewed the documents you provided for the proposed public works building. As we had previously indicated, the building construction costs are substantially above those seen on similar recently constructed Commonwealth of PA facilities. This report compiles our review comments and recommendations that will hopefully help this important project move forward under more reasonable budget expectations.

We reviewed the design documents you provided. While we recognize that a LEED building adds to the construction costs, the typical premium cost adder is around 10%. LEED in and of itself should not be a primary cost driver. A reasonable target budget to use for this project is between \$3 million to \$4 million, or unit cost of \$220 to \$275 per square foot, including a 10% LEED premium.

Most of the design features generally follows what we consider standard design practices with a few noted exceptions:

- The office space variable refrigerant flow (VRF) design contains indoor units in every space, including the vestibules. Coupled with the required OA makeup heat recovery unit, the result is a premium cost system with significant future maintenance costs required for each unit. We recommend changing the office system to a single, gas-fired, variable air volume rooftop unit with heat recovery. Limit the number of zones. Consider the need to heat or cool the vestibules.
- Some site work/plantings features are excessive. It appears the reduced site costs consider a more basic planting scheme, a good approach.

We also reviewed the professional's suggested changes to reduce costs and have the following comments:

- Recommend keeping the in-floor radiant heating in the garage rather than an overhead gas fired radiant system.
- We do not believe the sprinkler system can be eliminated as it is a code requirement
- We do not recommend eliminating the fueling station at the new building. Building the new public works building and renovating the existing fueling island will create traffic flow and safety concerns.

Specific questions regarding the cost estimate line items are as follows:

1. All line items with quantities labeled as “1” require more details regarding how the price was derived.
2. The following line item costs seem too high:
 - a. \$17 per SF cost for CMU (Concrete block)
 - b. The MEP pricing is very high on a per square foot basis, collectively totaling \$103 per SF.
Recommend requesting an explanation of “why” from the professional.
3. Supplier quotes have likely been “padded” to help ensure they are not disclosing or being held to a price in the future. Perhaps the Township should consider hiring a construction manager to evaluate the design and obtain competitive pricing to bring the project into a reasonable budget.

We hope the information provided in this letter assists Ferguson Township to successfully proceed with completing this project and spending a fair and reasonable amount taxpayer dollars.

Respectfully submitted,

John Hajduk
Director, Ferguson Township Resident

Kurt Homan
Energy Program Manager, Ferguson Township Resident

Greg Ruberto
Facility Program Manger, Ferguson Township Resident

March 12, 2018

Ferguson Township Public Works Building Construction Cost Estimate			
Building Component Description:	SF / Qty	Unit Cost	Total Estimate:
General Conditions (140 Days or 7 Months)	7	\$35,000	\$245,000
HSS Columns - Providence	1	\$64,366	\$64,366
Structural Steel - Providence	1	\$172,000	\$172,000
Spread Footings - Providence	1	\$34,000	\$34,000
Column Footings - Providence	1	\$56,000	\$56,000
Slab Type S-1 - Providence	1	\$20,553	\$20,553
Slab Type S-2 - Providence	1	\$82,500	\$82,500
Slab on Deck (Second Floor) - Providence	1	\$12,650	\$12,650
Galvanized Floor Decking (Second Floor) - Providence	1	\$16,125	\$16,125
Galvanized Roof Decking - Providence	1	\$62,750	\$62,750
CMU Walls	18,850		\$17,530,450
Brick	72,180		\$3,216,540
Cabinetry and Millwork	25	\$450	\$11,250
2" Rigid Perimeter and Underslab Insulation	8,375	\$1.85	\$15,494
Insulated Metal Panels (Jim Fiorito, Meltspan, 610-435-2738)	16,140		\$26,5419,640
TPO Roofing with 7" Rigid Insulation	13,753		\$12,165,036
Roof Hatch	1	\$6,000	\$6,000
S-Line Skylights, 5'x8' Unit with Curb (Tom Major, Kalwall, 610-585-0811)	2	\$2,865	\$5,730
Sealants	1	\$15,000	\$15,000
Doors and Hardware	27	\$1,500	\$40,500
Sectional 850 Thermacore Overhead Doors	8	\$8,500	\$68,000
Aluminum Framed Entrances and Storefronts (Jeff Turick, YKK, 717-329-9391)	885		\$40,335,400
Sun Shades (Jeff Turick, YKK, 717-329-9391)	41	\$175	\$7,175
Light Shelves (Jeff Turick, YKK, 717-329-9391)	36		\$40,144,440
Steel Studs and Drywall (3 5/8" studs and 5/8" Drywall)	4,610		\$3,513,830
Linear Metal Ceilings (Anne Marie Brannigan, Keith Bush Associates, 215-968-5255)	1,130		\$21,523,730
Acoustical Ceilings (Meredith Baxter, Armstrong, 717-881-2488)	5,995		\$5,529,975
Resilient Flooring with Integral Base (Jennifer Williamson, Altro Flooring, 302-483-3215)	2,975		\$10,529,750
Carpet Tile and Base Including Walk-off Mat (Barb Monclief, Interface, 717-475-821)	2,815		\$6,515,690
Concrete Coatings (Vic Scotese, L&M Construction Chemicals, 610-322-6859)	13,753	\$0.40	\$5,501
Epoxy with Integral Base (Mike Given, Dur-A-Flex, 717-979-7845)	4,990	\$7.25	\$36,178
Painting	30,370	\$1.50	\$45,555
Toilet Compartments	4	\$850	\$3,400
Building 1 Renovations	1	\$75,000	\$75,000
Toilet and Bath Accessories	1	\$7,500	\$7,500
Metal Lockers and Benches (Matt Moro, Republic, 315-692-0820)	38	\$300	\$11,400
Metal Storage Shelving (2 - 3'-6" Units)	2	\$350	\$700
Cambria Countertops	80		\$55,544,000
Audio / Visual Equipment in Break Room	1	\$5,000	\$5,000
Signage (Interior)	1	\$1,500	\$1,500
Fuel Bay Structure	2,400		\$45,5108,000
Fuel Equipment (B.O.D. Bolger Brothers)	1	\$117,000	\$117,000
Fuel Equipment Installation (B.O.D. Bolger Brothers)	1	\$275,000	\$275,000
Wash Bay Equipment & Installation (B.O.D. Westmatic)	1	\$171,250	\$171,250
Tanks and Drums (B.O.D. Turner Hydraulics)	1	\$9,375	\$9,375
Lift Equipment & Installation (B.O.D. Turner Hydraulics)	1	\$206,000	\$206,000
Sub-Total Building Construction Costs			\$3,289,332
		Overhead and Profit 3%	\$98,680
		Prevailing Wages 25%	\$822,333
		LEED 5%	\$164,467
		Owner's Construction Contingency 6%	\$197,360
Total Building Construction Cost (Site and Building with Prevailing Wage Rates and LEED)			\$4,572,172
MEP and Site Component Description:			
Plumbing and Fire Protection Prime - Barton	1	\$407,000	\$407,000
Mechanical Prime - Barton	1	\$490,000	\$490,000
Electrical Prime - Barton	1	\$522,297	\$522,297
Site Construction (GC Prime) - Keller Engineers	1	\$1,141,795	\$1,141,795
Sub-Total MEP and Site Costs			\$2,561,092
Total MEP and Site Costs (with Prevailing Wage Rates and LEED)			
Miscellaneous Owner Provided Soft Costs			
Centre Region Plan Review and Building Permit Fee	0.006%		\$42,800
Township Land Development fees (from Keller)	1	\$17,100	\$17,100
FF&E Placeholder	1	\$75,000	\$75,000
Low Voltage Wiring and Equipment	TBD	TBD	TBD
PV Array	TBD	TBD	TBD
Appliances (Refrig, Dishwasher, Coffee, Copier, TV)	1	\$10,000	\$10,000
Independent Testing (1.25% of Construction)	1.25%		\$57,152
Legal Fees Placeholder	1	\$7,500	\$7,500
As-Built or Record Drawings (pending field sets)	TBD	TBD	TBD
Sub-total Miscellaneous Soft Costs			\$209,552
Total Project Budget Estimate			\$7,342,816

6,125 Office SF
7,628 Garage SF
13,753 Total SF

2,750,600
3,438,250

64 \$886,625 Equipment (Fuel, Wash, Lift)
175 \$2,402,707 Bldg less garage equipment

\$239
\$7
\$60
\$12
\$14
\$332

\$30
\$36
\$38
\$83

\$15
\$334

Original 60% Estimate	Cost	Cost/SF	% total
Building General Construction	\$2,402,707	\$175	32.7%
Site Work	\$1,141,795	\$83	15.5%
Equipment (Fuel, Wash, Lift)	\$886,625	\$64	12.1%
Plumbing and Fire Protection	\$407,000	\$30	5.5%
Mechanical Prime - Barton	\$490,000	\$36	6.7%
Electrical Prime - Barton	\$522,297	\$38	7.1%
O&P, Prev. Wage, LEED, Contingency	\$1,282,840	\$93	17.5%
Soft Costs	\$209,552	\$15	2.9%
Total	\$7,342,816	\$534	100.0%

Reduced Cost Estimate	Cost	Cost/SF	% total	Scope change	Savings
Building General Construction	\$2,328,207	\$169	40.4%	Eliminated existing building renovation	\$74,500
Site Work	\$664,500	\$48	11.5%	Eliminate various scope items	\$477,295
Equipment (Fuel, Wash, Lift)	\$466,625	\$34	6.1%	Eliminate covered island, reno existg pumps	\$420,000
Plumbing and Fire Protection	\$350,000	\$25	6.1%	Cheaper fixtures, smaller drains, no sprinkler	\$57,000
Mechanical Prime - Barton	\$390,000	\$28	6.8%	Switch to overhead infrared	\$100,000
Electrical Prime - Barton	\$450,000	\$33	7.8%	possibly smaller service entrance	\$72,297
O&P, Prev. Wage, LEED, Contingency	\$908,001	\$66	15.7%	per below	\$374,839
Soft Costs	\$209,552	\$15	3.8%	Not adjusted (yet)	\$0
Total	\$5,766,885	\$419	100.0%		\$1,575,931

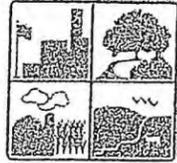
Overhead and Profit 3%	\$69,846
Prevailing Wages 25%	\$582,052
LEED 5%	\$116,418
Owner's Construction Contingency 6%	\$139,692
Total O&P, Prev. Wage, LEED, Contingency	\$908,001

Item	60% design GFA	Suggested FT	Savings	Notes	Design Team Comments
First floor	\$310,000	\$310,500			
Second floor	\$271,800	\$271,800			7g: Elimination of second floor reduces usable roof area for PV array since lower roof would now be shaded.
Garage	\$533,960	\$533,960			
Bldg 1 renovate	\$75,000	\$0		delete this element of work, work will be done by FTPW separately	GAL: Okay, can eliminate Demolition Plan.
Overhead doors	\$68,000	\$68,000			7g: Potentially significant energy impact to using less expensive doors if considered.
audio video	\$5,000	\$5,000			
signage	\$1,500	\$1,500			
Sub total general	\$1,265,260	\$1,190,760	\$74,500		
fuel bay structure	\$108,000	\$0		verbal quote from Bolger Bros on 3/6/18, 20K to remove existing tanks, 30K to install new tanks in same location, 100K for new island, pumps, canopy, consider FTPW bid this separately, not part of new building contract	GAL: Okay to delete Fuel Bay structure, all Fuel equipment, and paving. Reduction is clean.
fuel bay equipment	\$117,000	\$0			
fuel bay install	\$275,000	\$180,000			
wash bay equip	\$171,250	\$71,250		eliminate water reclamation system and downgrade	GAL: Need clarification on extent of work to delete. Current thought is to delete all equipment as well as the structure for the Wash Bay and the Wash Equipment Room (everything eliminated) to maximize budget reduction. BA: Discussion with Westmatic indicates that elimination of water reclaim will not result in \$ 100,000 reduction indicated. In addition, elimination of water reclaim will have LEED impact as well as a large water consumption increase and increase in water softening system costs.
tanks	\$9,375	\$9,375			
lift equip install	\$206,000	\$206,000			
Sub total equipmen	\$886,625	\$466,625	\$420,000		
site work	\$1,141,795	\$664,500	\$477,295	see sheet 2 site work	
plumbing	\$407,000	\$350,000	\$57,000	need to find cost savings in MEP, consider downgrading fixtures, other cost savings, any SF estimated costs included in architects SF estimated costs?, consider overhead infared heat rather than in ground hot water and boilers, VF drives, this needs discussion	BA: Some potential plumbing savings is available by utilizing items like 4" wide trench drains in lieu of 12" wide units. Another potential cost reduction option would be elimination of the building sprinkler system.
mechanical	\$490,000	\$390,000	\$100,000		BA: HVAC system cost reductions (like overhead radiant heat) will reduce occupant comfort level and increase total building energy consumption.
electrical	\$522,297	\$450,000	\$72,297		BA: Light fixtures are about as cost effective as possible given the requirements in certain spaces (water-tight, high-bay, etc.). Lighting controls cannot get much cheaper while still meeting LEED and IECC requirements. Electrical service could potentially get smaller if the building itself is reduced in size.
sum	\$4,712,977	\$3,511,885	\$1,201,092		
6%	\$282,779	\$210,713			
owner	\$202,000	\$202,000			
TOTAL	\$5,197,756	\$3,924,598			

Additional items discussed for Budget Reduction Consideration				Design Team Comments
Delete Second floor in it's entirety				GAL: Will have LEED EPD implications. Reduction is clean. Roof can be lowered.
Change from LEED Gold to LEED Certified				KEI: Need to know what credits to eliminate in order to price. 7g: A reduction in the number of LEED credits pursued does not result in any sort of linear reduction in the project's first cost. There are multiple possible paths to pursue to consolidate the pursuit of certain LEED credits. The fixed costs associated with LEED include Commissioning, energy modeling, and preparation of the documentation. Less documentation means less cost to prepare it but the impact would be minimal. A few of the credits do require some additional cost for hard costs like EV charging stations and energy monitoring systems. Beyond the expenses associated with improving energy efficiency the vast majority of LEED credits are being attained without adding much or no additional construction cost. As the project now stands there is a slight excess of credits likely to be earned and still attain LEED Gold. The cost implications should be determined based on a reconsideration of the project's performance goals and priorities which need to then determine a reduction in the LEED score. This needs to be determined in consultation with the entire project team with input from the owner.
Delete LEED in it's entirety				7g: This would need to be determined based on input from the project team regarding which costs can be attributed to LEED and which costs are attributable to the stated desires of the owner relative to building performance.

Site Work	by contractor	by owner	Notes	Design Team Comments
Demo/Miscellaneous				
Mob	\$20,000			
survey	\$5,000			
bike racks by owner	\$0	\$1,000		KEI: Need to figure out long-term bike storage component for LEED credit; long-term storage was to be under the fuel canopy, which might be deleted; do we do bike lockers? Then that is money to be spent; so, that needs figured into the canopy deletion savings.
landscape	\$5,000			
boulders by owner	\$0		FT has boulders on Owens Park property, will move and set	KEI: These boulders are not merely placed on the ground; they are incorporated into the grade as mini retaining walls. They could be owner provided, contractor installed.
picnic tables by owner	\$0		FT will supply if needed, not needed now since no pavillion	
mulch	\$0		incidental	
fitness equipment delete	\$0		delete this item	
pavillion delete	\$0		delete this item	
slab delete	\$0		delete this item, fuel island will be rebuilt in same location	
raised garden by owner	\$0		FT will install	
bollards exterior by owner	\$0	\$10,000	FT will install all exterior bollards of steel pipe and concrete	
lighting	\$15,000			
remove fuel island included elsewhere	\$0		included in demo contract by fuel island contractor separate	
curb demo	\$2,500			
tree removal by owner	\$0		FT will remove trees in advance	
Subtotal Demo/Misc	\$47,500			
E&S Subtotal	\$208,000		no changes proposed	
Storm Subtotal	\$228,000		no changes proposed	KEI: If restoration/reforestation areas are eliminated, then the rain garden will get bigger. Need to be aware of.
Pavement Subtotal				
conc walk	\$17,000			
conc patio instead of paver	\$4,000		suggest concrete patio at same unit price as concrete walk	
asphalt instead of conc pavement	\$151,000		suggest asphalt pavement rather than concrete pavement	KEI: Will not earn the LEED heat island credit (2 points). A little concern over tight turn movements tearing up the wearing course.
extruded curb instead of full depth	\$9,000		suggest extruded BCBC mounted conc curb to save money	
signs by owner	\$0		FT will install	
trail by owner	\$0	\$1,000	FT will install	
asphalt patches by owner	\$0		FT will patch	
pavement markings by owner	\$0		FT will paint lines and symbols as required	
SUBTOTAL	\$181,000			
SUBTOTALS	\$664,500			

RECEIVED
MAY 25 2018
BY: _____



APPLICATION FOR ZONING VARIANCE / APPEAL HEARING 13341
FERGUSON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

Appellant: _____ Date of hearing: _____
HFL Corporation

Property Location: _____
1224 North Atherton St., State College, PA 16801 Phone 814-238-4000
_____ FAX 814-238-2300
Email jsepp@pennterra.com

ENTRY OF APPEARANCE

Name John C. Sepp, P.E.
Address PennTerra Engineering, Inc., 3075 Enterprise Drive, State College, PA 16801

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

I am representing HFL Corporation

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.

John C. Sepp
Applicant's Signature

5/23/2018
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 HFL Corporation

Address 1155 Benner Pike, Suite 100, State College, PA 16801

Phone 814-238-4000 FAX 814-238-2300

Owner same as applicant

Address _____

Phone 814-238-4000 FAX 814-238-2300

1. Location of premises 1224 North Atherton, State College, PA 16801

2. Centre County Tax Map Parcel Number 24-14-5

3. Present zoning C

4. How long has the applicant held an interest in the property? Since 2010

5. Present use of the premises Discovery Space Education Center

6. Proposed use of the premises Discovery Space Education Center

7. Explain extent of proposed alteration(s), if any Expansion of existing parking lot

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

17,216 s.f., one-story building

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

10. For new construction or alterations:

a) Have plans been submitted to the Zoning Officer? No

b) Has he/she reviewed, approved, and signed the plans? No

c) Has he/she issued a permit? No

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

Floodplain Regulation Chapter 27-801, C(1) and 27-801(I) and

Off-Street Parking Regulations Chapter 27-809 A(5) & B(1)

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

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

a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.

b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.

c) The unnecessary hardship was not created by the applicant.

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

14. Attach a diagram or site plan showing the follow:

- 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 _____

See attached.

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

1224 North Atherton Street Zoning Variance

Description of Hardship

The current site is mapped as flood plain. Most of the area mapped as flood plain is currently developed as a parking lot and a shed. A gravel expansion to the existing lot is proposed within the limits of the flood plain. The proposed parking area will not affect the elevation of the flood plain since existing impediments to flow such as a shed and vegetation will be removed. The site's existing required parking stalls are paved and meet the Township requirement in terms of dimension and quantity. The proposed gravel area will be for overflow parking and will not conform to the township's paved parking requirement. The geometry of the lot does not permit expansion of parking which will meet township regulations. Finally there is little area available on the lot that is outside the limits of the floodplain.

1224 North Atherton Street Zoning Variance Abutting Property Owner Information

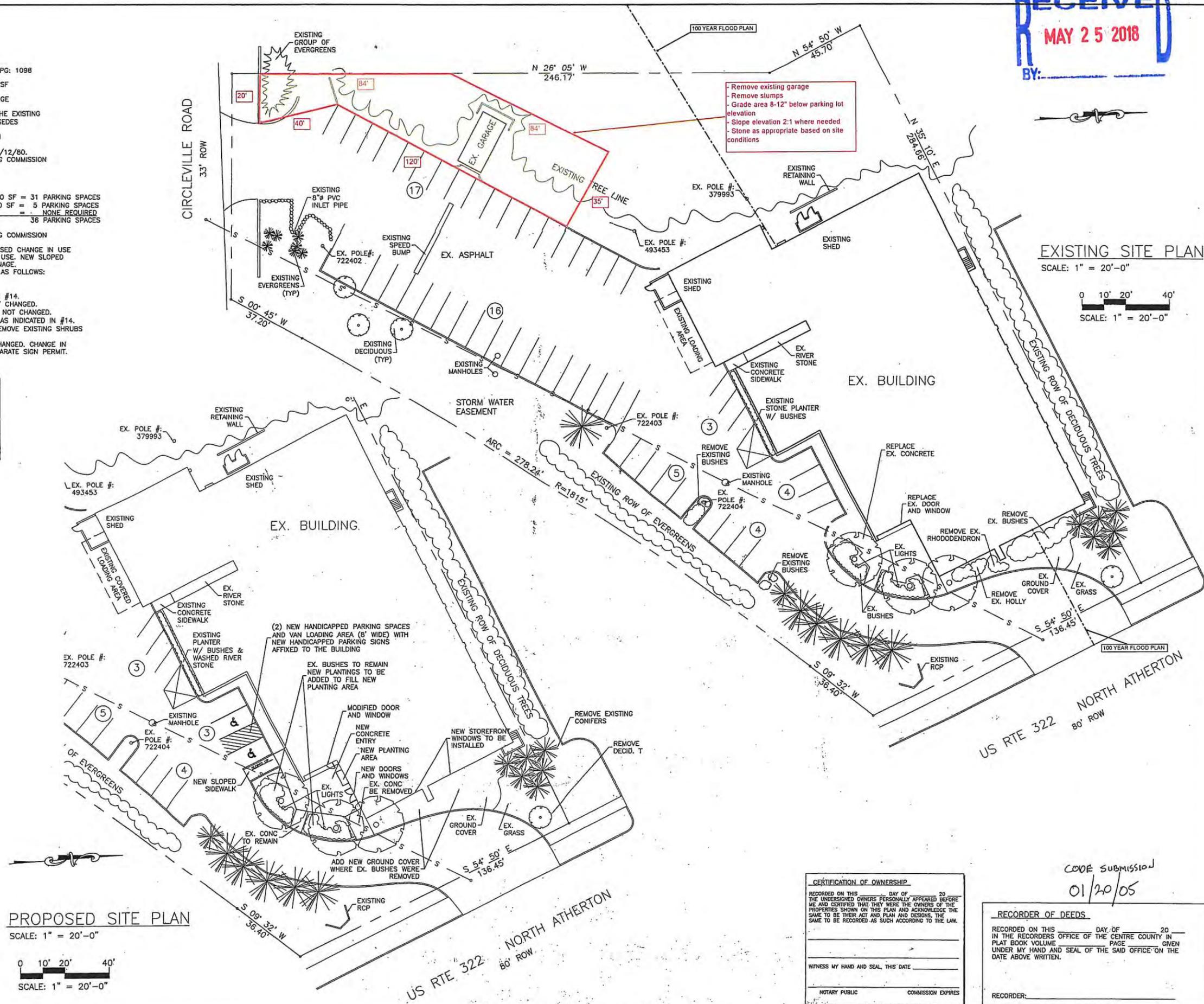
Owner Name	Mailing Address 2	Post Office	State	Zip	Phone
SMALL, JOSEPH & HELEN & DOROTH ETAL	1004 W COLLEGE AVE	STATE COLLEGE	PA	16801	unlisted
SATCO ASSOCIATES LP	1004 WEST COLLEGE AVE	STATE COLLEGE	PA	16801	unlisted
HFL CORPORATION	1155 BENNER PIKE SUITE 100	STATE COLLEGE	PA	16801	(814) 238-4000
NORTH ATHERTON JOINT VENTURE	PO BOX 10299	STATE COLLEGE	PA	16805	unlisted
NORTH ATHERTON JOINT VENTURE	PO BOX 10299	STATE COLLEGE	PA	16805	unlisted
HBR INVESTMENTS LP	PO BOX 321	STATE COLLEGE	PA	16804	unlisted
MYERS REALTY LLC	650 CHERRY LANE	STATE COLLEGE	PA	16803	unlisted

RECEIVED
MAY 25 2018
 BY: _____

MINOR ALTERATION SITE PLAN:
 ADDRESS: 1224 N. ATHERTON ST.
 STATE COLLEGE, PA 16801

01. MUNICIPALITY - FERGUSON TOWNSHIP
02. ZONING DISTRICT - C-1
03. TAX MAP PARCEL # - 24-014-005 DB: 1782 PG: 1098
04. LOT SIZE - 75,402 S.F. = 1.7334 ACRES
05. EXISTING STRUCTURAL LOT COVERAGE: 17,216.76 SF
06. PERCENT STRUCTURAL LOT COVERAGE: 22.83%
07. PROPOSED STRUCTURAL LOT COVERAGE: NO CHANGE
08. PROPOSED IMPERVIOUS SURFACE: NO CHANGE
09. THIS MINOR ALTERATION SITE PLAN DOCUMENTS THE EXISTING CONDITIONS AS OF 09/01/04. THIS PLAN SUPERSEDES THE SITE PLAN PREVIOUSLY APPROVED BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON JULY 22, 1980, PREPARED BY JAMES M. CARTY, REGISTERED ARCHITECT, SHEET 1 OF 5 DATED 04/12/80.
10. APPROVED AT THE FERGUSON TOWNSHIP PLANNING COMMISSION ON JULY 21, 1980.
11. EXISTING NO. OF PARKING STALLS: 49.
12. PROPOSED NO. OF PARKING STALLS: 48
13. **REQUIRED PARKING:**
 FURNITURE STORE (SHOWROOM): 10,733 SF/350 SF = 31 PARKING SPACES
 OFFICE: 1,322 SF/250 SF = 5 PARKING SPACES
 WAREHOUSE: 4,652 SF = NONE REQUIRED
 TOTAL PARKING SPACES REQUIRED: 36 PARKING SPACES
14. APPROVED AT THE FERGUSON TOWNSHIP PLANNING COMMISSION ON JULY 21, 1980.
15. THIS MINOR ALTERATION PLAN REFLECTS THE REVISED CHANGE IN USE OF STRUCTURE FROM BUSINESS TO MERCANTILE USE. NEW SLOPED SIDEWALK, NEW HANDICAPPED STRIPING AND SIGNAGE.
16. COMPLIANCE WITH MINOR ALTERATION CRITERIA IS AS FOLLOWS:
 A) BUILDING COVERAGE IS NOT CHANGED.
 B) IMPERVIOUS COVERAGE IS NOT CHANGED.
 C) PARKING LAYOUT IS CHANGED AS INDICATED IN #14.
 D) STORMWATER MANAGEMENT CONTROLS ARE NOT CHANGED.
 E) MOTOR VEHICLE ACCESS TO THE PROPERTY IS NOT CHANGED.
 F) THE STRUCTURE'S INTENDED USE IS MODIFIED AS INDICATED IN #14.
 G) THE EXISTING LANDSCAPING IS MODIFIED TO REMOVE EXISTING SHRUBS IN FRONT OF BUILDING.
 H) THE EXISTING SIGNAGE LOCATIONS ARE NOT CHANGED. CHANGE IN SIGN COPY WILL BE SUBMITTED UNDER A SEPARATE SIGN PERMIT.

TOWNSHIP ZONING OFFICER
 FERGUSON TOWNSHIP ZONING OFFICER APPROVAL OF MINOR ALTERATION PLAN, REVISED SITE PLAN:
 SIGNATURE _____ DATE _____



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"
 0 10' 20' 40'
 SCALE: 1" = 20'-0"

EXISTING SITE PLAN
 SCALE: 1" = 20'-0"
 0 10' 20' 40'
 SCALE: 1" = 20'-0"

CERTIFICATION OF OWNERSHIP
 RECORDED ON THIS _____ DAY OF _____ 20____
 THE UNDERSIGNED OWNERS PERSONALLY APPEARED BEFORE ME AND CERTIFIED THAT THEY WERE THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN AND ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIGNS, THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.
 WITNESS MY HAND AND SEAL, THIS DATE _____
 NOTARY PUBLIC COMMISSION EXPIRES _____

RECORDER OF DEEDS
 RECORDED ON THIS _____ DAY OF _____ 20____
 IN THE RECORDERS OFFICE OF THE CENTRE COUNTY IN PLAT BOOK VOLUME _____ PAGE _____ GIVEN UNDER MY HAND AND SEAL OF THE SAID OFFICE ON THE DATE ABOVE WRITTEN.
 RECORDED: _____

CODE SUBMISSION
 01/20/05

ALBERT A. DROBKA ARCHITECT INC.
 P.O. BOX 256
 1352 S. ATHERTON ST.
 STATE COLLEGE, PA.
 (814) 238-0710

PROJECT
 JUST CABINETS
 1224 N. ATHERTON ST.
 STATE COLLEGE, PA 16801

REVISION DATE
 12/15/04 HJM
 12/20/04 HJM

SHEET TITLE
 SITE PLAN

DATE
 11/30/04
 SCALE
 AS NOTED
 DRAWN BY:
 JLB/RSP/HJM
 CHECKED BY
 AAD
 SHEET NO.
 ST1
 PROJECT #
 0493

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 HFL Corporation

Address 1155 Benner Pike, Suite 100, State College, PA 16801

Phone 814-238-4000 FAX 814-238-2300

Owner same as applicant

Address _____

Phone _____ FAX _____

1. Location of premises 102, 114, 120 West Cherry Lane, State College, PA 16801

2. Centre County Tax Map Parcel Number 24-15-38, 57 & 58

3. Present zoning C

4. How long has the applicant held an interest in the property? Since 2006

5. Present use of the premises Three single-family homes

6. Proposed use of the premises Three-story apartment and office building

7. Explain extent of proposed alteration(s), if any Demolition of existing buildings and construction of new building.

8. Describe all existing structures, including type size and height Three two-story, single-family homes, all under 1500 S.F.

9. Has the property been involved in previous zoning hearing(s)? If so, describe date of hearing, nature of hearing and outcome of hearing. Yes. In 2017, an appeal of Zoning

Officer's decision on the definition of the type of dwelling unit was denied.

10. For new construction or alterations:

a) Have plans been submitted to the Zoning Officer? No

b) Has he/she reviewed, approved, and signed the plans? No

c) Has he/she issued a permit? No

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

Applicant seeks variance to zoning ordinance provision Chapter 27, Section 809, Parking

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

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

a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.

b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.

c) The unnecessary hardship was not created by the applicant.

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

14. Attach a diagram or site plan showing the follow:

- 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 _____

SEE ATTACHED

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

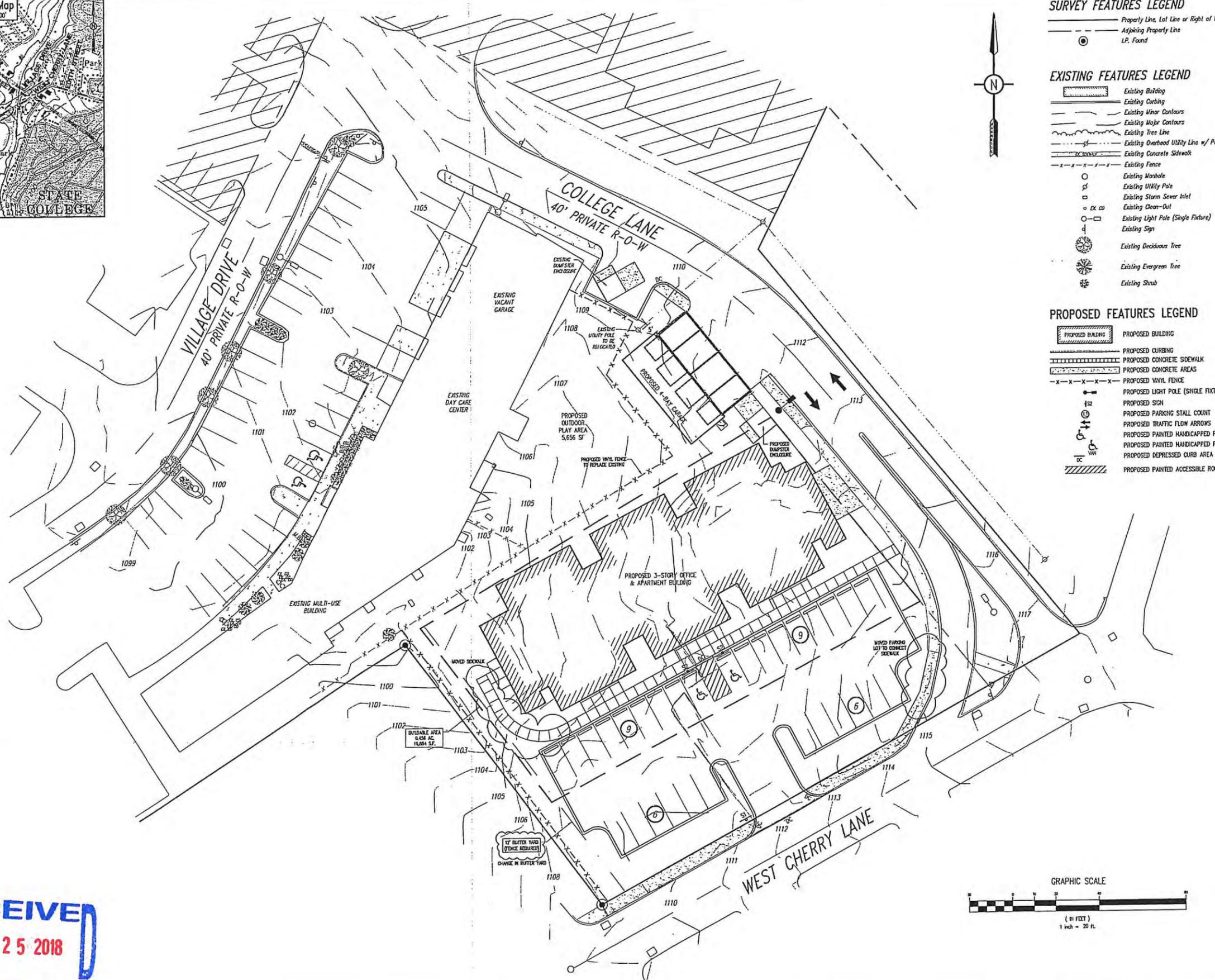
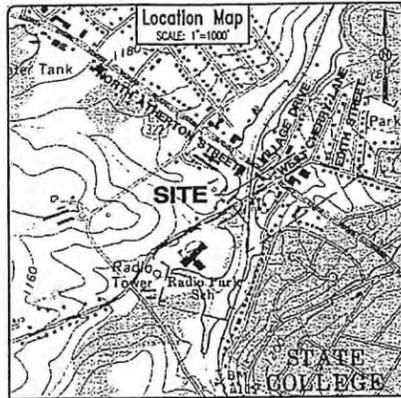
102, 114, 120 West Cherry Lane Zoning Variance

Description of Hardship

Strict compliance to the township's parking requirements creates the need for parking stalls above the amount that will practically be needed for the project. The project is a professional office and two-floor apartment building. The project's design is based upon the parking requirements for the office space, hallways, stairs, etc., as well as the apartments. Included in the building's basement are mechanical rooms, a storage area, a community room, library, laundry area and an exercise room for the building's tenants. The exercise, library and laundry rooms will not be open to the public, thus the parking space for the tenant that is occupying the apartment will also be used by the same person using the exercise or other amenity room. Providing an additional 30 parking stalls on site is redundant and unnecessary for practical reasons.

102, 114, 120 West Cherry Lane Zoning Variance Abutting Property Owner Information

Owner Name	Mailing Address 2	Post Office	State	Zip	Phone
HFL CORPORATION	1155 BENNER PIKE SUITE 100	STATE COLLEGE	PA	16801	(814) 238-4000
J J POWELL INC	PO BOX 30	PHILIPSBURG	PA	16866	(814) 342-3190



SURVEY FEATURES LEGEND

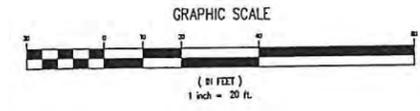
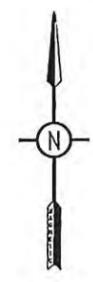
- Property Line, Lot Line or Right of Way Line
- - - - - Adjoining Property Line
- I.P. Found

EXISTING FEATURES LEGEND

- ▭ Existing Building
- Existing Curbing
- Existing Minor Contours
- Existing Major Contours
- Existing Tree Line
- Existing Overhead Utility Line w/ Pole
- Existing Concrete Sidewalk
- - - - - Existing Fence
- Existing Manhole
- Existing Utility Pole
- Existing Storm Sewer Inlet
- Existing Clean-Out
- Existing Light Pole (Single Fixture)
- Existing Sign
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

- ▭ PROPOSED BUILDING
- PROPOSED CURBING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE AREAS
- - - - - PROPOSED VINYL FENCE
- PROPOSED LIGHT POLE (SINGLE FIXTURE)
- PROPOSED SIGN
- PROPOSED PARKING STALL COUNT
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOL
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOL (VAN)
- PROPOSED DEPRESSED CURB AREA
- ▨ PROPOSED PAINTED ACCESSIBLE ROUTE



PennTerra ENGINEERING INC.
 CENTRAL PENNSYLVANIA REGION OFFICE
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 Fax: 814-237-2308

LANCASTER REGION OFFICE
 3904 B ABEL DRIVE
 COLUMBIA, PA 17512
 PH: 717-522-5031
 Fax: 717-522-5046

WWW.PENNTERRA.COM

COPYRIGHT 2017 BY THE ENGINEER. THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LICENSE OR STATUTE. © PENNTERRA ENGINEERING 2017. ALL RIGHTS RESERVED.

Designer	KJIA
Draftsman	JCS
Proj Manager	ERK
Surveyor	ERK
Permitter Cl.	
Book	497 Pg 37
Drawn P.	Layer CONCEPT PLAN
Acad	C3016

Date	Description

VILLAGE DRIVE
 FERROUSION TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

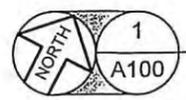
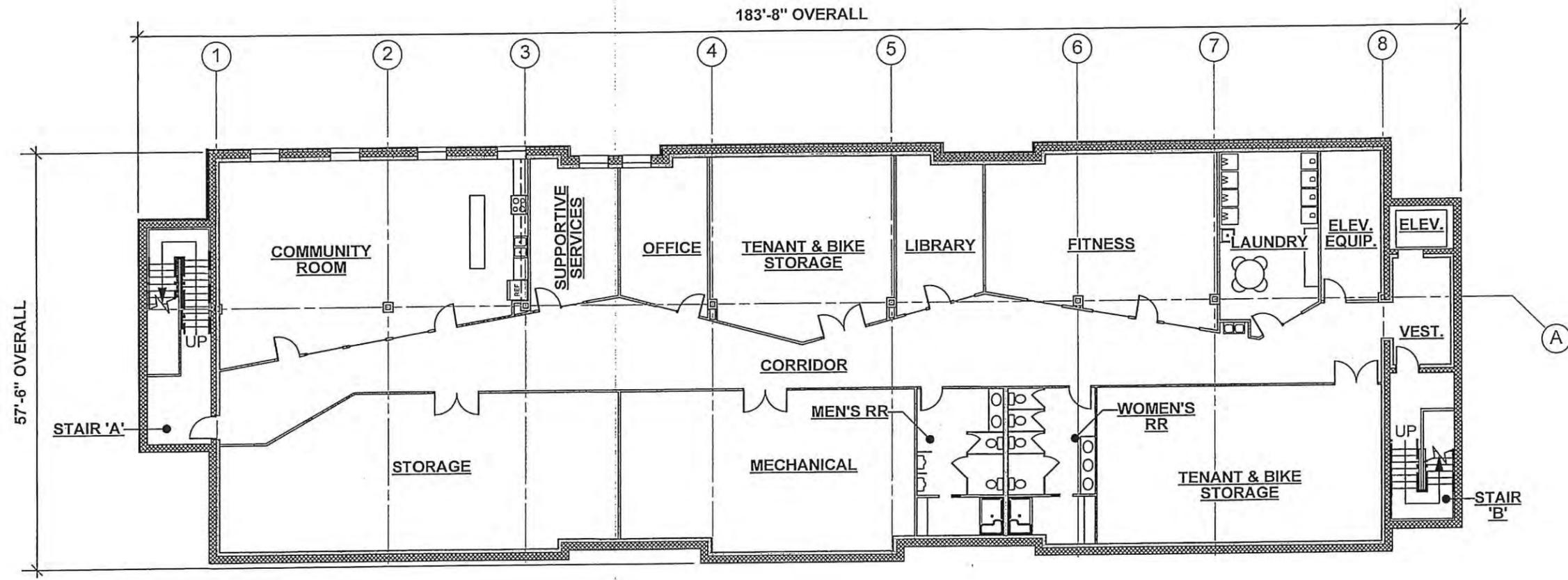
SITE CONCEPT PLAN

**CONCEPT PLAN
 OPTION #1**

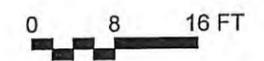
PROJECT NO.	16094
DATE	JANUARY 10, 2017
SCALE	1"=20'
SHEET NO.	1 OF 1

RECEIVED
 MAY 25 2018
 BY: _____

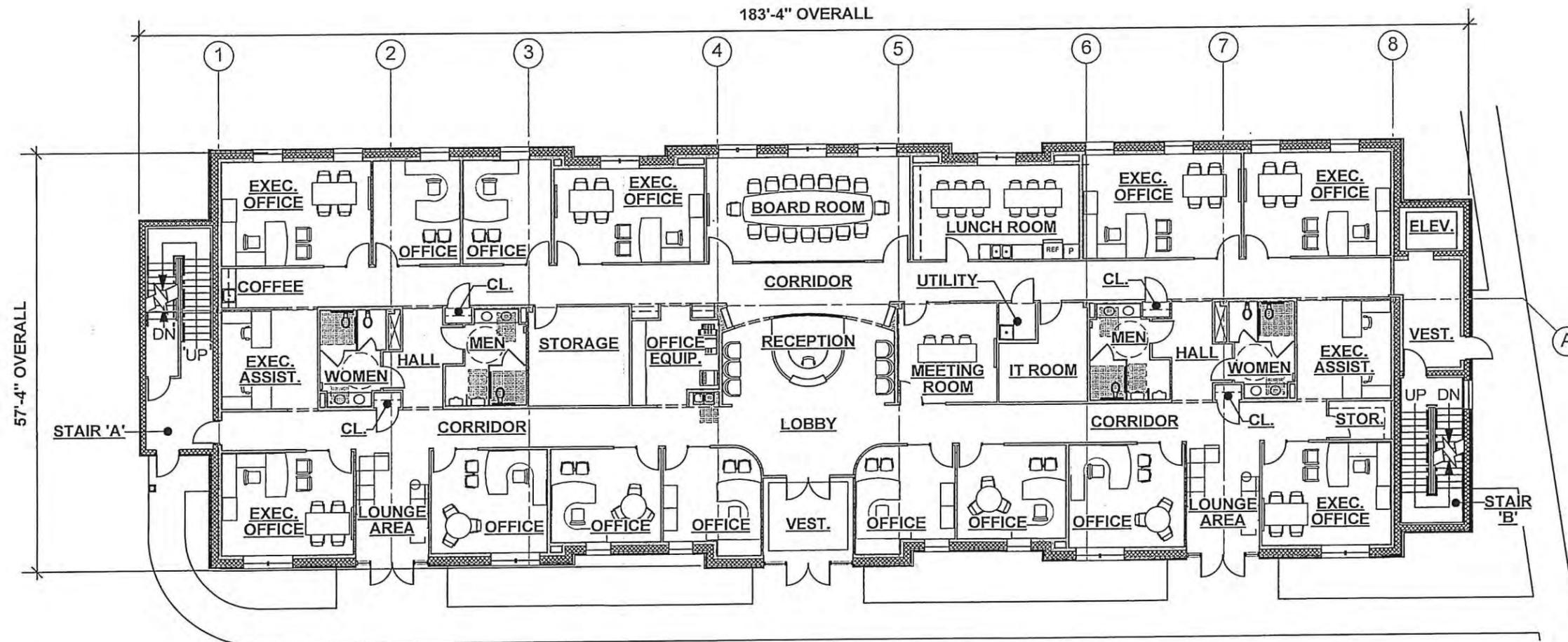
P:\2017\16094\16094_01\CONCEPT PLAN_OPTION_1_CDDWG_1-1617.dwg, 1/11/2017 2:02:26 PM, 11/20/2017



1 BASEMENT PLAN
 SCALE: 1/16" = 1'-0" 10,012 GROSS FLOOR S.F.
 39,718 TOTAL GROSS BUILDING S.F.



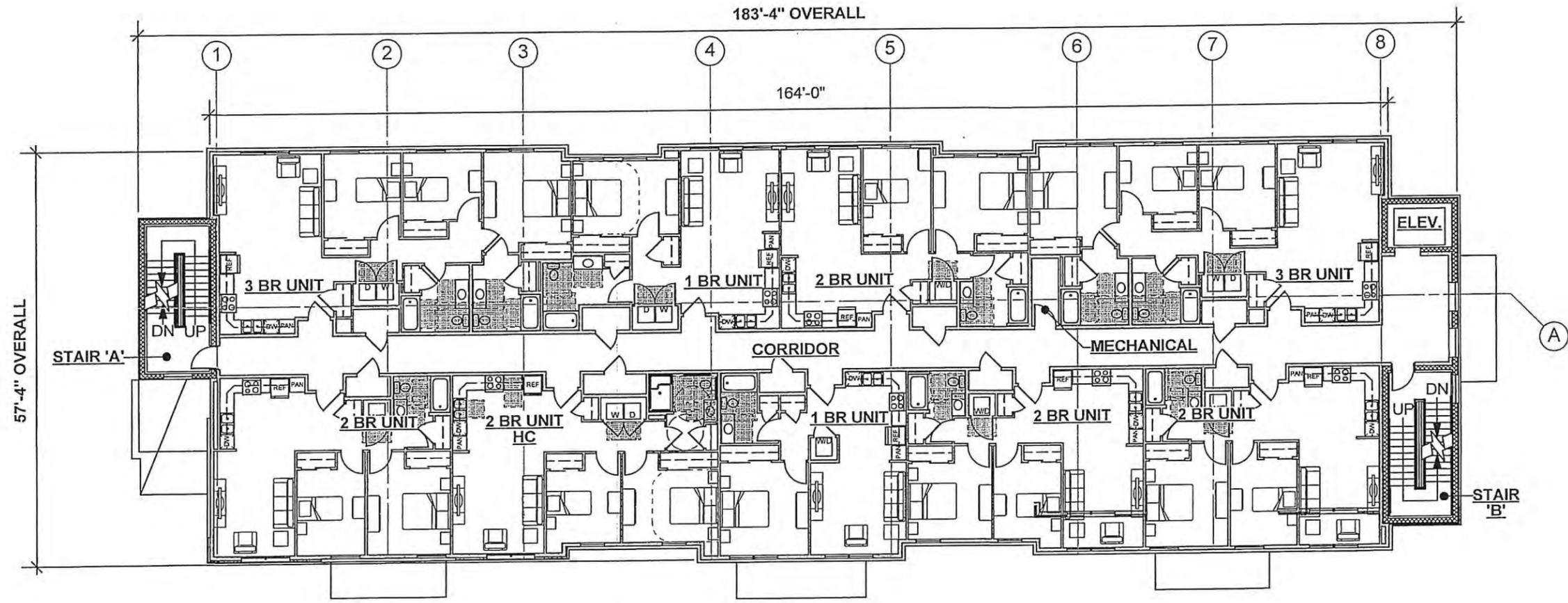
CHERRY LANE APARTMENTS		BASEMENT PLAN
WEST CHERRY LANE STATE COLLEGE, PA		A100
UpStreet Architects, Inc.		
541 PHILADELPHIA STREET PHONE (724) 349-3601	INDIANA, PA 15701 FAX (724) 349-5779	165031



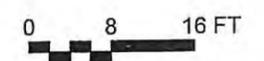
1 FIRST FLOOR PLAN
 A101 SCALE: 1/16" = 1'-0" 9,960 GROSS FLOOR S.F.



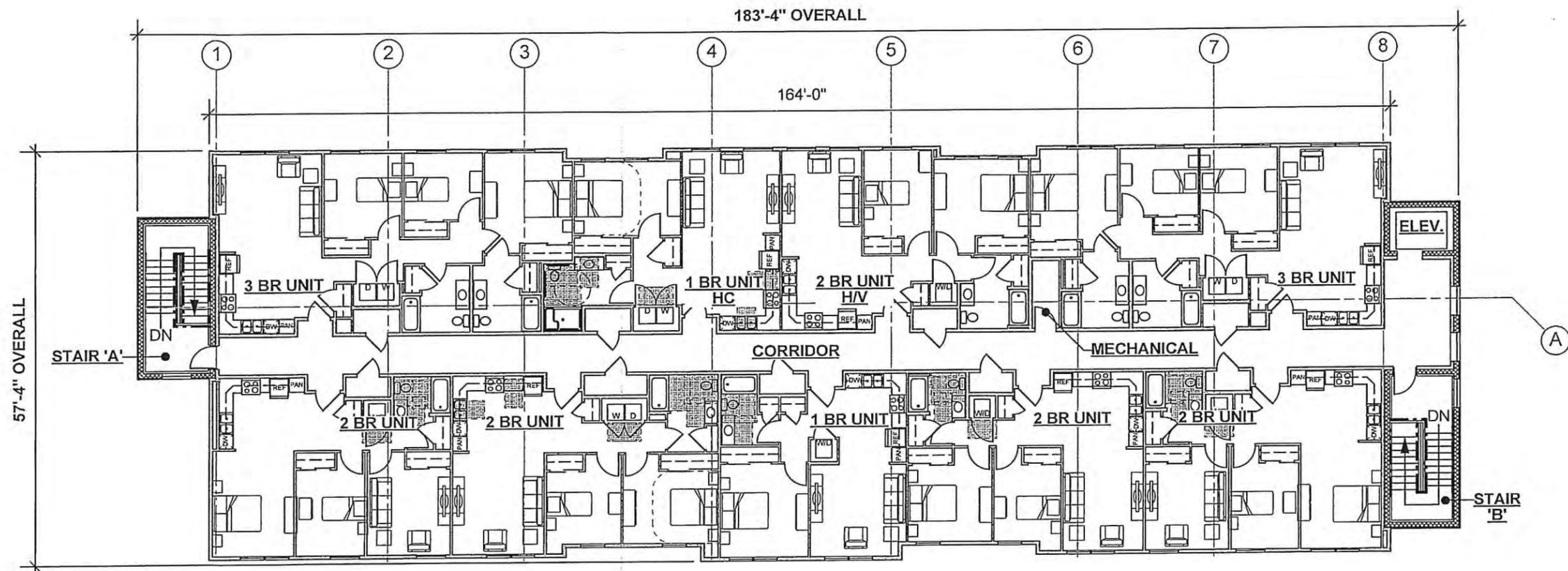
CHERRY LANE APARTMENTS	FIRST FLOOR PLAN
WEST CHERRY LANE STATE COLLEGE, PA	A101
UpStreet Architects, Inc.®	
541 PHILADELPHIA STREET PHONE (724) 349-3601	INDIANA, PA 15701 FAX (724) 349-5779
	165031



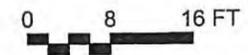

1 **SECOND FLOOR PLAN**
A102 **SCALE: 1/16" = 1'-0"** **9,873 GROSS FLOOR S.F.**



CHERRY LANE APARTMENTS		SECOND FLOOR PLAN
WEST CHERRY LANE STATE COLLEGE, PA		A102
UpStreet Architects, Inc.		
541 PHILADELPHIA STREET PHONE (724) 349-3601	INDIANA, PA 15701 FAX (724) 349-5779	165031



1 THIRD FLOOR PLAN
 A103 SCALE: 1/16" = 1'-0" 9,873 GROSS FLOOR S.F.



CHERRY LANE APARTMENTS		THIRD FLOOR PLAN
WEST CHERRY LANE STATE COLLEGE, PA		A103
UpStreet Architects, Inc.®		
541 PHILADELPHIA STREET PHONE (724) 349-3601	INDIANA, PA 15701 FAX (724) 349-5779	165031



Township of
FERGUSON

Planning & Zoning Department

Pennsylvania 13376

**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 \$250.00 (make check payable to Ferguson Township).
- For an Appeal Hearing a filing fee of \$250.00 (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 \$250.00 and the Appeal fee of \$250.00 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 kurt.ferster@sti-ultrasound.com

ENTRY OF APPEARANCE

Name Ferster, Kurt

Address 401 Science Park Road, State College, PA, 16803

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

I am representing Sound Technology Inc

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 *Kurt Teunter*

Date 5/24/18

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 Sound Technology Inc

Address 401 Science Park Road, State College, PA, 16803

Phone FAX 1-814-235-3746

Owner Sound Technology Inc

Address 401 Science Park Road, State College, PA, 16803

Phone FAX 1-814-235-3746

1. Location of premises 401 Science Park Road, State College, PA, 16803

2. Centre County Tax Map Parcel Number 24-433-,027-,0000-

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

4. How long has the applicant held an interest in the property? 2012-Present

5. Present use of the premises Light Industrial, Office

6. Proposed use of the premises Light Industrial, Office

7. Explain extent of proposed alteration(s), if any: _____

An anticipated manufacturing run will require the temporary relocation of an existing break room outside the building. The variance will allow STI to install X modular units and access ways totaling 3,400 square feet on the west side of the building. the modular units will remain at that location for up to five years.

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

The existing one story Type II-B building consists of 58,262 square feet of industrial use and
8,285 square feet of office use for a total of approximately 66,547 gross square feet.

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

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? No.
- b) Has he/she reviewed, approved, and signed the plans? No.
- c) Has he/she issued a permit? No.

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

This proposal letter is to request and substantiate the grant of a variance to allow for a temporary use other than the one temporary use permitted by Township Chapter 27-204 Use Regulations, Part 1, T. (1) Temporary Uses and relief from the Land Development Plan Review required by Township Chapter 27-1003.

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

NA

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

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

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

Please find attached letter describing hardship, as lifted above, which will be relieved by granting this variance.

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

24-004-.021P,0000-	DISCIPLEMAKERS INC	365 SCIENCE PARK ROAD	PO BOX 74	STATE COLLEGE	PA	16804	(814) 234-7975
24-004-.021R,0000-	ACCUWEATHER INC	385 SCIENCE PARK RD		STATE COLLEGE	PA	16803	(814) 235-8650
24-004-.022B,0000-	PINE HALL DEVELOPMENT COMPANY	C/O THOMAS L DALEY	3573 PEPPERIDGE CIRCLE	THE VILLAGES FL		32163	(814) 238-7830
24-433-.027A,0000-	CEI NETWORKS INC	C/O DUFFS & PHELPS, LLC	PO BOX 2629	ADDISON TX	75001	(814) 238-0000	
24-433-.027B,0000-	GULFSTREAM EQUITY PARTNERS		210 W HAMILTON ST #360	STATE COLLEGE	PA	16801	unlisted
24-433-.061B,0000-	DNL PROPERTIES LP	2121 OLD GATESBURG ROAD SUITE 200		STATE COLLEGE	PA	16803	unlisted
24-433-.062A,0000-	DNL PROPERTIES LP	2121 OLD GATESBURG ROAD SUITE 200		STATE COLLEGE	PA	16803	unlisted

FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid

Revised
09/14/2017

WMF

May 29, 2018

Jeffrey S. Ressler
Zoning Administrator
Ferguson Township
3147 Research Drive
State College, PA 16801
(814)238-4651

**RE: Ferguson Township Zoning Hearing Board
Variance Application – Sound Technology Temporary Use
WMF 2018.067.00**

Dear Mr. Ressler:

Weber Murphy Fox (WMF) is submitting the attached documents on behalf of Sound Technology Incorporated (STI) as part of the Zoning Hearing Board process for the proposed temporary use within the Light Industry, Research and Development (IRD) zoning district at 401 Science Park Road, State College, PA, 16803. This proposal letter is to request and substantiate the grant of a variance to allow for a temporary use other than the one temporary use permitted by Township Chapter 27-204 Use Regulations, Part 1, T. (1) Temporary Uses and relief from the Land Development Plan Review required by Township Chapter 27-1003.

Background and Proposed Use

STI provides superior transducer technology for a wide range of ultrasound applications including radiology, cardiology, obstetrics and gynecology, and surgery. They are a local business with a global reach.

The nature of the STI's IRD manufacturing facility includes the production of unique high-tech products incorporating constantly evolving manufacturing methods that occasionally require temporary runs. Runs are typically driven by the nature of the high-tech market segment, related economic cycles and constantly changing technologies.

- The parent company of STI has been sold and as a result, they are looking to bring one of these product runs to Centre County.
- In this rare case, the anticipated run is approximately 3 – 5 years and will require temporarily relocating the existing break room in modular units outside the building within the existing greenspace.
- The 40- 50 new jobs included in this project include engineering, accounting, management as well as assembly/ production.
- To accommodate the temporary use, STI is proposing a combination of 4 (12' x 60') temporary modular units totaling 2,880 sf, a building connection of approximately 240 sf, and additional egress of approximately 200 sf for a total of 3,400 sf.

"Outdoor Retail Sales" is the only permitted temporary use in the IRD. The temporary use which STI proposes does not fit within this narrow-permitted category. Therefore STI is requesting relief from the temporary use restrictions and land development plan review so that the temporary structure can be permitted for 3-5 years as a minor alteration to a previously issued zoning permit.

The following are in conformance with existing zoning:

Parking:

- Existing parking consists of 33 (33.14 = 8,285 sq. ft. / 250) office parking spaces required plus 167 (166.46 = 58,262 sq. ft. / 350) industrial parking spaces required for a total of 200 required spaces. STI currently has 300 existing spaces on site.
- The proposed temporary office break room use would require 14 temporary parking spaces (13.6 = 3,400 sq. ft. / 250). A surplus of 86 spaces would remain if the temporary use is permitted.

Stormwater:

The stormwater management ordinance and its design standards still applies to structures that would be in place for 3-5 years and STI will address this through the stormwater permit process.

WMF

Standards

The Ferguson Township Application for Zoning Variance sets forth the conditions under which a variance such as the one proposed in this letter may be found acceptable to the zoning administrator and zoning hearing board.

- a. "...unique physical circumstances..." Only a portion of the existing lot has been improved. The remaining rectangular greenspace is unique to the neighborhood in that it is large, flat and used as a practice soccer field by the community. Granting the temporary use would allow the greenspace to remain over time and soccer practice to resume at the end of the permitted temporary use.
 1. The existing building footprint is not able to accommodate the existing employee break room as well as the new product run. STI wants to provide a break room for their employees that is comparable with the one that they will be losing for new product run storage.
- b. "...the lot cannot be developed in conformity with the Zoning Ordinance." The nature of the applicant's manufacturing facility includes temporary runs of high tech products that incorporate evolving manufacturing methods. In this case, the anticipated run will require the applicant to temporarily relocate the existing break room, preferably to temporary modular units outside the building within the existing greenspace.
 1. Since "Outdoor Retail Sales" is the only permitted temporary use in the IRD and a land development plan review is required, permanent land development improvements would be required for the temporary use.
 2. This process would not only impose unnecessary development costs, but ongoing maintenance and operational costs of permanent improvements no longer needed after the temporary run is complete.
 3. While the temporary use structures and location conform to the ordinance, the temporary nature of their proposed use does not.
- c. "The unnecessary hardship was not created by the applicant." The hardship is a result of the applicant's type of unique high-tech research and evolving product development business, the limited temporary uses permitted by the ordinance, and the permanent improvements required by the Land Development Plan review.
- d. Granting the variance "would not alter the essential character of the neighborhood, impair the use or development of adjacent property, or be detrimental to the public welfare." The proposed temporary use would be accommodated within the parameters of the ordinance through the temporary use of modular units, utilities, and stormwater improvements. The aesthetic of the modular units can be enhanced (color, siding, etc.) to match the existing facility, the potential to share adjacent stormwater facilities exists, and the existing greenspace would be restored after the product run is complete. The greenspace would therefore remain in reserve for the community or permanent expansion should the site's uses change in the future.
- e. Granting the temporary use for 5 years would represent the "minimum necessary to afford relief and would be the least modification of the Zoning Ordinance." The proposed plan is intended to meet all other Temporary Use provisions required by Township Article 27-204 Use Regulations, Part 1, T. (3) General Requirements except Township Chapter 27-1003 Land Development Plan Review.

Please find enclosed a portion of the applicant's proposed site plans detailing the proposed temporary use modular units, their locations on the site and potential configuration.

Respectfully submitted,



Robert Lingenfelter, AICP, PLA, LEED AP
Weber Murphy Fox



REDI-PLEX BUILDING SOLUTIONS



Clear span portable office space for more permanent needs.

When your business requires more square footage than our standard mobile office trailer and you have more space to work with, our section modular offices are the perfect solution. We have a large selection of standard and customized floor plans that allow you the flexibility to reconfigure, expand or relocate as your needs change. All of our section modular offices are made with durable, high quality materials that meet national and state building, electrical, mechanical and plumbing codes and are supported by the best customer service in the industry.



Designed with you in mind

- Is ideal for larger, temporary or permanent, applications
- Can be easily relocated or reconfigured as your needs change
- Provides on-site office space and conference areas to facilitate meetings
- Offers personnel all the conveniences of a traditional office in a modular setting

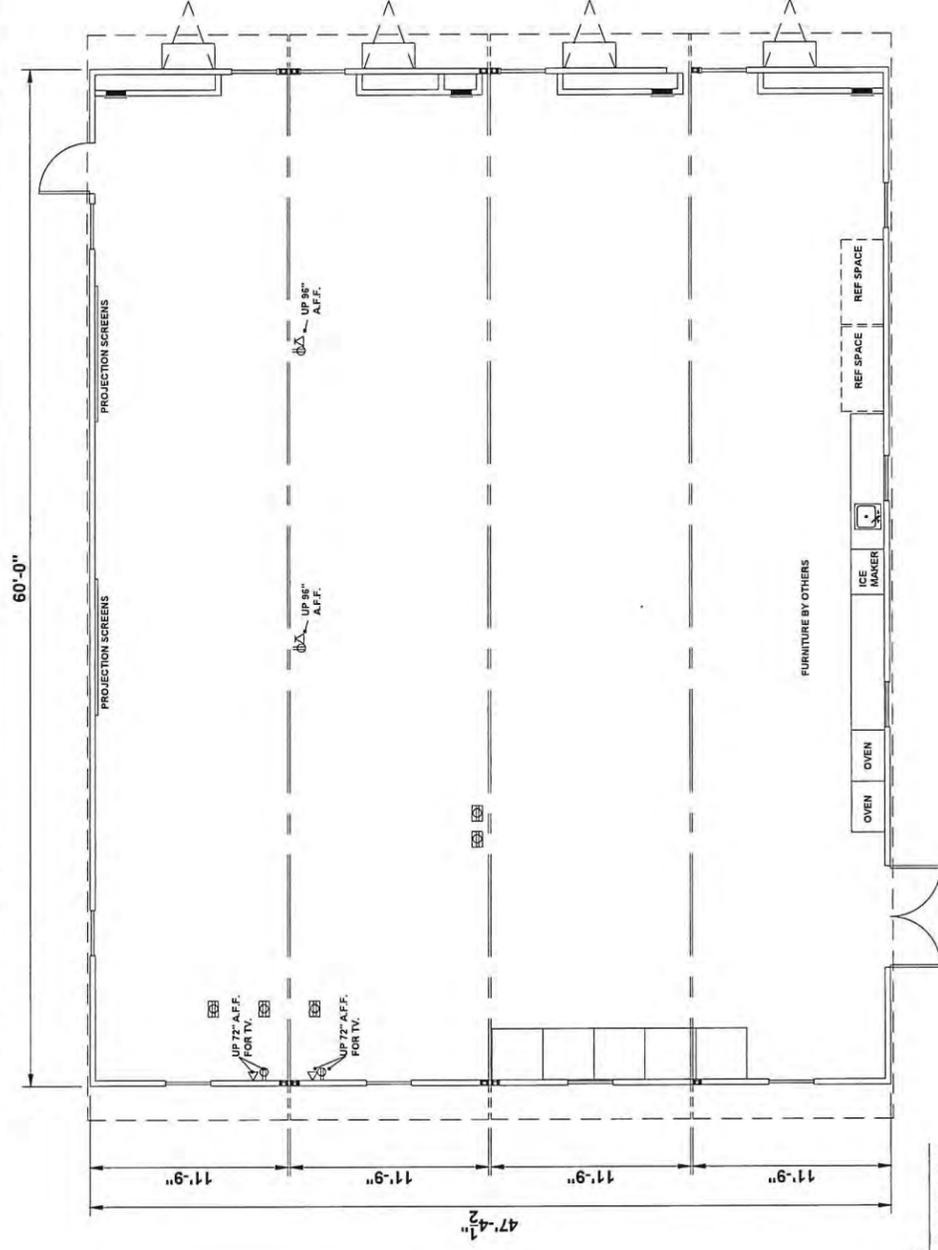


*Products and services vary by location. Call your local Williams Scotsman branch for more information.

WILLIAMS
SCOTSMAN

800.782.1500
www.willscot.com

SOUND TECHNOLOGY
REDI-PLEX BUILDINGS
FLOOR PLAN



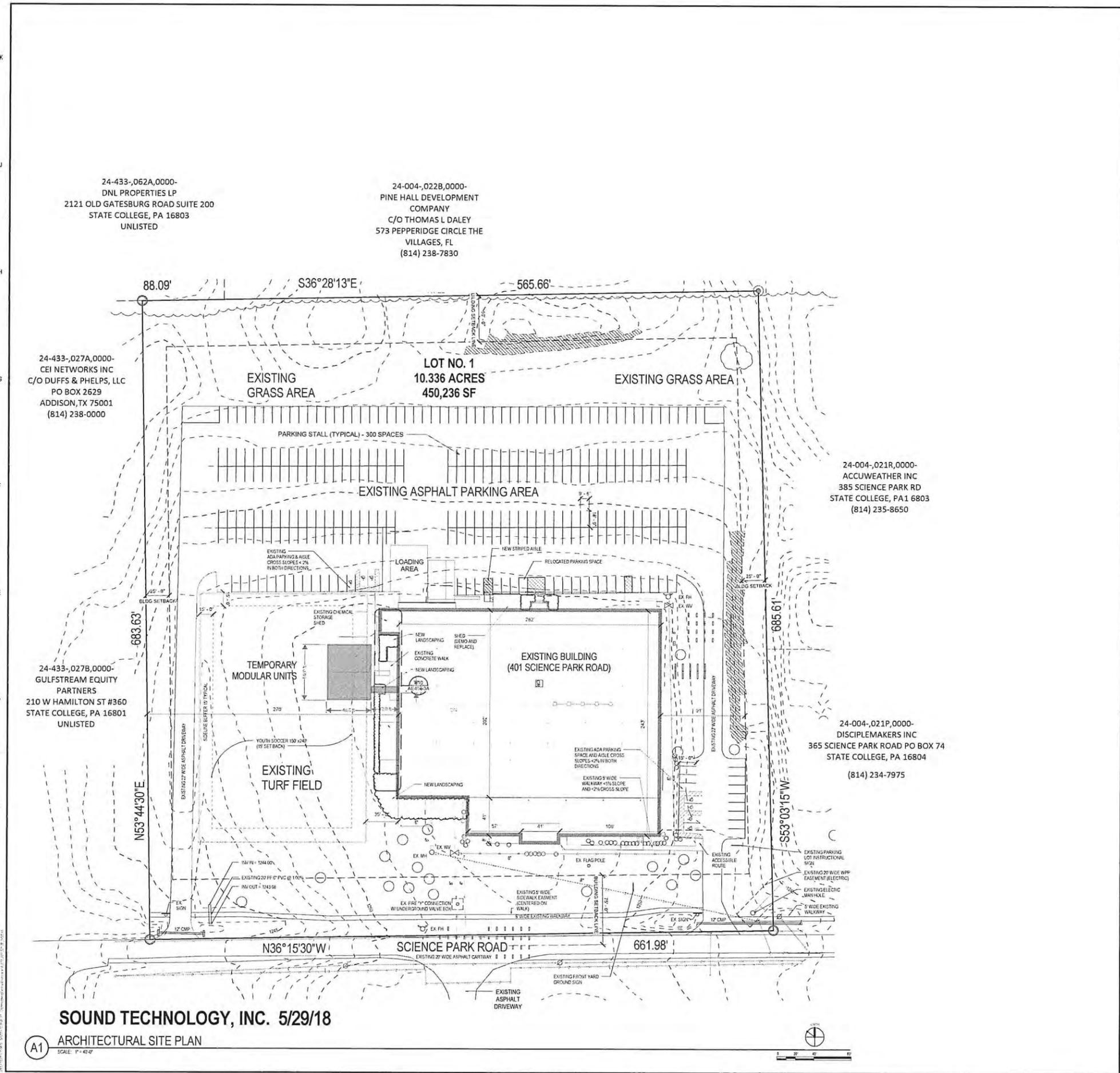
ELECTRICAL LEGEND

- ⊕ 15A. DUPLEX RECEPTACLE, 120V. PER PLAN
- ⊕ 15A. RECEPTACLE, 120V, FLOOR MOUNTED
- ⊕ DATA PER PLAN

CAD FILE:	DWG #	REV#	REP:	APPROVAL:
WS2018-0468	A-1	0	GLORIA WESTGATE	
SCALE:	SERIAL#:	DATE	DWN BY:	APVL DATE:
N.T.S.		4-25-18	DKM	

THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN THAT INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED WILLIAMS SCOTSMAN REPRESENTATIVE.

© 2018 Williams Scotsman, Inc. All Rights Reserved.



PROJECT NOTES

1 GENERAL SITE INFORMATION

A. OWNER/DEVELOPER	SOUND TECHNOLOGY, INC. 401 SCIENCE PARK ROAD STATE COLLEGE, PA 16803
B. TAX PARCEL NO.	24-433-027-0000
C. LAND IS ZONED	RD LIGHT INDUSTRY, RESEARCH & DEVELOPMENT DISTRICT
D. EXISTING LAND USE	LIGHT INDUSTRY
E. EXISTING NO. OF LOTS	1
F. LOT INFORMATION	10.336 ACRES 450,236 SQ. FT.
G. BUILDING SETBACK LINES	FRONT = 50'-0" SIDE = 20'-0" REAR = 50'-0"
H. BUILDING COVERAGE	16,454 SQ. FT. EXISTING
I. IMPERVIOUS COVERAGE	213,018 SQ. FT. EXISTING
J. PARKING	33 M OFFICE PARKING SPACES REQUIRED (8,285 SQ. FT. / 200) 116 M INDUSTRIAL PARKING SPACES REQUIRED (8,200 SQ. FT. / 200) 200 TOTAL SPACES REQUIRED (300 EXISTING SPACES)
K.	
L.	
M.	
N.	

LEGEND - SURVEY FEATURES

	PROPERTY LINE, LOT LINE OR RIGHT OF WAY LINE
	ZONING LINE
	ADJOINING PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	ROADWAY CENTER LINE
	1" P. FOUND
	1" P. SET

LEGEND - EXISTING FEATURES

	SOCCER FIELD WITH 15' SET BACKS
	EXISTING BUILDING
	EXISTING CONTOURS
	EXISTING TREE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD UTILITY LINE W/ POLE
	EXISTING STORM SEWER LINE W/ HOLET
	EXISTING 2% OR GREATER SLOPES
	EXISTING TREE OR SHRUB
	EXISTING LIGHT POLE/STANDARD
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER SERVICE VALVE
	EXISTING SIGN

GENERAL NOTES

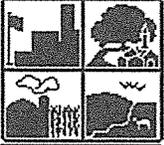
IMPROVEMENT NOTES

EXTERIOR WORK INCLUDES:
- TO ACCOMMODATE A TEMPORARY USE, SHIB PROPONGING A COMBINATION OF TEMPORARY MODULAR UNITS TOTALING 2,480 SF, A BUILDING CONNECTION OF APPROXIMATELY 240 SF, AND ADDITIONAL EGRESS OF APPROXIMATELY 200 SF FOR A TOTAL OF 3,400.

SOUND TECHNOLOGY, INC. 5/29/18

A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'





FERGUSON TOWNSHIP APPLICATION FOR ABC MEMBERSHIP

Date: 1/23/2017

Name: Irene Miller

Address: 149 Wyoming Ave
PA Furnace, PA 16865

Phone: (w) _____ (h) 980-333-5415 (e-mail) irene-miller02@gmail.com

Occupation: Centre Foundation, Development & Events Coordinator

Are you a resident of Ferguson Township?
 yes No

If yes, for how many years? 2-5 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:

Zoning Hearing Board

Special Skills you have which relate to the ABCs applied for:

community engagement

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)

Young professionals' perspective on community development.

Irene H. Miller
Signature of Applicant

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



FERGUSON TOWNSHIP APPLICATION FOR ABC MEMBERSHIP

Date: 06-08-2018

Name: Shannon Holliday

Address: 1400 Martin Street, Apt.# 1018
State College, PA 16803

Phone: (w) _____ (h) 504-360-5798 (e-mail) shannon.holliday@gmail.com

Occupation: Administrative Support Assistant 2

Are you a resident of Ferguson Township?

yes No

If yes, for how many years? 12.5 Voting Ward: 1 2 3
(Circle One)

Experience as an elected or appointed official:

Type of Position:

N/A

Duties Involved:

ABC(s) that you are interested in being appointed to:

Zoning Hearing Board, Ferguson Township Tax Review Board,
Centre Regional Planning Commission Representative, Centre Region Council of Governments

Special Skills you have which relate to the ABCs applied for:

I served as a Ferguson Township phone bank coordinator for with Organizing for America and
also served as an advocate for the Women for Obama Committee.

Other information that may be relevant in requesting appointment to the ABC(s): (please attach any additional relevant information)

I have more than twenty-five years experience working in many different industries administratively
I also have a passion for helping people and providing customer service training for people
and businesses.


Signature of Applicant

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

Shannon M. Holliday
1400 Martin Street, Apt. #1018 State College, PA 16804
(504) 360-5798, shannon.holliday@gmail.com

Education

Walden University, M.S. Degree in Industrial-Organizational Psychology/HR Management - In Progress

Penn State University, Certificate for Administrative Professional Series Level I – May 2018

PA CareerLink Soft Skills Training, Employment Essentials Seminars Certificate - May 2011

Purdue Global University formerly Kaplan University - May 2011

B. S. in Communications/Organizational Communications, Cum Laude Graduate

Software Applications and Operating Systems

LionPath, WorkLion, Starfish, IBIS, ERS, eBuy, Collegenet, 25Live, DocFinity, Angel, Box, CIDR, ISIS, ESSIC, Destiny One, ProClass, Microsoft Office Suite, Adobe, Word Perfect, Display Write 4, Lotus 1-2-3, H&R Block Tax Program, Fidelio, Time Saver, Peachtree, Citrix and Windows

Employment

The Pennsylvania State University, Eberly College of Science

University Park, PA

Administrative Support Assistant 2 – Sr. Associate Dean's Office

October 2016 – Present

- Serve as the first point of contact for the Office of Undergraduate Education. Handle front office reception and administrative duties, which include: greet customers/students/visitors; answer and screen telephone calls; provide information and/or refer as appropriate; sort and distribute mail; maintain office supply inventory; and process various academic requests using LionPath. Manage digital displays, scheduling conference rooms; assists with special events when needed (i.e. fall welcome week activities, parents & families week activities e.g. For the Glory event, spring commencement ceremony and graduation activities).
- Collect and process various academic requests to include but not limited to leave of absence, change of location, change of major, credit by examination, grade change forms and concurrent major requests. Update undergraduate student records; work closely with the University Registrar's office staff at each commonwealth campus.
- Maintain confidential Eberly College of Science student records to include scanning and indexing student forms and correspondence. Forward and retrieve files as requested.
- Authorized Senate Petition Submitter for the Faculty Senate Petition process. Prepare and analyze materials for Associate Dean's review. Forward petition and supporting documentation to the University Faculty Senate for their action. Maintain an ongoing database to track the status of petitions. Work closely with the University Faculty Senate. Respond to inquiries from students, staff and faculty regarding the petition process.
- Responsible for the Professional Development Fund (PDF) that provides monies that provides monies for travel support for faculty in other campus locations. Maintains spreadsheet and reviews requests for funds. Monitors follow-up reports. Consults and work closely with the Associate Dean to track distribution of PDF monies. Responds to inquiries from faculty who has requested funding.
- Assists with processing of college requests for re-enrollment, re-admission, re-instatement, and clearance for University Park and Commonwealth Campus locations. Work closely with the Director of Academic Advising, students and Registrar's Office in reviewing of eligibility to determine approval/denial of requests, enter decisions into LionPath. Refer to Faculty Senate Policies as necessary. Responsible for Take a Professor to Lunch Program.

The Pennsylvania State University

University Park, PA

Record Specialist 2 - Non-Credit Registration Office

Jul. 2015 – Jun. 2016

- Create student user profiles and set up courses in Destiny, provide tier 1 technical support, troubleshoot to resolve student technical issues and resolve errors when creating user profiles in Destiny.
- Utilize various software programs such as CIDR, FPS, ISIS, Angel and ProClass daily to update user profile information. Utilize ESSIC for Time and Attendance purposes.
- Process registrations for the Osher Life Learning Institute (OLLI).
- Demonstrate flexibility to work individually and as a team to provide departmental support to students and corporations.
- Utilize E-Commerce and E-Pay to process payments and registrations and daily generated and submitted various reports.
- Responsible for handling accounts payables which include entering and generating invoices for monthly aging reports filing, contacted vendors via phone, email and letters, distributing invoices, calling vendors to verify information, matching, and processing checks.
- Communicate with customers and colleagues internally and externally during the registration process.
- Communicate and work with various University offices and outside corporations to ensure compliance with University policies.
- Perform alternate weekly duties such as Problem Solver, Course Wizard, Conference Registration Master, Justice and Safety Institute Registration Master, OLLI and Everything Else Master.

Manpower

State College, PA

Record Specialist (Temp to perm)

Apr. 2015 – Oct. 2016

- Provided administrative support, which include creating non-credit sections in the Destiny system.
- Processed student enrollment, reviewed and analyzed records for accuracy and updated information.
- Issued web access identification to students and processed registration payments.
- Processed OLLI registrations using the ProClass system and provided customer service via phone and email for various programs.

American Income Life

State College, PA

Human Resource Recruitment Specialist (Temp Position)

Jan. 2012 – Jul. 2012

- Worked with staff to support human resource needs.
- Human resource oriented duties include managed staffing needs, scheduled interviews, screened applications, recruitment of potential employees through virtual career sites and on-site career fair events at college campuses and high schools.

Bank of America

State College, PA

Account Executive-Collections

Oct. 2008 – Jun. 2010

- Established settlements and repayment plans on active loans and credit card accounts, in collections.
- Negotiated payment arrangements on charged-off and high-risk accounts and resolved routine billing inquiries.

PNC Bank

State College, PA

Financial Services Consultant

Feb. 2008 – Apr. 2009

- Provided customer service, data entry and marketed sales promotions of products and services.
- Assessed banking needs to resolve and maintain customer accounts.

Xavier University of Louisiana

New Orleans, LA

Dorm Monitor - Residence Life

Jun. 2006 – Jul. 2007

- Managed several Resident Assistants, resolved conflicts, and served as front desk receptionist.
- Assisted with community standards.
- Responsible for room assignments and for checking students in and out of dorms provided students' id verification and monitored security cameras. Performed duty rounds and prepared incident reports.

Louisiana State Board of Medical Examiners

New Orleans, LA

Licensing Analyst 2

Jul. 2002 – Jul. 2007

- Created and managed files. Analyzed applications to determine state medical license eligibility and subsequently licensed qualified applicants in the field of Clinical Laboratory Science (CLS).
- Prepared monthly agenda for Board meetings and served as liaison for CLS.

The Ritz-Carlton New Orleans Hotel

New Orleans, LA

Office Coordinator

Aug. 2000 - Dec. 2001

- Answered multi-line switchboard while providing world-class customer service via telephone and email.
- Corresponded with respective departments to resolve routine and intermediate inquiries.
- Coordinated with staff to support human resource needs within Housekeeping Department.
- Human resource oriented duties include; recruitment of new hires, reviewed applications and conducted pre-screen interviews, coordinated new hire paperwork, criminal background checks, completion of I-9 forms, scheduled new employee orientation.
- Processed, prepared, verified and distributed payroll, generated time and attendance reports using ADP and Peachtree software, and conducted periodic audits. Prepared and generated various reports using Excel.
- Lead staff meetings prior to the start of the shift.
- Supervised over 100 employees to ensure distribution of room cleaning schedules were followed.
- Responsible for ensuring cleanliness standards were met according to company policy.

Delta Air Lines, Inc.

Kenner, LA

Customer Service Ticket Agent

Dec. 1995-Jun. 1998

- Assisted passengers with ticket purchases and secured daily deposits and account reports.
- Issued Boarding Passes, seat assignments, and provided check-in of passenger luggage.
- Prepared domestic and international routes for tickets and marketed promotional routes.
- Assisted with boarding and baggage screening according to the Federal Aviation Administration regulations.

H&R Block

New Orleans, LA

Customer Service Coordinator

Jan. 1992 - Apr. 2006

- Managed company files: updated client contact information, and continued to reach out to clients to maintain business rapport.
- Monitored clientele retention and scheduled appointments.

Tax Preparer

- Provided tax advice during consultations to maximize clients' customer service experience.
- Prepared federal and state individual income tax returns. Managed cash receivables and secured daily deposits.

Receptionist

- Greeted clients with a smile and warm welcome upon entering the store.
- Manages telephones, scheduled appointments, and verified refunds.
- Performed daily updates to maintain client files.

Volunteer Experience

Albright Bethune United Methodist Church, Liturgist State College, PA, Apr. 2011 – Nov. 2017

- Serve as moderator during regular Sunday service
- Open the service with welcome and prayer
- Introduce the speaker
- Close the service

American Cancer Society, Administrative Assistant State College, PA, Oct. 2011 – Apr. 2013

- Responsibilities included receiving, recording and depositing donations.
- Worked on projects for fundraising events such as Relay for Life, Daffodil Days and Coaches vs. Cancer.
- Performed office support assistance, mailed and distributed fundraising materials and answered telephones.

Organizing for America, Ferguson Twp. Phone Bank Training Coordinator, Jan. 2012 – Dec. 2012

- Supervised, trained and recruited volunteers, and generated schedules for events.
- Managed and provided statistical telephone data to field organizer and director.

Voter ID Law/Registration Education Advocate for the Elderly State College, PA, Mar. 2012 –Nov. 2012

- Advocated for voter rights of the elderly.
- Provided education and raised awareness of the voter identification requirements. Conducted on-site voter registration assistance.
- Worked with administrators of senior residential and assisted living facilities to implement identification card compliance with Voter ID law.

Organizations and Accomplishments

National Society of Collegiate Scholars	2010
Lambda Pi Eta Honor Society for the National Communications Association	2008
Golden Key International Honour Society	August 2008
Alpha Beta Kappa National Honor Society	July, 2008

References Furnished Upon Request

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, June 4, 2018
12:15 p.m.

AGENDA

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

2. CITIZEN 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 April 2, 2018 Joint TLU Committee/Centre Regional Planning Commission (CRPC) meeting are *enclosed*.

4. OPEN DISCUSSION FOR COMMITTEE MEMBERS

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

5. MEETING DATES - *presented by Jim May*

A. The COG TLU Committee should consider cancelling its July 2, 2018 meeting.

Action: Consider a motion to cancel the July 2, 2018 COG TLU Committee meeting.

Next Steps: If approved, CRPA staff will advertise the meeting cancellation accordingly.

B. The COG TLU Committee has not formally scheduled the October joint meeting with the CRPC. This meeting generally occurs on the CRPC meeting date and time (October 4, 2018 at 6:30 p.m.). At its meeting on May 3, 2018, the CRPC requested that the TLU Committee consider conducting the joint meeting on the TLU Committee meeting date and time (October 1, 2018 at 12:15 p.m.) because the

regularly scheduled CRPC meeting conflicts with the College Township Council meeting and other potential meeting dates conflict with municipal meetings.

Action: Consider a motion to schedule the October joint CRPC and COG TLU Committee meeting on October 1, 2018 at 12:15 p.m.

Next Steps: If approved, CRPA staff will advertise the meeting accordingly.

6. CATA SERVICE CHANGES UPDATE – presented by Eric Bernier, CATA Director of Information Services

CATA's FY 2018/2019 draft budget includes a number of service changes that attempt to address the challenge of meeting growing demand with fairly stagnant resources. Funding is currently not available for fleet expansion, and operating support is not keeping pace with growth and demand in the Centre Region. The planned changes attempt to address growing demand rather creatively, through some restructuring of service that uses successful strategies previously implemented locally and strategies implemented nationally by transit systems in similar situations.

The changes include:

- Late night service reductions in the student corridors where ridership has dropped; those hours will be redeployed to address new demand from new developments primarily in Patton and Harris Townships
- Some streamlining and/or restructuring of existing service to accomplish two things:
 - Capture enough efficiencies to maintain, or even improve frequency in those areas of growing demand.
 - At the same time, make the necessary periodic realignment of large buses operating frequent service along arterial/collector streets and smaller buses operating less frequently along local streets through residential neighborhoods.

In both cases, these changes may move access to service further away or reduce the frequency from some stops with very low ridership in residential areas. In exchange, they would provide higher frequency and longer operating hours a few blocks away along the busier streets, generally only a few blocks from those stops. This represents a reallocation of resources from lower demand areas to higher demand areas, while still retaining general and often improved access to low demand areas a few blocks away.

The details of these changes are available on CATA's website for review and comment: <http://www.catabus.com/ServiceSchedules/CATABUS/fall18changes.html>.

The public comment period will culminate in two Public Hearings during the week of June 4, 2018. The first will take place at 5:00 p.m. on Tuesday, June 5, at the Patton Township municipal building, and the second will take place at the same time on Wednesday, June 6, at the Boalsburg Fire Hall.

CATA staff will provide more detail on current challenges and proposed changes at the TLU Committee meeting.

Action: This item is for information only.

Attachments: None

Next Steps: None

7. UPDATE ON THE PENNDOT CONNECTS POLICY – *presented by Tom Zilla*

In December 2016, Pennsylvania Secretary of Transportation Leslie Richards instituted the new *PennDOT Connects* policy. The policy is focused on having PennDOT and Metropolitan Planning Organizations (MPOs)/Rural Planning Organizations (RPOs) in the Commonwealth work together to solicit community needs early in PennDOT’s project development process. The purposes for early engagement include identifying opportunities to accommodate all modes of transportation and identifying other community needs prior to including a project on the Transportation Improvement Program (TIP). The CRPA provided a presentation about the new policy to the TLU Committee in February 2017.

Implementation of the *Connects* policy began in mid-2017, and has continued through 2018, focusing on projects included on, or proposed for, the Centre County TIP. Collaboration meetings have been held with 16 municipalities in Centre County, covering over 20 future projects, including several in the Centre Region.

CRPA staff will provide a brief report about the “lessons learned” from the *Connects* collaboration meetings held to date. Staff will also report on the municipal outreach efforts conducted by PennDOT in 2018, and information available to municipal officials through the *PennDOT Connects* Support Hub at <https://paconnects.org/>.

Action: This item is for information only.

Attachments: None

Next Steps: None

8. OTHER BUSINESS

A. Matter of Record – The next TLU Committee meeting is scheduled for Monday, July 2, 2018 at 12:15 p.m. in the COG Building Forum Room. If the July 2 meeting is cancelled, the next TLU Committee meeting will be held on August 6, 2018.

B. Matter of Record - The next meeting of the CCMPO Coordinating Committee is scheduled for Tuesday, June 26, 2018 at 6:00 p.m. at the Patton Township Municipal Building. More information about whether this meeting will be held as scheduled or postponed until July will be forthcoming by mid-June. Agenda items will include discussion of federal performance measures and state/MPO performance targets; the status of major highway projects; approval of an Air Quality Conformity Analysis Report; adoption of the 2019-2022 Centre County TIP; and approval of TIP revision procedures.

9. ADJOURNMENT

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

STEERING COMMITTEE

PARKS AND RECREATION REGIONAL COMPREHENSIVE PLAN

COG Building - Forum Room

2643 Gateway Drive, State College, PA 16801

Tuesday, June 5, 2018

12:00 Noon

AGENDA

1. CALL TO ORDER

Chair Bruce Lord will convene the meeting.

2. CITIZEN 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 April 3, 2018 Steering Committee meeting is *enclosed*.

4. REVIEW OF THE REQUEST FOR PROPOSALS FOR THE COMPREHENSIVE PLAN

During the April 3, 2018 meeting, the committee reviewed the Draft Request for Proposals. COG staff worked to make revisions discussed during that meeting and sent the revised draft to DCNR for review.

Ms. Salokangas has made the appropriate revisions and inserted standard language as suggested by DCNR. The committee should determine if the *enclosed* RFP is finalized and discuss the procedure for approval to advertise, interview the consultants, rank the proposals, and prepare a recommendation for a contract award to the General Forum.

5. OTHER BUSINESS

A. Matter of Record - Committee members are reminded to provide regular reports to their Board/Council/Authority regarding the topics discussed during committee

meetings. It is important that all the governing bodies be kept in the loop regarding Steering Committee activities.

- B. Matter of Record - If the Steering Committee cancels the July 3 meeting, its next session will be held Tuesday, August 7, 2018 at 12:00 noon in the COG General Forum room for the bid opening.
- C. Matter of Record - Ms. Gretchen Brandt has been appointed by the State College Area School District Board of Directors to the Steering Committee. *Enclosed* is the communication from the Board President as well as an updated member list for your notebook

6. ADJOURNMENT

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

AD HOC FACILITIES COMMITTEE CENTRE REGION COUNCIL OF GOVERNMENTS

Penn State Hetzel Union Building Room 131

June 5, 2018

8:15 AM

AGENDA

1. CALL TO ORDER

Mr. Harden will convene the meeting.

2. CITIZEN COMMENTS

Members of the public are invited to comment on any items not already on the agenda (five minutes per person time limit, please). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. APPROVAL OF MINUTES

A copy of the minutes of the May 1, 2018 Ad Hoc Facilities Committee meeting is **enclosed**.

4. ENERGY AUDIT TRAINING PRESENTED BY PENN STATE

Penn State's Office of Physical Plant (OPP) will train the Committee on its approach to energy audits for its facilities. Specifically, the topics addressed will be as follow:

- A background of the University energy audit program
- The process the University utilizes to identify efficiency improvements across a building's entire mechanical, electrical, and lighting systems and the building envelope.
 - ESCO Model - Defining the initial capital investment and repaying over a given time period
 - Retrocommissioning program - This is a method to get rid of energy waste by getting older buildings to work how they were designed to work
- Costs associated with conducting individual energy audits and any legacy or reoccurring costs for implementing the program over the long term.
- Open Discussion/Q&A on both topics

There will be no Committee action on this presentation/training. COG staff is very appreciative of the knowledge being shared by Penn State staff to aid in this new initiative being undertaken at the Centre Region COG.

5. 2019 PROGRAM PLAN

While the Committee is in its infancy, staff would still like to gather input related to the 2019 Program Plan. While the budget won't be implemented for another 6+ months, the Program Plan is drafted in June and outlines the work objectives for COG staff in 2019. Two building capital projects that may be proposed in the 2019 Program Plan are:

- The participating municipalities may be asked to contribute a combined total of \$200,000 for 2019 and 2020 to the Millbrook Marsh Nature Center Capital Budget for the Phase II construction of the Spring Creek Education Building.
- With the possible addition of three additional employment positions (2 relate to the proposed Sewage Enforcement Program) the Centre Region Code Administration Agency (CRCA) is out of space in its office suite. Currently, the CRCA Director is investigating several options to accommodate the additional staff, including: renting pre-existing commercial office space off-site, constructing a small addition to the existing building, or identifying if office space is available in a publically owned building.

At this point, staff does not have a recommendation for a building evaluation project to be funded in the 2019 Program Plan. The members should opine on the direction of the Committee for 2019 and whether there is adequate information available to make a recommendation for a new building evaluation or similar project to be added to the 2019 Program Plan.

6. DISTRIBUTION OF FACILITY INFORMATION

The Chair would like to discuss an idea to distribute the workload associated with the Committee members. With the large number of owned and rented facilities under the purview of this Committee, the Chair feels the most efficient way to assess the facilities is to assign facilities to members of the Committee. A proposed distribution would be as follows:

Frank Harden – Hess Field and COG Building
Rich Francke – Active Adult Center & College Fire Station
Dan Murphy – Schlow Library and Welch Pool
Dan Trevino – Park Forest Pool and Patton Fire Station
Peter Buckland – Oak Hall Regional Park and the Borough Fire Station
Patti Hartle – Parks Maintenance Building and Millbrook Marsh Nature Center

The Committee should discuss and opine on this tentative work plan and make a recommendation to staff that defines the direction the Committee will take in the coming months.

7. JULY MEETING

The July meeting is currently scheduled for July 3. Tentatively, the July agenda will predominately include reviewing the Library Facilities Study completed by Reese Engineering.

Staff would like to delay the meeting until the following week to allow the Finance Director to set up and take minutes for the Committee. The Finance Director is the staff assigned to the Committee and will be out of the office the week of July 2-6.

8. OTHER BUSINESS

A. Matter of Record - **Enclosed** is the 3 year building operational and capital costs from 2015-2017 for each facility as requested at the May 1 meeting.

9. ADJOURNMENT

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

PUBLIC SERVICES & ENVIRONMENTAL COMMITTEE

COG Building - Forum Room

Thursday, June 7, 2018

12:15PM

AGENDA

1. CALL TO ORDER

Mr. Hameister will convene the meeting.

2. CITIZEN 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 to that point in the meeting.

3. APPROVAL OF MINUTES

Copies of the minutes from the April 5, 2018 meeting of the COG Public Services & Environmental Committees are *enclosed* for approval.

4. COMMITTEE PICTURE

COG Staff would like to take a picture of committee members to include on our webpage that discusses the Public Services & Environmental Committee. COG believes it would add a personal touch and help residents identify their elected officials when needing to reach out to them.

5. A GREENHOUSE GAS EMISSIONS INVENTORY FOR CLIMATE ACTION AND ADAPTATION PLANNING IN THE CENTRE REGION - *presented by Colleen Barrett*

During the April 23, 2018 General Forum meeting, staff presented information on the work completed to date in regard to climate action and adaptation planning in the Centre Region. As a follow up to that presentation, CRPA staff has prepared the *enclosed* fact sheet which provides a brief summary of the history of greenhouse gas emissions (GHG) inventories in the Centre Region and a short overview of the methodology behind climate action planning. CPRA staff assessed historic and current municipal inventories and similar programs in other communities. CPRA staff concludes that an updated greenhouse gas emissions inventory is a crucial component to facilitate the development of the Climate Action and Adaptation Plan for the Centre Region. This item seeks the PSE Committee's direction on the preparation of an updated regional GHG emissions inventory.

The PSE Committee should consider the following motion:

That the COG Public Services and Environmental Committee requests that Centre Regional Planning Agency prepare a regional greenhouse gas emissions inventory to help inform the development of the Regional Climate Action and Adaptation Plan.

6. REFUSE AND RECYCLING PROGRAM: NEXT CONTRACT BID SPECIFICATIONS
presented by Pam Adams

The current COG/Advanced Disposal contract for residential refuse and recycling services expires December 31, 2019. The contract covers 15,400 properties in Benner, College, Ferguson, Harris, and Patton Townships.

Ms. Adams will review with the Public Services & Environmental Committee the *enclosed* draft timeline for the bidding process. She will also discuss the items listed below that are proposed for changes to the current bid specifications:

- ✓ *Alternative fuel.* Due to the wide fluctuations in energy costs in the past, the 2015-2019 contract included an option requiring alternative fuel vehicles and as a result the 10 refuse and recycling vehicles now servicing the COG residents are fueled by compressed natural gas. This was also a significant reason behind Clean Energy opening a CNG fueling station in December of 2015 located on the Centre County Recycling & Refuse property in College Township. The PSE Committee should discuss the continuation of CNG fueled refuse and recycling vehicles.

For informational purposes below are tables reflecting pricing information for local CNG fuel and regional diesel fuel. At the pre-bid meeting on June 30, 2014 the bid price for CNG fuel was set at \$2.72/dge.

* 2018 data: Jan - May

Average Fuel Cost For Clean Energy Fueling Station	
CNG Fuel Price history	
2016 Ave	2.62 \$/dge
2017 Ave	2.74 \$/dge
* 2018 Ave	2.84 \$/dge

Average Fuel Cost For Central Atlantic Diesel Fuel Price history	
2014 Ave	3.99 \$/gal
2015 Ave	2.93 \$/gal
2016 Ave	2.44 \$/gal
2017 Ave	2.76 \$/gal
*2018 Ave	3.28 \$/gal

US Energy Information Administration for Central Atlantic region

- ✓ *Automated Collection - Carts.* At its April 5, 2018 meeting the PSE Committee learned that Refuse and Recycling Program applied for a grant of \$350,000 from the PA Department of Environmental Protection (DEP) under their Recycling, Act 101, Section 902 grant program to help pay for the organics recycling carts planned for the 2020 contract. As a result of this grant opportunity, it means COG is defining the type of organics recycling, as well as refuse cart, in the 2020 contract

specifications. Enclosed are draft bid specifications addressing the proposed new cart-based collection system.

Carts in the sizes of 35, 65 and 95 gallons will be on display at the meeting.

- ✓ *Rate Structure.* The levels of service and their respective costs for refuse and recycling (including organics) need to be defined with the cart-based collection system. At its January 11, 2018 meeting the Committee agreed there was a need to better reflect a household's usage of the services received, i.e. household's that place more refuse at the curb should pay more. In order to fairly attribute costs to residents, it is proposed to create a rate structure based on the size and quantity of refuse carts needed at a household. The recycling (including organics) costs would be rolled into the operational costs. The recommended cart service options include:

Low Usage Service 35 gallon cart 

Regular Service 95 gallon cart 

Plus Service (2) 95 gallon carts 

Enclosed is a proposed rate structure sheet detailing what is included with each service. Ms. Adams will present information on sample rate structure used across the nation in order for the committee to understand the above recommendation. This information will also include some suggestions for a 4th service level - zero waste incentive service as well as how to handle excess refuse items.

- ✓ *Change the Program Administrator position from part-time to full-time.* In 2018 the franchise fee that funds the part-time Refuse and Recycling Administrator position and program is set at \$97,020; it increases 5% each year of the current contract. This figure is less than 3.0% of the value of the contract in 2018. With the scope of work needed to implement the Organics Recycling Program in 2020, it is becoming evident that the Refuse and Recycling Administrator's position should be full time. Since 2012 a part-time staff assistant position has been needed to complete the additional program tasks, such as increasing commercial recycling and developing organics recycling. This staff assistant position is funded through recycling rebate funds (funds accrued through the sale of recyclable materials). There are enough work tasks in the next 2 years (2019-2020) to be completed for a full time administrator and a part time assistant as the Organics Recycling Program is introduced and implemented. In 2021, the plan is that there will be only work tasks needed for (1) full time administrator. The committee should discuss whether COG staff should adjust the franchise fee for the contract period beginning in 2020 to reflect the increased costs.

Based on the Committee's input, COG Staff will draft potential language revisions/additions to the Request for Bid Specifications and present the revised/new sections at the September meeting.

7. STATUS OF RECYCLING IN CENTRE COUNTY – presented by Joanne Shafer

This item presents the PSE Committee with information to understand how the recent China embargo of U.S. recycling imports, which has been highlighted recently in national news, has impacted our local recycling program. Ms. Joanne Shafer will provide a brief 10 minute update on the status of recycling in Centre County. This is an information item and does not require action for the committee.

Recent news has highlighted how recycling programs are struggling across the nation as the US adjusts to China's National Sword policy. *Enclosed* are two articles, *Recycling Firms Hit by Crushing Economics*, published in the Wall Street Journal on May 14, 2018 and the National Recycling Coalition's press release, *The China Crisis – Whose Crisis is it?*, from May 15, 2018. Regions most affected are those with single stream recycling where contamination rates can be 20+% and where all the material was marketed solely to China.

The Centre County Recycling and Refuse Authority (CCRRA) is committed to recycling and able to sell its material. With its source separated recycling program, the contamination is below 5% so the products are still highly marketable. The main impact on Centre County from China's recycling embargo is that it is affecting the national markets. Market prices have dropped significantly for mixed plastics and mixed paper and have decreased for old corrugated cardboard and HDPE (i.e. milk bottles, detergent jugs). Currently, the markets remain strong for metals and PETE (i.e. water bottles). One consequence of lower market value is that that recycling rates could increase significantly, perhaps \$1/month, depending on where markets are when the contract is bid in 2019.

This national focus on recycling will hopefully result in long term improvements for recycling. Locally we can take this opportunity to point out the strength of our source separated program and to emphasize the accepted, desirable material that can be recycled.

8. OTHER BUSINESS

- A. Matter of Record – The next meeting is scheduled for July 5, 2018 and at this time there are no pertinent agenda topics anticipated that will require the Committee's attention. It is COG staff's recommendation to cancel the July 5 meeting.
- B. Matter of Record – In May 2018 ICLEI-Local Governments for Sustainability selected Ferguson Township as a participant in its 2018 Greenhouse Gas Emissions Cohort Training. This 15-week training will guide the township's Climate Action Committee through the ClearPath software to create a greenhouse gas emissions inventory for Ferguson. This training facilitates peer to peer connections as 20 communities work to create GHG inventories. CRPA staff is supporting this training and looks forward to transferring knowledge and skills from this learning opportunity to the Regional Climate Action program.

- C. Matter of Record - *Enclosed* is correspondence between the CRPA Director and Ferguson Township Manager regarding the Greenbriar Development Demonstration Project approved by the UAJA Board of Directors. The demonstration project is considering how to extend public sewer to the Greenbriar neighborhood. Greenbriar is within the Regional Growth Boundary and Sewer Service Area (RGB and SSA), but is currently served by individual on-lot septic systems. The UAJA Board also approved a project to consider how to provide public sewer to lots currently served by individual on-lot septic systems outside the RGB and SSA. Extending public sewer beyond the RGB and SSA is currently prohibited without approval of the COG General Forum. The UAJA may ask the PSE Committee to discuss this issue at a future meeting.
 - D. Matter of Record - During the May 21, 2018 Board of Supervisors regular meeting, Ferguson Township discussed the four questions that CRPA staff posed to the Public Services and Environmental Committee Meeting during its April meeting and to the General Forum at its meeting in April. Ferguson Township provided written comments on the CRPA sustainability initiatives in the *enclosed* memo. Comments included: a community education component to the program, an emphasis on partnerships particularly with local authorities, the creation of municipal greenhouse gas emissions inventories and exploration of certifications.
 - E. Matter of Record - *Enclosed* is the CCRRA 2017 Annual Activity Report.
 - F. Matter of Record - *Enclosed* is a draft of the Refuse and Recycling Program Plan.
9. ADJOURNMENT

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

PUBLIC SAFETY COMMITTEE

COG General Forum Room

Tuesday, June 12, 2018

12:00 Noon

AGENDA

1. CALL TO ORDER

Chairman Steve Lyncha will convene the meeting.

2. CITIZEN 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 to that point in the meeting.

3. APPROVAL OF MINUTES

A copy of the minutes from the April 10, 2018 meeting of the COG Public Safety Committee is *enclosed*.

4. SPECIAL MEETING OF THE PUBLIC SAFETY COMMITTEE

With the review of the 2019 Program Plan proposals the agenda for the Public Safety Committee is exceptionally long and discussion of all the action and information items may not be completed in a reasonable time period.

Mr. Lyncha asks the Committee to consider scheduling a second meeting during June. The first meeting will focus on the enclosed draft 2019 Program Plans. The second meeting would focus on agenda items 6 through 9 and other items that may be identified.

The Committee should decide whether to meet once or twice in June. And, if there are two meetings in June, is there a date and time that is convenient to all the members. The second meeting should be held prior to Wednesday, June 20 so that the Committee's recommendations can be referred to the General Forum.

5. 2019 PROGRAM PLAN REVIEW

This agenda item asks the Public Safety Committee to review and provide comments on the draft 2019 Program Plans for Codes, Fire Protection and Emergency Management before these documents are forwarded to the Finance Committee.

The Code Director, Fire Director, and Emergency Management Coordinator will provide an overview of their proposed 2019 Program Plans. The committee should review the eight *enclosed draft* Program Plan documents and note areas of concern.

- Code Overall
- New Construction Program
- Existing Structures Program
- Code Capital
- Fire Protection Operating
- Fire Protection Capital
- Emergency Management Operating
- Emergency Management Contingency

Major changes that may be proposed in the 2019 Program Plan include:

Centre Region Code Administration (CRCA)

- It is proposed to establish a regional Sewage Enforcement Officer (SEO) Program funded through New Construction Budget: College and Ferguson Townships have asked the Agency to begin providing SEO services beginning in 2019 because their current SEO is retiring.

Over the past two and a half years, the Agency Director for the CRCA has met with the managers of Ferguson, College, and Halfmoon Townships regarding the Sewage Management Program (SMP) and how that program interfaces with the municipal Sewage Enforcement Officer (SEO) to develop a better customer service model. As part of those discussions it was identified that this is opportunity to streamline, in a modest way, the permitting and construction process since the current SEO's are likely to change in the future.

As part of those discussions, the proposal was made by the CRCA that one modest way of streamlining the development process for a single family home, and a way to provide redundancy in the process and overall provide better customer service, would be for the CRCA to become the SEO for those municipalities. These discussions have continued over the past two and a half years and the proposed plan has been refined. During the remainder of 2018 the plan for implementing SEO will be further refined and presented to the governing bodies of the municipalities for approval. If approved the program would begin in 2019.

The work would be focused in four areas:

- ✓ New construction outside the regional growth boundary and served by a septic system
- ✓ Expansion of an existing structure that is located outside the regional growth boundary and served by a septic system
- ✓ System repairs that are identified by owners or septic pumpers
- ✓ Follow-up on septic system deficiencies identified during a CRCA “walk over” inspection

This would be a new service for the CRCA. The main expenses will be for two additional staff persons, staff training, vehicles and obtaining office space. Fees paid by property owners who receive SEO services will cover a portion of the SEO program with the remaining balance funded through the New Construction Budget. The Agency Director anticipates maintaining an affordable fee schedule similar to those currently in place.

At the Committee meeting the Code Director will provide additional program detail, including a draft business plan.

Personnel Changes:

The additional work load to manage the SEO program is not feasible without adding two additional staff positions:

- **Permit Technician** a new position, with the employee focused on the SEO program. The SEO work load will not justify a full-time employee. Subsequently, this employee will take over the management of the on-lot sewage management program (SMP) that is currently administered by CRCA staff and act as additional backup to the current administrative staff in their absence. Currently there are approximately 3,000 homes in the SMP program. The estimated 2019 cost for this position is approximately \$68,000.
- **Commercial Plans Examiner/Inspector** a new position, the employee will work with the SEO program. The SEO work load will not justify a full-time employees. Subsequently, the employee will also assist with new construction plan review and field inspections. The estimated 2019 cost for this position is approximately \$118,000.
- **Personnel Changes:**

In addition to the additional staff required for SEO program; add a new **Commercial Plans Examiner/Inspector** position. The performance objectives of this position are to reduce wait times for permit holders for plan reviews and field inspections. The estimated 2019 cost for this position is approximately \$118,000.
- **Office Space:** If the three proposed personnel positions are approved, there will be a need for additional office space. At the present time there is available office space for one additional employee. This will be a “big ticket” item in terms of the

expenditure of CRCA funds. At the time of Program Plan preparation this proposal is not fully developed but the COG staff wanted to make sure the municipal officials are aware of the situation. Currently, the CRCA Director is investigating several options to accommodate the additional staff, including: renting existing commercial office space off-site, constructing a small addition to the existing COG building, or identifying if office space is available in a municipally owned building.

- Existing Structures/New Construction: During 2019 it is proposed that the efficiency, ease of use, GIS interfacing, permit holder/CRCA interface, and the reporting capabilities of the Tyler Technologies software package, currently being used, be examined and a decision be made about whether it should be replaced or updated. Tyler Technologies introduced its “EnerGov” software package that addresses some of the concerns with the current system. But other options will also be explored. A detailed cost proposal for conducting this study is not available at this time.

CRCA – Capital Budget

- The Program Plan will propose that two vehicles be replaced during 2019 - a 2010 SUV for the Existing Structures staff and a 2011 SUV for the New Construction staff. The vehicles would be acquired through the Pennsylvania CoStars Program with estimated costs of \$18,000 for one sedan and \$27,000 for an SUV.

In addition, if the two aforementioned new inspector positions are approved, two additional vehicles will need to be purchased at an estimated cost of \$27,000 each.

Fire Protection Program – Operating Budget

- Stipend Proposal: The Fire Director is proposing an increase to the stipend paid to Alpha Fire Company volunteers. Having volunteers in sufficient numbers is critical to maintaining the fire protection system. Responding to alarms and participating in training, often while managing career and family, places a significant personal burden upon many of the volunteers.

This concept is being discussed with the managers of the participating municipalities.

Fire Protection Program – Capital Budget

- As proposed in the Capital Improvement Plan replace the 2013 Chevy Tahoe Command Vehicle that was originally planned for 2018. The Command Vehicle is assigned to the On-Duty Fire Chief and responds to most incidents. Often the Command Vehicle and the On-Duty Chief are able to resolve a service call thereby reducing the need to roll a larger unit (fire engine etc.). In addition the Command

Vehicle services as the Fire Company's on-scene Command Post. It carries a significant amount of equipment including: remote head radio, roll-out work table, thermal imaging camera, fire extinguishers, several types of gas detectors, medical refrigerator to store cyanide poisoning antidote and Narcan, electric inverter, and hazmat guides, forms, and other documents. The existing unit will be retained and assigned to either the Patton Township or College Township fire station. The estimated budget for this vehicle and the equipment is \$75,000.

Emergency Management Program

- As proposed in the Capital Improvement Plan, replace the 2010 Ford Explorer with a 4-wheel drive Ford F-150 pick-up truck. A truck is proposed because it can more effectively and efficiently transport equipment and materials to an emergency scene when needed. The estimated budget for this vehicle is \$43,600.

The next step in the process is for the Agency Directors to address the issues identified by the Committee and make the necessary changes to their Program Plans. The revised draft Codes, Emergency Management and Fire Agency Program Plans will be compiled along with the other COG Agencies and forwarded to the Finance Committee for comment at its July 2018 meeting. Following the Finance Committee's review, the Program Plan will be referred to the General Forum and then to the municipalities for their consideration.

6. CODE SERVICES MANAGER JOB DESCRIPTION

This agenda item asks the Public Safety Committee to review, provide comments on and endorse the draft job description for the Code Services Manager.

The 2018 COG Budget appropriated funding for a new employment position of Codes Services Manager for the Centre Region Code Administration Agency (CRCA). The position will be funded through the CRCA Budget that is entirely financed through building, fire and rental housing permit fees. No municipal tax dollars are involved. The main duties of this position will be to focus on the enhancement of customer service and perform a wide variety of tasks including:

- Managing community relations/public education/outreach efforts, and maintaining positive, responsive and open relationships with the CRCA and the member municipalities, permit holders, developers, contractors, architects, engineers, property owners/managers and community groups.
- Resolving or arranging for the resolution of customer questions, service concerns, and service related complaints.
- Supervising the Administrative Division of CRCA. The employee will work with the Office Manager to oversee the permitting process and to identify and resolve

possible bottlenecks, delays or other problems and to educate the public about the permitting process.

The *enclosed* draft job descriptions has been reviewed by CRCA Director, Office Manager, Senior Building Inspector, Senior Fire Inspector, HR Officer and COG Executive Director. The first four individuals are members of the CRCA Senior Management Team. When the new position is filled the new employee will be a fifth member of the Management Team.

Because of its supervisory responsibilities and level of contact with the public and community recommendations it is recommended that the position be assigned to Pay Grade C51 with a starting rate of \$60,203 and a mid-point of \$69,234.

As defined by the COG Articles of Agreement one of the responsibilities of the Human Resources Committee is *“To approve new job descriptions as proposed by the Executive Director.”* During its May 9 meeting the HR Committee approved the draft job description contingent on the agreement of the Public Safety Committee

To proceed the Public Safety Committee should review the draft job description and note areas of concern. Should the Committee decide to endorse the job description a potential enacting motion is:

“That the COG Public Safety Committee endorse the job description for the COG Services Manager, dated May 1, 2018 and its assignment to Pay Grade C51.”

Should the Public Services Committee have significant changes to the job description then those recommendations will be referred to the HR Committee.

7. ANIMAL POLICY AND RADIO POLICY

This agenda item is for informational purposes and does not require action from the Public Safety Committee. The Agency Director will briefly review two new draft policies that are intended to address safety issues involving the Existing Structures staff. These policies directly relate to the agenda item #8 requesting the Committee’s support for the purchase of mobile radios.

Two major work components of the Existing Structures Program is to conduct rental housing inspections and walk over inspections of septic fields. There are over 3,000 septic systems and 19,000 rental units that are inspected on a three year or two year (Bellefonte Borough) cycle. Both inspections require a Housing Inspector to walk a property or enter a structure. The Director has received expressions of concern from the inspection staff about the presence of animals during these inspections or individuals at the property who make the inspector feel uncomfortable. In some instances, cell coverage may not be available.

The *enclosed* Animal Policy provides guidance as to how inspections are to be handled when there is an animal present and the *enclosed* Radio Policy provides guidance about the use of mobile radios if their purchase is approved.

These administrative policies are presented to the Committee because they are the bases if the request to acquire mobile radios is approved.

8. BUDGET AMENDMENT – Existing Structures Portable Two-Way Radio Acquisition

This agenda item is requesting that the Public Safety Committee consider and endorse an amendment to the Centre Region Code Administration (CRCA) Budget to expend \$12,334 to purchase two-way mobile radios for the Existing Structures staff. If endorsed by the Committee the proposed budget amendment would be referred to the Finance Committee for consideration and then forwarded to the General Forum for approval.

To address employee safety issues the CRCA Director is asking the Committee to endorse a proposed budget amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program as to allow the CRCA Director to use \$12,334 to purchase (6) portable two-way radios and supporting equipment for the existing structures field inspection staff to be better connect in times of emergency.

Justification

As mentioned above with the increased number of inspections being preformed there have been more instances where Housing Inspectors have felt threaten by animals or made to feel uncomfortable by a person present at the inspection.

To provide the inspector with an easily used and actively monitored communication system to allow an inspector to quickly request help the CRCA is requesting the purchase of portable radios that are programed for use on the Centre County Emergency Communications System. For many years the CRCA has had a dedicated talk group on the Centre County radio system and use the resource to varying degrees in the field. The Director has contacted the Centre County Emergency Communications and has gotten approval to increase the number of radios being used on the system. The emergency call channel that will be programed into all of the radios is continuously monitored by the dispatchers. An inspector in danger can call the dispatcher and have law enforcement or other needed emergency resources dispatched to their location without the need to dial a phone. This will reduce the time that is needed to get assistance to the inspector and in some cases the inspector would not be able to reach the County by phone and this would still provide that critical connection.

Anticipated cost

CRCA received a quote for \$12,500 to purchase the new portable radios and support equipment from Centre Communications, the Centre County Emergency

Communications service provider. This vendor is the provider for radio communications that has been selected by Centre County through a qualifications based and competitive bidding process and is the reason for only obtaining a single quote on this equipment.

Funding Source

The Existing Structures Budget has an estimated 2018 ending fund balance of \$179,543.

Should the Committee agree with the proposal to purchase two-way mobile radios for the Existing Structures staff a possible motion to consider is:

“That the Public Safety Committee express its support to the Finance Committee of an amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program that would provide \$12,500 to purchase six mobile two way radios and supporting equipment for CRCA.”

9. HAZMAT SERVICES IN THE CENTRE REGION

This agenda item asks the Public Safety Committee to provide comments on the proposal to create a Committee to look at and possibly recommend changes to the current model for provide hazmat services in the Centre Region.

As the Fire Director has reported in the past, Penn State University is responsible for responding to many of the hazmat services in the Centre Region. The response team consists of University staff and increasing Alpha Fire Company career staff and volunteers. The Director has questioned whether in a growing community if the current model is best one for the future. In terms of community growth, there has been over \$1 billion in new construction in the Centre Region since 2014.

The Public Safety Committee is asked to provide comments on the idea of forming a Committee to look at the current service model and identify whether it should be changed for the future. Possible Committee members may be from:

- ✓ Penn State University (maybe two individuals)
- ✓ Police Services
- ✓ Alpha Fire Company
- ✓ State College Firemen’s Relief Association
- ✓ COG Executive Director
- ✓ Elected official
- ✓ Municipal Finance Officer

This agenda item is for discussion purposes only and does not require action at this point. Comments and questions are welcomed. Should the Committee be in general agreement with this idea, staff will provide a detailed proposal in the future.

10. OTHER BUSINESS

- A. Matter of Record - The next meeting of the Public Safety Committee meeting is scheduled for Tuesday, July 10, 2018 at the COG Building.
- B. Matter of Record - The May 2018 monthly comparison of code statistics are *enclosed* in this packet, and permits issued/permits closed reports are *enclosed* electronically only. Please note that the number of single family units constructed statistic is included in the total construction value by municipality statistic.
- C. Matter of Record - The April, 2018 monthly report on code statistics relating to the rental housing inspection program are *enclosed*.

11. ADJOURNMENT

CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite #3

State College, PA 16801

Phone: (814) 231-3077 • Fax: (814) 231-3088 • Website: www.crcog.net

FINANCE COMMITTEE

COG Forum Room

Thursday, June 14, 2018

8:30 AM

AGENDA

1. CALL TO ORDER

Mr. Graham will convene the meeting.

2. CITIZEN COMMENTS

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 MINUTES

A copy of the minutes of the May 10, 2018 Finance Committee meeting is **enclosed**.

4. A "HEADS UP" OF SIGNIFICANT PROPOSALS IN THE 2019 PROGRAM PLAN

This information agenda item provides the Finance Committee advanced notice of significant proposals that are likely to be included in the draft 2019 Program Plan that will be distributed to the Committee prior to its July 10 meeting. The personnel proposals were shared with the Human Resources Committee during its May meeting.

Major changes that may be proposed in the 2019 Program Plan include:

Centre Region Code Administration (CRCA)

- It is proposed to establish a regional Sewage Enforcement Officer Program (SEO) funded through New Construction Budget: College and Ferguson Townships have asked the Agency to begin providing SEO services beginning in 2019 because their current SEO is retiring. Halfmoon Township, State College Borough and Bellefonte Borough are also considering the idea. As a note there are only six septic systems in State College Borough and fewer in Bellefonte Borough. The goal is to have the program financially self-supporting. The work would be focused in four areas:
 - ✓ New construction outside the regional growth boundary and is served by a septic system
 - ✓ Expansion of an existing structure that is located outside the regional growth boundary and is served by a septic system

- ✓ System repairs that are identified by owners or septic pumps
- ✓ Follow-up on septic system deficiencies identified during a CRCA “walk over” inspection

This would be a new service for the CRCA. The main expenses will be for two additional staff persons, staff training, and obtaining office space. Fees paid by property owners who receive SEO services will cover a portion of the SEO program with the balance funded through the New Construction Budget.

- SEO Personnel Changes: The additional work load to manage the SEO program is not feasible without adding two additional staff positions:
 - **Permit Program Technician** is a new position with the employee focused on the SEO program. The SEO work load will not justify a full-time employee. Subsequently, this employee will take over the management of the on-lot sewer management program (SMP) that is currently administered by other CRCA staff and act as an additional backup to the current administrative staff in their absence. Currently there are approximately 3,000 homes in the SMP program. The estimated 2019 cost for this position is approximately \$68,000.
 - **Commercial Plans Examiner/Inspector** is a new position with the employee working with the SEO program. The SEO work load will not justify a full-time employees. Subsequently, the employee will also assist with plan review and field inspections. The estimated 2019 cost for this position is approximately \$118,000.
- Codes Personnel Changes: Add a new position of Commercial Plans Examiner/Inspector. The performance objectives of this position are to reduce wait times for permit holders for plan reviews and field inspections. The estimated 2019 cost for this position is approximately \$118,000.
- Office Space: This will be a “big ticket item” in terms of the expenditure of CRCA funds. This proposal is not fully developed at the time the Program Plan is being prepared, but the COG staff wanted to make sure the municipal officials are aware of the situation. With the possible addition of three additional employment positions (2 either fully or partially relate to the proposed Sewage Enforcement Program) the Centre Region Code Administration Agency (CRCA) is out of space in its office suite. The CRCA Director is currently investigating several options to accommodate the additional staff, including: renting pre-existing commercial office space off-site, constructing a small addition to the existing building, or identifying if office space is available in a publically owned building. The Ad Hoc COG Facilities Committee has been alerted to the need for additional space if the new positions are approved. The cost of adding office space will be unknown at the time the Program Plan is prepared.
- Existing Structures/New Construction: During 2019 it is proposed that the efficiency, ease of use, GIS interfacing, permit holder/CRCA interface, and the types of reports that can be generated by the Tyler Technologies software package be examined and a decision be made about whether it should be replaced or updated. Tyler Technologies introduced its “EnerGov” software package that addresses some of the concerns with

the current system, but other options will also be explored. A detailed cost proposal for conducting this study is not available at this time.

CRCA - Capital Budget

- The Program Plan will propose that two vehicles be replaced during 2019: a 2010 SUV for the Existing Structures staff and a 2011 SUV for the New Construction staff. The vehicles would be acquired through the Pennsylvania CoStars Program with estimated costs of \$18,000 for one sedan and \$27,000 for a SUV.

In addition, if the two aforementioned new Inspector positions are approved then two additional SUVs will need to be purchased at an estimated cost of \$27,000 each.

Fire Protection Program - Operating Budget

- Stipend Proposal: The Fire Director is proposing an increase to the stipend paid to Alpha Fire Company volunteers. Having volunteers in sufficient numbers is critical to maintaining the fire protection system. Responding to alarms and participating in training, often while managing career and family, places a significant personal burden upon many of the volunteers. The estimated cost of this increase is \$90,000.

This concept is being discussed with the managers of the participating municipalities and legal counsel from Public Employer Labor Relations Advisory Service (PELRAS).

Fire Protection Program - Capital Budget

- As proposed in the Capital Improvement Plan (CIP), replacement of the 2013 Chevy Tahoe Command Vehicle was originally planned for 2018. The Command Vehicle is assigned to the On-Duty Fire Chief and responds to most incidents. Often the Command Vehicle and the On-Duty Chief are able to resolve a service call thereby reducing the need to respond a larger unit (fire engine etc.). In addition the Command Vehicle serves as the Fire Company's on-scene Command Post. It carries a significant amount of equipment including: remote head radio, roll-out work table, thermal imaging camera, fire extinguishers, several types of gas detectors, medical refrigerator to store cyanide poisoning antidote and Narcan, electric inverter, hazmat guides, forms, and other documents. The existing unit will be retained and assigned to either the Patton Township or College Township fire station. The estimated budget for this vehicle and the equipment is \$75,000.

Emergency Management Program

- As proposed in the Capital Improvement Plan, replace the 2010 Ford Explorer with a 4 x 4 Ford F-150 pick-up truck. A truck is proposed because it can be used to transport equipment and materials to an emergency scene when needed. The estimated budget for this vehicle is \$43,575.

Parks and Recreation – Millbrook Marsh Nature Center

- Personnel Changes – The Parks and Recreation Director may recommend that the part-time staff assistant position at the Nature Center be changed to full-time status including a full COG benefit package.
- Phase II Construction of the Spring Creek Education Building Proposal – The Parks Director is recommending expanding the Spring Creek Education Building and Welcome Center at Millbrook Marsh Nature Center to complete the facility and allow for increased programming at the facility. These new facilities are estimated to cost approximately \$2.2 million, which will largely be funded through private donations and grants. The total request from the municipalities is estimated to be \$350,000 split across two years (\$175,000 in 2019 and \$175,000 in 2020).

Parks and Recreation – Operating Budget

- Personnel Change – The Parks and Recreation Director recommends converting four seasonal maintenance positions to two full time and one year round part time (30 hours per week) maintenance positions. The estimated cost for this proposal is currently under review.

Schlow Centre Region Library

- Personnel Change – The Library Director recommends converting the current part time Systems Technician to a full time Systems Technician position. The estimated cost to upgrade this position is approximately \$30,000.
- Personnel Change – The Library Director recommends upgrading the Library Technician to a Cataloging and Discovery Services Librarian position to better reflect the current job responsibilities. The estimated cost to upgrade this position is approximately \$10,000.
- Personnel Change – The Library Director recommends upgrading the Patron Services Library Assistants to a more appropriate Library Technician classification based on comparable responsibilities. The estimated cost to upgrade these positions is \$8,000.
- Personnel Change – The Library Director recommends hiring a part time Philanthropy Assistant. The large volume of routine clerical, data, and financial tasks associated with fundraising is restricting the amount of time available for the Manager of Philanthropy to cultivate donors and major gifts. Clerical and administrative tasks should be assigned to an administrative support level position, allowing the Manager of Philanthropy to focus on critical donor relationships and strategic activities. The estimated cost to create this position is \$12,000.

COG Building Capital Budget

- COG Building Study Proposal – At the June Ad Hoc Facilities Committee meeting, the Committee recommended setting aside funds to perform a facilities study of the COG

Building. While the exact scope of the study is currently undefined, the initial thought was the study would be similar in scope to the Library Facilities Study completed in late 2017/early 2018 at a cost of approximately \$50,000.

COG Office of Administration

- Upgrade COG Website Proposal – The Executive Director recommends funding to upgrade the COG website in 2019. The upgrade will make it easier for our users to locate important information (e.g. quick links, notification banner, and calendar in a visually appealing way), help meet new ADA/accessibility requirements and it will be mobile-friendly. The one-time estimated cost of a website upgrade is expected to be \$8,000; annual expenses are expected to total \$950. The cost of the website is shared by the six COG programs which use the site. The initial cost can be distributed over three years if desired.
- 50TH COG Anniversary Proposal – The Executive Director recommends designating \$5,000 for activities and other expenses to celebrating COG’s 50th Anniversary and educating the public about the municipalities’ efforts to join together to solve common problems in a cost-effective, transparent, and responsive manner. This proposal is supported by the Executive Committee.

Regional Refuse and Recycling

- Currently, a part time assistant is employed to allow the Administrator to develop and implement a Regional Organics Recycling Program. With the scope of work needed to develop and implement the Organics Program in 2020, it is becoming evident that the Refuse and Recycling Administrator’s position should be full time. The estimated cost to upgrade this position is \$41,000.

The Committee should review this information and give their initial thoughts on these proposals that will likely appear again in the draft Program Plan document that will be received with the July Finance Committee agenda packet.

5. BUDGET AMENDMENT – Existing Structures Portable Two-Way Radio Acquisition

This agenda item asks the Finance Committee to take action to approve a recommendation from the COG Public Safety Committee to amend the 2018 Centre Region Code Administration Existing Structures Budget as to allow the CRCA Director to use \$12,334 to purchase (6) portable two-way radios and supporting equipment for field inspection staff to be better connected in times of emergency.

To address employee safety issues, the CRCA Director asked the Public Safety Committee during its June 12, 2018 meeting to endorse a proposed budget amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program as to allow the CRCA Director to use \$12,334 to purchase (6) portable two-way radios and supporting equipment for the existing structures field inspection staff to be better connect in times of emergency.

Justification

Two major work components of the Existing Structures Program are to conduct rental housing inspections and walk over inspections of septic fields. There are over 3,000 septic systems and 19,000 rental units that are inspected on a three year or two year (Bellefonte Borough) cycle. Both inspections require a Housing Inspector to walk a property or enter a structure. The Director has received expressions of concern from the inspection staff about the presence of animals during these inspections or individuals at the property who make the inspector feel uncomfortable. In some instances, cell coverage may not be available.

To provide the inspector with an easily used and actively monitored communication system that allows an inspector to quickly request help the CRCA is requesting the purchase of portable radios that are programed for use on the Centre County Emergency Communications System. For many years the CRCA has had a dedicated talk group on the Centre County radio system and use the resource to varying degrees in the field. The CRCA Director has obtained approval from the Centre County Emergency Communications to increase the number of radios being used on the system. The emergency call channel that will be programed into all of the radios is continuously monitored by the dispatchers. An inspector in danger can call the dispatcher and have law enforcement or other needed emergency resources dispatched to their location without the need to dial a phone. This will reduce the time needed to get assistance to the inspector, and in some cases the inspector would not be able to reach the County by phone and this would still provide that critical connection.

Anticipated cost

CRCA received a quote for approximately \$12,500 to purchase the new portable radios and support equipment from Centre Communications, the Centre County Emergency Communications service provider. This vendor is the provider for radio communications that has been selected by Centre County through a qualifications based and competitive bidding process and is the reason for only obtaining a single quote on this equipment.

Funding Source

The Existing Structures Budget has a budgeted 2018 ending fund balance of \$179,543.

The Executive Director will report on the outcome of the Public Safety Committee discussion regarding the proposed budget amendment to purchase two-way mobile radios for the Existing Structures. Should the Public Safety Committee agree with the proposal then a possible motion for the Finance Committee to consider is:

“That the Finance Committee recommend to the General Forum the approval of an amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program that would provide \$12,500 to purchase six mobile two way radios and supporting equipment for CRCA.”

6. CHANGE OF MEETING DATE

It is anticipated that the General Forum will refer the 2019 Program Plan to the municipalities for review and comment at its meeting on July 30, 2018. In order to give each municipality a chance to meet and discuss the document, it is being recommended that the Finance Committee consider changing the date for its next meeting from August 9, 2018 to **either August 16 or 17, 2018**. The Committee should weigh in on their preference.

The Committee should bring their calendars and determine if they are able to meet at these times.

7. AUDIT REQUEST FOR PROPOSALS

Enclosed is the initial draft request for proposal (RFP) for audit services to be provided to the Centre Region Council of Governments, Centre Region Parks and Recreation Authority, Schlow Centre Region Library, and the Centre County Federation of Public Libraries. The RFP will request that the contract be for a period of three (3) years with an additional mutually agreed upon two (2) year option.

The timing of this RFP is consistent with the direction given to COG staff during the setup of the finance office in 2015. The current auditors, Maher Duessel, have been notified that COG will be sending out RFPs this summer.

The Committee is to review the RFP and provide comments to the Finance Director to revise the RFP for approval for distribution at its June meeting. It is the intention to send RFPs to three firms directly (the firms that perform the municipal audits in the Centre Region) and to advertise in either the Centre Daily Times or Centre County Gazette as well.

It is the intention of staff to provide a recommendation to the Committee as to how to proceed with the selection of auditors for the years ended December 31, 2018 through December 31, 2022 after the proposals have been received and reviewed at the August meeting.

8. MONTHLY REPORTS

The May 2018 voucher report is **enclosed** (electronically only). To proceed, the Committee should consider the following motion:

“That the Finance Committee approves the May 2018 voucher report for the Centre Region COG.”

Each month paper copies of the **financial** and **voucher** reports will be available at the meeting to folks who have requested paper agenda packets. If the Committee has any questions about any of the items in these reports, please let Finance Director Joe Viglione (jviglione@crcog.net or 231-3062) know as soon as possible, so that the information can be researched prior to the next Committee meeting.

9. OTHER BUSINESS

A. Matter of Record - County and COG staff met on May 11, 2018 to begin updating the existing 1984 agreement for the Active Adult Center. A follow up meeting is scheduled for June 8. The discussion is still in its early stages and staff anticipates bringing an agreement to the Finance Committee for review and comment this summer.

B. Matter of Record - The next Finance Committee meeting is scheduled for ***Tuesday, July 10, 2018*** at 8:30 am in the COG General Forum Meeting Room. Tentative agenda items include the draft Program Plan and Capital Improvement Program (CIP).

10. ADJOURNMENT

The Committee members should discuss the responsibilities as currently written:

Should the first responsibility be clarified so that the purview for the Committee remains only the regional park facilities: Whitehall Road Regional Park, Oak Hall Regional Park, and Hess Softball Complex, or does the Committee desire to recommend to the General Forum that other facilities be designated as regional parks?

If additional parks or facilities are designated as regional, then how does that change effect the remaining three responsibilities of the Committee, and how should they be clarified as to avoid conflicts with other groups including the Centre Region Parks and Recreation Authority and the Millbrook Marsh Nature Center Advisory Committee?

5. ACTION SPORTS PARK DISCUSSION (Pam Salokangas)

During the May 10 joint meeting of the Parks Capital Committee and Centre Region Parks and Recreation Authority, the Action Sports Report was presented and discussed. This report was referred to the Parks Capital Committee by the General Forum that received an overview of the report's findings during the April 23, 2018 COG meeting.

The report was prepared by the Ad Hoc Action Sports Park Committee established by State College Borough Council. The report involved an extensive amount of work from the Committee members and took about seven months to complete. Council's charge to the Committee was to make recommendations for possible locations and amenities, and the locations studied included public and private parks, lots, and spaces within the Borough and on the edge of the Borough. The top location identified using a scoring matrix was the Whitehall Road Regional Park. Additionally, the report included amenities that are ideal for mixed use to include skateboarding, scooters, rollerblades, and BMX bike riding. It was noted that the facility that would contain verts, bowls, and streetscapes can be as small as ½ acre and up to 1 ½ acres and recommendations are included in the final report for site design/layout, building materials, and other amenities (i.e., restrooms, shade, water fountain).

The report generated some interesting questions such as:

- Should an Action Sport Park be part of the Phase II Master Site Plan for Whitehall Road Regional Park?
- If an Action Sport Park is built at a municipal park should that part of the municipal park be designated as a regional facility and funded by the region?
- Should the Parks Capital Committee recommend to the General Forum that an Action Sports Park be designated a regional park in the same manner as Oak Hall, Whitehall Road and Hess Field? Under the COG's Articles of Agreement, one of the responsibilities of the Committee is "To recommend the designation of regional park facilities (i.e. facilities involving joint capital funding such as parks, swimming pools, nature centers, etc.) to the General Forum."

The Parks Capital Committee and the Authority expressed interest in continuing the discussion of an Action Sports Park. The COG staff was asked to include discussion of the report on a future agenda. By way of a starting point for the Committee and Authority's discussion, staff offers the following:

- The Committee and Authority should consider whether the General Forum should be asked whether it desires that the concept of an Action Sports Park be further investigated. Staff believes it is important that the idea of exploring the Action Sports Park be endorsed by the General Forum so that it has broad based regional support at the municipal level. The General Forum's endorsement would signal that the on-going investigation is an effort that elected officials want to undertake.
- If the Committee and Authority decide to offer a recommendation to the General Forum then should it include a proposal for how the concept of Action Sports Park should be further explored? Study options include:
 - ✓ Discuss and focus on the concept during Joint meetings of the Parks Capital Committee and Authority
 - ✓ Ask the Authority to prepare a recommendation
 - ✓ Form a new regionally-based committee
- The Committee and Authority should consider whether to endorse including in the 2019 Program Plan the expenditure of \$5,000 for services to prepare preliminary sketch plans and cost estimates.

6. PARKS AND RECREATION REGIONAL COMPREHENSIVE STUDY UPDATE (Eric Bernier)

This is an informational item and does not require action.

A. Request For Proposal

At the June 5 Steering Committee meeting, the final draft of the Request For Proposal (RFP) was reviewed and edited. Most of the meeting's discussion was focused on the timeline to ensure that all of the appropriate deadlines and important schedule information was included to assist the vendors as they prepare their proposals.

At this time, the next step for the RFP is to be reviewed by the Executive Committee; the Steering Committee would be requesting that the Executive Committee move the RFP forward for the General Forum's endorsement.

Starting July 1, the RFP would be advertised with a deadline of 11:00am on Tuesday, August 7 for proposal submission. The Steering Committee would open proposals at their 12:00pm meeting and begin the review process.

B. Steering Committee Membership

The State College Area School District appointed Gretchen Brandt to the Steering Committee per the recommendation of the PA Department of Conservation and Natural Resources (DCNR). Ms. Brandt

attended her first Steering Committee meeting on June 5 and received the resource binder which will allow her to read past meeting minutes and look through the document collection.

7. WHITEHALL ROAD REGIONAL PARK UPDATE (Pam Salokangas)

Ms. Salokangas presented the most up-to-date information at the joint meeting last month as well as the General Forum meeting; that reported included a summary of the amenities to be included in the Phase I development of the park, per the overall approved Master Plan. Along with that summary, the Authority provided a draft timeline for the project noting that the budget remains at \$4.8 million with any additional funds needed coming from the private sector.

The Staff attended a second meeting with the engineers and architect to look more closely at surface selections for the main road, parking lots, and fields. We also discussed utilities, locations, and uses within the park. The team also reviewed the suggested uses and some changes to the footprint of the pavilion/restroom/concessions stand building. Lastly, the group began to review the budget, item by item, to consider what should be kept, what needed to be updated, and what could be eliminated.

It is hoped to provide another update as the park design work progresses as the Agency should have a conceptual drawing very soon for the pavilion/restroom/concessions building.

8. OTHER BUSINESS

- A. Matter of Record - The Millbrook Marsh Nature Center lease project continues at this time. The language identified in the lease that needed to be updated was forwarded to Penn State to review. The Authority received feedback from Penn State and is in the process of writing an additional communication to Penn State to clarify a few points. Once that is complete, it is hoped that we be able to meet for detailed discussions.
- B. Matter of Record - The next joint meeting between the Parks Capital Committee and the Centre Region Parks & Recreation Authority is scheduled for July 12, 2018, at 12:15pm in the COG General Forum.

9. ADJOURNMENT

Enclosures:

Attachment #1 - May 10, 2018 Meeting Summary

CENTRE REGION COUNCIL OF GOVERNMENTS

2643 Gateway Drive, Suite 3

State College, PA 16801

Phone: (814) 231-3077 Fax: (814) 231-3083 Website: www.crcog.net

EXECUTIVE COMMITTEE

COG Building – Forum Room

2643 Gateway Drive

June 19, 2018

12:15 PM

AGENDA

1. CALL TO ORDER

Chair Danelle Del Corso will convene the meeting.

2. CITIZEN COMMENTS

Members of the public are invited to comment on any items not already on the agenda (five minutes per person time limit, please). Comments relating to specific items on the agenda should be deferred until that point in the meeting.

3. APPROVAL OF MINUTES

A copy of the minutes of the May 22, 2018 Executive Committee meeting is *enclosed*.

4. RFP FOR PARKS AND RECREATION REGIONAL COMPREHENSIVE PLAN

This agenda item asks members Executive Committee to decide whether to refer the draft Request for Proposals (RFP) for the preparation of a Parks and Recreation Regional Comprehensive Plan to the General Forum for approval.

During 2017 the General Forum established the Steering Committee for the Parks and Recreation Regional Comprehensive Plan. The overall responsibilities of the Steering Committee are to:

- Prepare a scope of work for the study. During this work the Steering Committee will identify what topics and questions the plan should address. Because 50% of the project cost is being paid by DCNR, the scope of work will need to include the topics that are a condition of receiving the grant.
- Prepare a Request for Proposal (RFP). An RFP is a document that will be used to solicit proposals for consulting services to prepare the Plan as defined by the scope of work.
- Interview consultants who have submitted an RFP.
- Review and score all the RFPs received.

- Prepare a recommendation to the General Forum for an award of a proposal for consulting services.
- Assist the consultant in preparing the Comprehensive Plan.
- As individual Committee members, keep your board/council current on discussions occurring at the meetings of the Steering Committee.

Meetings of the Steering Committee are opened to the public and meeting notices will be publically advertised in accordance with state law. Meeting minutes will be kept and distributed with the meeting agendas.

The anticipated budget for this project is \$75,000 not including the staff expenses associated with supporting the Committee. Of this amount, \$37,500 will be paid by Centre Region COG and \$37,500 by an anticipated grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR). The DCNR grant has been approved. The vast majority of expenses for this project will be for consulting services to prepare the plan.

Members of the Committee are:

Organization	Name
State College Borough	Tom Daubert
College Township	Eric Bernier
Ferguson Township	Laura Dininni
Halfmoon Township	Kim Hyeseon
Harris Township	Bruce Lord
Patton Township	Susan Wheeler
Centre Region Parks and Recreation Authority	Chris Hurley
Centre Region Parks and Recreation Agency	Pam Salokangas
State College Area School District	Gretchen Brandt

The Steering Committee has been meeting on a monthly basis since July, 2017. During its June 5, 2018 meeting the Committee agreed to refer the *enclosed* draft RFP to the Executive Committee.

Recognizing that the RFP has been endorsed by the Steering Committee and DCNR, Ms. Del Corso recommends that the Executive Committee review the RFP, note areas of concern, and authorize its advertisement and issuance to interested consultants. Should the Committee agree with this approach a possible motion is

“That the Executive Committee, as recommended by the Steering Committee, authorize the issuance of the Request for Proposals for consulting services to prepare the Parks and Recreation Comprehensive Plan dated June 13, 2018 (or June 19 if revised by the Executive Committee).”

Some Steering Committee members believe the project budget is too low to accomplish all of the work that is being requested. Subsequently there may be a need to identify the work tasks that are of the highest priority to the COG.

A copy of the RFP will be sent to the General Forum members and the municipal managers.

5. BUDGET AMENDMENT – Existing Structures Portable Two-Way Radio Acquisition

This agenda item asks the Executive Committee to refer a recommendation from the Public Safety Committee that the Centre Region Code Administration (CRCA) Existing Structures Budget be amended as to provide \$12,334 to purchase two-way mobile radios for the Existing Structures staff to use when they feel their safety is being threaten.

To address employee safety issues the CRCA Director asked the Public Safety Committee to endorse a proposed budget amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program as to allow the CRCA Director to use \$12,334 to purchase six (6) portable two-way radios and supporting equipment for the existing structures field inspection staff to be better connected in times of an emergency.

Justification

Two major work components of the Existing Structures Program is to conduct rental housing inspections and walk over inspections of septic fields. There are over 3,000 septic systems and 19,000 rental units that are inspected on a three-year or two-year (Bellefonte Borough) cycle. Both inspections require a Housing Inspector to walk a property or enter a structure. The Director has received expressions of concern from the inspection staff about the presence of animals during these inspections or individuals at the property who make the inspector feel uncomfortable. In some instances, cell coverage may not be available.

To provide the inspector with an easily used and actively monitored communication system to allow an inspector to quickly request help the CRCA is requesting the purchase of portable radios that are programed for use on the Centre County Emergency Communications System. For many years the CRCA has had a dedicated talk group on the Centre County radio system and use the resource to varying degrees in the field. The Director has contacted the Centre County Emergency Communications and has gotten approval to increase the number of radios being used on the system. The emergency call channel that will be programed into all of the radios is continuously monitored by the dispatchers. An inspector in danger can call the dispatcher and have law enforcement or other needed emergency resources dispatched to their location without the need to dial a phone. This will reduce the time that is needed to get assistance to the inspector and in some cases the inspector would not be able to reach the County by phone and this would still provide that critical connection.

Anticipated cost

CRCA received a quote for \$12,500 to purchase the new portable radios and support equipment from Centre Communications, the Centre County Emergency Communications service provider. This vendor is the provider for radio communications that has been selected by Centre County through a qualifications based and competitive bidding process and is the reason for only obtaining a single quote on this equipment.

Funding Source

The Existing Structures Budget has an estimated 2018 ending fund balance of \$179,543.

During their June and July meeting the Public Safety Committee and Finance Committees both unanimously agreed to the following motion to the General Forum:

“That the Public Safety Committee express its support to the Finance Committee of an amendment to the 2018 Centre Region Code Administration Budget - Existing Structures Program that would provide \$12,500 to purchase six mobile two way radios and supporting equipment for CRCA.”

Looking ahead, the Finance Committee asked staff to prepare a policy to identify the budget amendments that should be approved by the Committee and those should be referred to the General Forum. There was some sense at the meeting that a budget amendment of this amount could be approved by the Finance Committee and not necessarily by the entire General Forum.

6. EMERGENCY MANAGEMENT UPDATE

This agenda item asks the Executive Committee to schedule a presentation from the Centre Region Emergency Management Coordinator (Shawn Kauffman) relating to DisasterLAN Software and the CodeRed Emergency Alert System that is used to alert residents of an emergency. These are informational reports and do not require action from the General Forum. Specifics about these two reports are:

- DisasterLAN Software

During the last six months, Penn State and Centre Region staff have been training on the new DisasterLAN Emergency Operations Center software. The software is licensed by Penn State and Centre Region is a financial partner with full access to the software for emergency and event planning. Centre Region staff have developed log in access for all Centre Region Elected Officials. The elected officials will have access to an Elected Official Status Board which will provide basic incident information, press briefings, road closings and weather radar. Additionally, the board has a link bar which provides access to the some common webpages that provide Emergency Management information.

Emergency Management Coordinator Shawn Kauffman and Special Project Intern Jude McDowell will provide an overview of the software. The presentation will be followed up by an email to each Elected Official with log in information.

- CodeRED Special Project Update

The 2018 Special Project Intern has been analyzing the data from the December 2017 Emergency Operations Center exercise alerting and notification test. The intern's research has found that many of our Centre Region resident are not receiving emergency alerts from CodeRED.

Special Project Intern Jude McDowell will provide an update of the project and a vision of public outreach needed in 2019.

The Executive Committee should decide whether to schedule the recommended presentation.

7. CANCELLATION OF JUNE GENERAL FORUM MEETING

Ms. Del Corso asks the Executive Committee to consider cancelling the June 25, 2018 meeting with the Emergency Management presentation and proposed budget amendment being considered at the July 30, 2018 General Forum meeting.

8. EXECUTIVE DIRECTOR'S REPORT

Mr. Steff is out of the office and is unable to attend the meeting. He reports that a focus of the attention of COG's management staff has been the preparation of the 2019 Program Plan. *Enclosed* is a summary of the proposals that will be considered by the Finance Committee during its review of the Program Plan during its July 10 meeting.

At the General Forum meeting under the Parks and Recreation Report, Ms. Salokangas will provide an update on activities relating to Whitehall Road Regional Park. As requested by the Executive Committee, Mr. Nigel Wilson, Human Resources Committee Chair, agreed to make the development of meeting conduct guidelines for elected and appointed officials and staff a work item for the committee beginning at its August meeting.

9. OTHER BUSINESS

A. Matter of Record - Next month's meeting of the General Forum is scheduled for July 30, 2018 at the COG Building. Tentative agenda items include the 2019 Program Plan and 2019-2023 Capital Improvement Plan, Whitehall Road Update, Emergency Management presentations and CRCA budget amendment.

B. Matter of Record - A Learning Lunch relating to the UAJA's organizational structure, treatment process, and beneficial reuse system was held on May 26. A tour of the plant was included. 13 elected officials, staff, and two municipal planning commission members attended. Messrs. Miller and Smith did a great job in answering questions and describing in understandable terms the science behind the UAJA's operations.

C. Matter of Record - Below is the tentative time schedule for preparing the Parks and Recreation Regional Comprehensive Plan.

- June 5 Steering Committee finalizes draft RFP
- June 19 COG Executive Committee approves RFP for General Forum Agenda
- June 25 Draft RFP on General Forum Agenda for approval
- July 1 RFP Legal advertisement published on Sunday, July 1 in *Centre Daily Times* and posted on COG and CRPR websites
- July 16 RFP questions due to Jim Steff.
- July 23 Written responses to RFP questions will be sent to all firms.
- August 7 Proposals are opened at Steering Committee meeting.
- August 8-14 Steering Committee will score proposals.
- August 17-31 Steering Committee conducts interviews with selected firms.

- September 4 Steering Committee identifies a preferred firm.
- September 4-14 Negotiations commence with preferred firm.
- September 17 Required materials sent to DCNR for review of Steering Committee's recommendation and firm's qualifications
- October 16 COG Executive Committee approves Steering Committee's recommendations for General Forum Agenda
- October 29 Steering Committee's recommendations on General Forum Agenda for approval
- October 30 Notice to Proceed provided to selected firm.
- November 6 Project begins with a meeting between the selected firm and the Steering Committee
- May 7, 2019 Firm meets with Steering Committee to present draft plan*
- June 4, 2019 Consultant sends Steering Committee final plan and Steering Committee forwards plan to DCNR for review*
- August 20, 2019 COG Executive Committee approves final plan for General Forum Agenda
- August 26, 2019 Consultant presents final plan to the General Forum*

10. TENTATIVE AGENDA ITEMS

The following are agenda items tentatively scheduled for discussion at the July 30, 2018 General Forum meeting:

- A. Pledge of Allegiance
- B. 2019 Program Plan and CIP
- C. CRCA Budget Amendment
- D. Emergency Management Updates
- E. Whitehall Road Regional Park Update

11. ADJOURNMENT



**Manager's Report
June 18, 2018**

1. The Township received a reimbursement from the Pennsylvania Municipal Health Insurance Cooperative for 75% of the unused premium in 2017, totaling \$124,409. The remaining 25% will be remitted later in the year. Historically, when a surplus has been refunded to the Township, a portion of the returned premium is returned to the General Fund, and a smaller percentage is rebated back to employees who contributed to premium payments in the coverage year. A small contribution is made to the Township's wellness fund, which is used to fund employee wellness initiatives such as health fairs and incentives for healthy lifestyles.
2. Attached to my report is a summary of the April 19th meeting of the State College Borough Water Authority provided by Ferguson Township liaison Dr. Steven Jackson.
3. Attached to my report is a copy of the 2017 Independent Auditor's report for the University Area Joint Authority. The Auditor's Report includes an adverse opinion because the Authority prepares its Balance Sheet, Statement of Revenues and Expenses, and Debt Statement (Schedules) in accordance with instructions provided by the Department of Community and Economic Development, which is a basis for accounting other than accounting principles generally accepted in the United States. The effects are presumed to be material, although not reasonably determinable.
4. The Parks and Recreation Committee met on Monday, June 11th and toured several Ferguson Township parks. A brief verbal update on the meeting will be provided.
5. The Manager attended the Pennsylvania Municipal League Sustainability Conference on Tuesday, June 5th. Sessions covered topics including comprehensive planning, urban agriculture, race and leadership, and energy reduction.
6. The Tom Tudek Memorial Park Trust met on Thursday, June 7th. The Trust approved a new insurance policy with expanded liability coverage and also agreed to move some of its assets to a Centre Foundation Fund to help generate additional revenue.

TO: Ferguson Township Board of Supervisors

CC: David Pribulka, Township Manager

CC: Brian Heiser, Interim Executive Director, SCBWA

FROM: Steven F. Jackson, Ferguson Twp Representative to SCBWA

DATE: May 17, 2018

SUBJECT: State College Borough Water Authority meeting, April 19, 2018

The April meeting of the SCBWA was called to order at 4:04 by vice-chair Rachel Brennan, then by chair Jeffrey Kern when he arrived.

During hearing of citizens, David Stone of the Nittany Valley Water Coalition noted that the issue of the request for a UAJA easement across SCBWA property in conjunction with the Toll Brothers Cottages project should have been noted on the public agenda.

Following queries by board members concerning specific items of payment and accounting, payments in the amount of \$1,214,566 were ratified, and Board Reserve Fund payments in the amount of \$245,277.

Ten new connections to the SCBWA were approved, including one in Ferguson Township, on Treetops Drive. A water main extension in Harris Township in the Kaywood North development was approved.

Jim May of the Centre Regional Planning Agency made a presentation about the CRPA's achievements, including the regional growth boundary and the sewer service boundary, and likely areas of development. He discussed the variety of tools available to the Agency, particularly planning and zoning efforts. He also said that the Agency anticipates growth by about 5,000 housing units by 2040.

This was followed by a presentation by Pam Salokangas, of the Centre Region Parks and Recreation Authority. This generated a considerable amount of discussion by the SCBWA board over the Whitehall Road Regional Park design and the SCBWA's contribution to it. Board members noted that when the SCBWA donated part of the land for the park, the understanding was that it would be preserved in a natural manner as part of the watershed and that in the park design this idea was not implemented. The park design involves a variety of impermeable turf surfaces. Ms. Salokangas, who was hired as the Parks Authority Director recently and thus not aware of the issue, replied that sports fields in the Centre Region need all-weather fields to maintain schedules, particularly during periods of heavy rain in the spring. Discussion concerning the possible reversal of phases of the Whitehall Road Regional Park plans to preserve the original idea that the SCBWA land would remain undeveloped ensued.

Bids for materials and pump replacements were approved.

Discussion of the UAJA easement issue followed. Cory Miller of the UAJA was present to discuss the issue, as was Mr. John Sepp of PennTerra Engineering and David Stone of the Nittany Valley Water Coalition. Mr. Miller noted that there was a meeting two weeks previous and it involved discussion of the type of pipe to be used along Whitehall Road, either ductile iron pipe with restrained joints or high density polyethylene pipe (HDPE) which would be better. He noted that the UAJA is not able to mandate either the type of pipe or the connection point for the sewer line. Ms. Deborah Hoag of the State College Boro indicated that a connection to the (closer) Boro connection point would involve a sewer capacity analysis study by the Boro which would delay the project. Mr. Stone reiterated his concern that the issue had not been on the public agenda for the meeting, and protested the idea that a forced line of 4,000' should be used instead of a gravity line of approximately 700' feet. This route would also involve extra risks to the water supply. Ms. Laura Dininni also spoke, noting that Toll Brothers was threatening to use cheaper pipe if the SCBWA easement property was not used, and that the community should consider revisions to regulations that would allow the specification of pipe types. John Sepp of PennTerra, speaking on behalf of the Tolls Brothers, said that they had discussed the pipe issue with UAJA, and that the line would be 10-15' off of the shoulder of Whitehall Road, and would also service the facilities at Whitehall Road Regional Park. He furthermore stated that if the SCBWA easement is not available for the sewer line, the line could be placed in the PennDOT easement of Whitehall Road, a few feet away, and that he had discussions with PennDOT indicating they are prepared to do so. Such a plan would entail greater disruption of traffic and would complicate any necessary repairs. After further discussion, the motion to deny the easement was tabled until the May meeting of the SCBWA.

In committee reports, the chair of the Facilities Committee, Mr. Grottini reported that the Nixon/Kocher plant design was 90% complete, and will be submitted for a public water supply permit. The Public Relations Committee chair, Mr. Burgos reported on the content of the Authority website. The Search Committee for the Executive Director position announced that the acceptance of resumes has closed and that Mr. Dennis Hampton has been appointed facilitator by the committee.

In the Executive Director's report, Interim Executive Director Brian Heiser gave his monthly report on events, distribution and production. The major project on Atherton Street under the direction of PennDOT has tied into the water distribution system on Aaron Drive, and the FlexNet meter reading system to be mounted on the water tank in Patton Township and to be implemented in May. Department of Environmental Protection regulatory and fee changes are anticipated to cost the Authority an additional \$35,000 a year.

In liaison reports, Ms. Hoag thanked the Authority personnel for minimizing disruption during projects on Allen Street, and that all restoration should be completed in time for the Arts Festival. I indicated that the residents of Ferguson Township appreciated an additional month to consider the issue of the UAJA sewer easement along Whitehall Road. The UAJA's Mr. Dempsey announced that their authority is considering bids for an advanced waste water treatment system, though they are coming in at a level much higher than anticipated.

In consultants' reports, the Treasurer Mr. Hampton indicated that in the first quarter revenue is exceeding budget by 16% and expenses are under budget by 10%.

The board adjourned for an executive session at 6:45pm, to the relief of those remaining.

Independent Auditor's Report

**Board Members
University Area
Joint Authority
State College,
Pennsylvania**

We have audited the Operating Authorities Balance Sheet, Statement of Revenues and Expenses, and Debt Statement – regulatory basis (the Schedules) included in the 2017 Annual Report of Municipal Authorities of the University Area Joint Authority (Authority).

Management's Responsibility for the Schedules

Management is responsible for the preparation and fair presentation of these Schedules in accordance with the financial reporting provisions as described in the instructions provided by the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) to meet filing requirements in Pennsylvania. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of Schedules that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Schedules based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedules are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Schedules. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the Schedules, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the Schedules in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Schedules.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

To meet the financial reporting requirements of the Commonwealth of Pennsylvania, the Schedules are prepared by the Authority on the basis of the instructions provided by DCED, which is a basis of accounting other than accounting principles generally accepted in the United States of America. These requirements permit the Schedules to be prepared without financial statement disclosures, without cash flows, and without Management's Discussion and Analysis.

The effects on the Schedules of the variances between the regulatory basis of accounting described above and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles" paragraph, the Schedules referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Authority as of December 31, 2017 and the results of its operations for the year then ended.

Opinion on Regulatory Basis of Accounting

In our opinion, the Schedules referred to above present fairly, in all material respects, the regulatory basis financial position of the Authority as of December 31, 2017 and the regulatory results of its operations for the year then ended in accordance with the financial reporting provisions described in the instructions provided by DCED.

Mahe Duessel

Pittsburgh, Pennsylvania
May 16, 2018

UNIVERSITY AREA JOINT AUTHORITY

OPERATING AUTHORITIES BALANCE SHEET

DECEMBER 31, 2017

ASSETS:

CURRENT ASSETS

Cash and cash equivalents	\$ 574,242
Investments	-
Accounts receivable	3,658,754
Inventories	-
Other current assets	8,980,726

TOTAL CURRENT ASSETS \$ 13,213,722

TRUST FUNDS - RESTRICTED FOR DEBT SERVICE 6,231,005

TRUST FUNDS - RESTRICTED FOR OPERATING RESERVES 300,583

TRUST FUNDS - RESTRICTED FOR CAPITAL PROJECTS 8,188,671

LEASE RENTAL PAYMENTS RECEIVABLE -

SWAP INVESTMENT ASSET -

FIXED ASSETS

Property, plant, and equipment, at cost	166,452,816
Less accumulated depreciation	(91,340,097)
Construction work in progress	1,413,158
Other fixed assets	-

NET FIXED ASSETS 76,525,877

TOTAL ASSETS \$ 104,459,858

DEFERRED OUTFLOWS OF RESOURCES:

Deferred charge on refunding 4,992,354

TOTAL DEFERRED OUTFLOWS OF RESOURCES \$ 4,992,354

LIABILITIES:

CURRENT LIABILITIES

Accounts payable	\$ 250,559
Accrued payroll and withholdings	-
Accrued interest payable	369,709
Current portion of long-term debt	5,190,571
Other current liabilities	88,546

TOTAL CURRENT LIABILITIES \$ 5,899,385

Compensated absences 910,796

Deferred revenue -

Long-term debt - less current portion 60,619,940

TOTAL LIABILITIES \$ 67,430,121

DEFERRED INFLOWS OF RESOURCES:

Accumulated increase in fair value of hedging derivative -

TOTAL DEFERRED INFLOWS OF RESOURCES \$ -

NET POSITION:

Net investment in capital assets 22,769,037

Restricted 6,542,799

Unrestricted 12,710,255

TOTAL NET POSITION \$ 42,022,091

UNIVERSITY AREA JOINT AUTHORITY

OPERATING AUTHORITIES STATEMENT OF REVENUES AND EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2017

OPERATING REVENUES

Sale of services/user charges	<u>\$ 14,420,866</u>	
Operating grants - State	<u>-</u>	
- Federal	<u>-</u>	
Local government operating subsidies	<u>-</u>	
Interest income	<u>-</u>	
Lease rental payments	<u>-</u>	
Other operating revenues	<u>197,948</u>	
TOTAL OPERATING REVENUES		<u>\$ 14,618,814</u>

OPERATING EXPENSES

Cost of sales and services	<u>6,690,218</u>	
Administration - Salaries and benefits	<u>1,159,824</u>	
- Other costs	<u>695,727</u>	
Depreciation	<u>5,235,471</u>	
Other operating expenses	<u>-</u>	
TOTAL OPERATING EXPENSES		<u>13,781,240</u>
OPERATING INCOME (LOSS)		<u>\$ 837,574</u>

NONOPERATING REVENUES

Capital grants - State	<u>-</u>	
- Federal	<u>-</u>	
Proceeds of sale of fixed assets	<u>-</u>	
Proceeds of borrowings	<u>-</u>	
Other nonoperating revenues	<u>39,302</u>	
TOTAL NONOPERATING REVENUES		<u>39,302</u>

NONOPERATING EXPENSES

Debt service payments	<u>(1,520,552)</u>	
Constructions/extension of system	<u>-</u>	
Major equipment purchased	<u>-</u>	
Bond issue costs	<u>(556,161)</u>	
Other nonoperating expenses	<u>(6,750)</u>	
TOTAL NONOPERATING EXPENSES		<u>(2,083,463)</u>
TOTAL NONOPERATING REVENUE (LOSS)		<u>(2,044,161)</u>

NET INCOME (LOSS) BEFORE CONTRIBUTIONS (1,206,587)

Contributions: developer 832,180

Contributions: permit and tapping fees 1,709,151

NET INCOME (LOSS) 1,334,744

NET POSITION (beginning of year) 40,687,347

NET POSITION (end of year) \$ 42,022,091

UNIVERSITY AREA JOINT AUTHORITY

DEBT STATEMENT

OUTSTANDING BONDS AND NOTES:

Listed below are all currently outstanding bond and note issues according to the Authority's files, excluding bond issues redeemed or refunded and defeased.

Type Purpose	Bond (B) Note (N)	Issue Date (mm/yy)	Original Amount of Issue	Outstanding Beginning of Year	Principal Paid This Year	Outstanding at Year-End	Final Year
4	N	05/00	\$ 1,300,000	\$ 430,000	\$ 80,000	\$ 350,000	2021
4	B	11/11	6,375,000	5,155,000	5,155,000	-	2026
4	B	11/12	14,295,000	9,145,000	2,775,000	6,370,000	2020
4	B	10/14	28,625,000	25,485,000	25,485,000	-	2028
4	B	02/15	9,995,000	9,995,000	-	9,995,000	2028
4	B	02/16	6,580,000	6,580,000	-	6,580,000	2028
4	B	02/17	8,900,000	-	-	8,900,000	2030
4	B	08/17	5,293,000	-	259,000	5,034,000	2026
4	B	11/17	20,680,000	-	-	20,680,000	2028
4	B	11/17	3,865,000	-	-	3,865,000	2020
Total bonds and notes outstanding						<u>\$ 61,774,000</u>	
Capitalized lease obligations						<u>206,123</u>	
TOTAL OUTSTANDING DEBT						<u>\$ 61,980,123</u>	
Minus assets held in debt service funds, bond reserve funds, and bond redemption funds						<u>14,720,259</u>	
Minus lease rental payments receivable						<u>-</u>	
CREDITS AGAINST DEBT						<u>14,720,259</u>	
NET DEBT						<u><u>\$ 47,259,864</u></u>	

Note: Debt on the Balance Sheet is reported net of \$3,962,970 and \$132,582 unamortized bond premium and discount, respectively.



TOWNSHIP OF FERGUSON

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

Planning & Zoning Director's Report Monday, June 18, 2018

PLANNING COMMISSION

The Ferguson Township Planning Commission cancelled their meeting on June 11, 2018 and have scheduled their next meeting on Monday, June 25, 2018.

LAND DEVELOPMENT PLANS AND OTHER PROJECTS

- An Active Plan List is attached for the Board of Supervisors consideration (6/13/18).
- **REZONING REQUEST – 2177 WEST WHITEHALL ROAD, HARNER FARMS**
Staff attended and presented the rezoning request at the Centre Regional Planning Commission meeting on Thursday, June 7, 2018. A copy of the CRPC comments are included within your meeting packet and included recommendations for providing incentives for universal access and conservation design in the proposed R1 zoning district.
- **ZONING AND SALDO UPDATE**
Environmental Planning & Design are currently working on the third working draft as a result of Board and Planning Commission comments along with the Joint Work Session held on May 8, 2018.
- **PINE HALL – GENERAL MASTER PLAN SUBMISSION**
Residential Housing Development, LLC and Land Design both indicated to staff that the Joint Work Session between the Board of Supervisors and Planning Commission was highly productive on June 6, 2018. Land Design will organize, type and distribute meeting notes along with providing responses and action items for next steps in the Master Plan review process.
- **AD HOC COMMITTEE FOR SOURCE WATER PROTECTION OVERLAY**
A third committee meeting was held on June 6th as members as staff reviewed Farmer Comments, Ron Seybert Comments, John Sepp Comments and Joe Montenegro (Farm Bureau) Comments. Discussion included limiting blasting activity in the Zone I and permitting blasting as a Special Exception in the Zone II. Committee will reconvene for Meeting #4 on 6/27/18 to complete reviews of CRPC, CRPA and PSU Physical Plant Comments and provide recommendations to the Board of Supervisors. Staff provided meeting summaries #1 and #2 within your meeting packet.
- **PINE GROVE MILLS SMALL AREA PLAN**
Ferguson Township Planning & Zoning staff and Centre Regional Planning Agency conducted a second meeting with plan steering committee members on June 6, 2018, 6:00 p.m. at the St. Paul Lutheran Church. Staff and the Plan Steering Committee discussed revised map coverage, structure of the committee, mission statements, goals and other concerns along with a proposed citizen survey. The next scheduled meeting is July 11, 2018 at 6:00 p.m. (St. Paul's Lutheran Church).

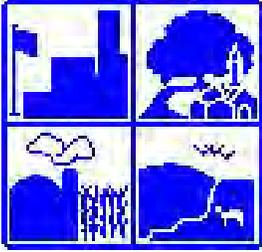
- TRADITIONAL TOWN DEVELOPMENT ORDINANCE AMENDMENT VALITY CHALLENGE**
 Zoning Hearing Board members shall be deliberating the Traditional Town Development Zoning Ordinance Amendment Substantive Validity Challenge on June 26, 2018 and deciding based on prior testimony and submitted briefs the support and oppose the challenge. The Traditional Town Development Zoning Ordinance Amendment Procedural Challenge will be heard in the Centre County Court of Common Pleas on July 13, 2018.

PERMIT ACTIVITY REPORT ▪ FERGUSON TOWNSHIP - MAY 2018

Issue Date	App #	Permit	Description of Work	Fee
5/1/2018	13044	ADD & REN	FINISH BASEMENT	\$50.00
5/7/2018	13058	SMALL ACC	120 SF GARDEN SHED	\$25.00
5/1/2018	13059	SMALL ACC	80 SF STORAGE SHED	\$25.00
5/2/2018	13090	TEMP USE	PS EXTENSION MASTER GARDENER PLANT SALE	\$50.00
5/19/2018	13092	TEMP SIGN	PS MASTER GARDENER PLANT SALE	\$15.00
5/17/2018	13094	TEMP SIGN	COLLEGIATE PRIDE TEMP SIGN	\$15.00
5/7/2018	13154	LG ACC STR	ASTRONOMICAL OBSERVATORY ON DECK	\$50.00
5/16/2018	13166	SGN PERMIT	KEGEREIS OUTDOOR ADVERTISING	\$35.00
5/16/2018	13167	SGN PERMIT	KEGEREIS OUTDOOR ADVERTISING	\$35.00
5/11/2018	13168	SMALL ACC	COMBINATION SHED/GREENHOUSE	\$25.00
5/11/2018	13179	DCKS & GRG	ROOF OVER DECK	\$50.00
5/16/2018	13226	ADD & REN	LIVING SPACE ADDITION & SCREENED PORCH	\$50.00
5/16/2018	13228	SMALL ACC	REPLACE SHED	\$25.00
5/30/2018	13230	LG ACC STR	3 CAR GARAGE WITH LOFT	\$50.00
5/15/2018	13232	OTHR DVWY	EXPAND DRIVEWAY	\$50.00
5/16/2018	13239	SMALL ACC	MOVABLE CHICKEN COOP	\$25.00
5/18/2018	13260	POOL	INGROUND POOL WITH DECK AND FENCE	\$25.00
5/18/2018	13267	ADD & REN	ATTACHED GARAGE	\$50.00
5/22/2018	13287	NEW HOME	NEW HOME WITH ATTACHED GARAGE	\$150.00
5/29/2018	13311	NEW HOME	NEW HOME	\$150.00
5/31/2018	13350	NEW HOME	NEW HOME WITH GARAGE	\$150.00
5/30/2018	13351	TEMP SIGN	TEMP SIGN FOR EVANGELICAL CHURCH	\$15.00
5/31/2018	13373	DCKS & GRG	EXTEND EXISTING PORCH	\$50.00
5/31/2018	13391	ZP LD DV	NEW TWO-STORY HOME W/GARAGE	\$150.00
TOTAL				\$1,315.00

FERGUSON TOWNSHIP PLANNING AND ZONING DEPARTMENT				
May 2018				
Permits	Month 2018	Month 2017	YTD 2018	YTD 2017
New Single-Family Dwellings	4	2	8	19
New Multi Family Dwellings	0	0	0	0
New Buildings/Shed	5	3	11	14
Additions	5	5	17	28
Finish Basement	0	0	13	8
Alterations	0	3	5	6
Subtotal	14	13	54	75

Use Permits	Month 2018	Month 2017	YTD 2018	YTD 2017
New Tenant/Use	0	1	4	6
Home Occupation	0	1	2	4
Subtotal	0	2	6	10
Zoning	Month 2018	Month 2017	YTD 2018	YTD 2017
Land Development	0	0	4	1
Minor Alterations	0	0	0	0
Subtotal	0	0	4	1
Miscellaneous	Month 2018	Month 2017	YTD 2018	YTD 2017
Miscellaneous	4	4	12	13
Subtotal	4	4	12	13
Rental Housing	Month 2018	Month 2017	YTD 2018	YTD 2017
Rental Housing	7	9	44	38
Subtotal	7	9	44	38
Signage	Month 2018	Month 2017	YTD 2018	YTD 2017
Signs	2	3	10	14
Temp Signs	3	2	4	5
Subtotal	5	5	14	19
Grand Total	30	33	134	156



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801

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

TO: Ferguson Township Planning Commission

FROM: Lindsay K. Schoch, Community Planner
Raymond J. Stolinas, AICP, Planning & Zoning Director

DATE: June 13, 2018

SUBJECT: Active Plans in the Township

In order to keep the Planning Commission and Board of Supervisors up-to-date on the current developments and proposed rezoning requests, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has one (1) Active Plan, which is *conditionally approved* and a proposed rezoning of approximately 71 acres. They are as follows:

The Cottages at State College Final PRD, located at the intersection of Whitehall Road and Blue Course Drive: This Final Planned Residential Development (PRD) Plan was submitted on March 3, 2015, Conditionally Approved by the Board of Supervisors on November 17, 2015. At the time of Conditional Approval, the Plan had 45 days to be recorded (December 31, 2015). A 90-day time extension was approved by the Board of Supervisors on December 14, 2015, allowing the conditions to be met and Plan to be recorded on or before March 31, 2016. An Appeal to the County Court of Common Pleas was filed on December 15, 2015 and Court Hearing held on March 6, 2017 where the County Court ruled in favor of the appellants. This decision was then appealed to the Pennsylvania Commonwealth Court, where the decision of the County Court was reversed and the Commonwealth ruled in favor of the developer. The decision by the Commonwealth Court was appealed. On November 8, 2017, The Supreme Court of Pennsylvania, Middle District denied the Petition for Allowance of Appeal. Therefore, the 90-day review timeframe begins the date of the decision and the applicant must fulfill terms and conditions before February 6, 2018. As per Section 27-407(8)(c) stipulates, at the time of approval, the Board of Supervisors shall pass a resolution to change the zoning of the final plan portion of the property from its underlying zoning district to planned residential development (PRD). This resolution was passed on November 16, 2015. The revised zoning map was signed by three out of the five members of the Board of Supervisors at their meeting on November 20, 2017. Penn Terra is moving forward with meeting all Terms and Conditions of the Plan. At the February 5, 2018 meeting of the Board of Township Supervisors, a motion to grant a time extension for 90-days expiring May 7, 2018 carried 4-1. Staff notified the applicant in writing in consideration of the continued work towards completion of Terms & Conditions. The Plan was granted another time extension at the April 16, 2018 Board of Supervisors meeting, extending the Plan to August 5, 2018. The Final PRD Plan was resubmitted for review. Staff is in the process of reviewing the remaining conditions of approval to ensure they are met prior to moving forward with signatures and recording of the Plan. Staff has been working with Toll Brothers and Penn Terra to ensure the Conditions of Approval/Terms and Conditions of the PRD Plan are being satisfied prior to recording of the Plan. **Record by date is August 5, 2018.**

Pine Hall Traditional Town Development General Master Plan: On February 21, Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently

exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan is at a stay from any approval until the Zoning Hearing Board makes a decision on the Validity Challenge. Staff submitted initial plan comments to the developer on Friday, March 30. The Board of Supervisors reviewed the Plan and made initial comments at their April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at their April 23 meeting. Staff met the Pine Hall Development Team to discuss initial comments. ***A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team is currently reviewing the summary of the meeting and will be responding accordingly.***

Harner Farm Proposed Rezoning: Aspen Whitehall Partners, LLC, on behalf of Danny R. and Pamela M. Harner and Thompson P. Harner and Nancy B. Harner submitted a proposal to rezone approximately 71 acres of land located at 2177 West Whitehall Road. The property is currently zoned Rural Agriculture with Corridor Overlay. The proposal is to rezone 27.3 acres to Commercial (C)/Corridor Overlay and 44.1 acres to Single Family Residential (R-1). Significant differences in this proposal from the original include the elimination of the R-2 zoning district and decrease in commercial acreage (17.3 acres). The Harner Farm Rezoning was first proposed in 2017, but was denied by the Board of Supervisors at the time. Since the denial of the Plan, Aspen Whitehall Partners, LLC met with local residents and received feedback. The proposed rezoning request was revised and resubmitted based upon that feedback. On Monday, April 2, 2018, the Board of Supervisors voted to move the proposed rezoning to the Planning Commission for review, comment and recommendation. Staff sent the Plan to Centre County, Centre Regional Planning Agency, SCBWA, UAJA, SCASD, and the Township Solicitor for initial review and comment. The Planning Commission had an opportunity to review and comment on the proposal at their meeting on April 9, 2018. On April 23, the Planning Commission voted 3:2, recommending approval to the Board of Supervisors. On May 7, 2018, the Board of Supervisors authorized the advertisement for a Public Hearing. Letters have been sent to adjoining property owners as per the requirements of the MPC and the property is posted. ***On June 7, 2018, the Centre Regional Planning Commission met and heard a presentation from Township staff. That evening, the CRPC offered the following comments: consider an incentive for incorporating universal access into some of the houses and consider if conservation design could be incorporated into the residential portion of the project. A Public Hearing will be held on Monday, June 18.***

INTERNAL WORKING DRAFT ONLY

5/8/18 Joint PC and BOS Discussion Topics

Overall, discussion among the group of Planning Commission members and Board of Supervisors over the course of the evening of 5/8/18 stemmed from the following topic prompts: Location & Extent of Districts, Land Use Table, Lot Size / Density, Process Diagram and Potential Zoning/Land Development-related Incentives.

Before each of the three tables of attendees bore into detailed discussions, a series of items were highlighted to the group: distinctions of permitted Use process v conditional use process; parking calculations moving to SALDO for the opportunity for modifications. Upon receipt of remaining detailed comments from individuals, a line-by-line track changes/tally of preferred document direction will be issued to meeting attendees.

Table 1 – discussion topics

1. Land Use
 - a. Rename Principal as Primary
 - b. Administrative Office (associated with Ag Progress Days and the like)
 - c. Small welding/Small Engine
 - d. University housing
 - e. Personal care – TTF, PRD, TSD; not in RR
 - f. Group Home
 - g. Agriculture/Environmental Education Program P in AR
 - h. Game Commission
 - i. Winery/Cidery/Meadery
 - j. Communication Towers (P vs. C)
 - k. Golf course/miniature golf course
 - l. Archery and Shooting Range C in IRD
 - m. Nature Center P in RA
 - n. Country Club C?
 - o. Vet Office P in I; C in IRD; C in V
 - p. Bed and Breakfast C in R1B; P in RA or C in RR
 - q. CSA relative to Farmers' Market/Farm Market
 - r. Accessory use discussion (Farm Markets, Food Trucks) (Short-term rental C in MHP and V
 - s. Welding C in C, IRD, I, RA and RR
 - t. Incinerators C in RA and RR
 - u. Agriculture – 20 acres; non-crops versus specialty crops

2. Lot Sizes
 - a. Priority on protecting the farm land and limiting subdivision
 - b. Accessory dwellings – tiny houses/Flats

INTERNAL WORKING DRAFT ONLY

- c. PRD and Lot Consolidation
-
- 3. Incentives (What to get)
 - a. Larger mature trees in good health condition vs. reducing tiny trees retained
 - b. Less impervious surface
 - c. Lighting/darksky
 - d. Reduce parking quantity
 - e. Density
 - f. Early installation of bufferyards
 - g. Stormwater applications – non-residential
 - h. Giving up curbs in exchange for x
 - i. Building height

Table 2 – discussion topics

- 1. District discussion
 - a. Consider the Office Commercial as a Buffer to Overlook Heights.
 - b. Non-conforming lots in the office commercial district. (Office Commercial to General Commercial)
 - c. Can expand non-conforming uses. Concerns of use and not setbacks.
 - d. Doing away with the RR/Geographic features that set it apart. Allowing a combo of Ag and Rural.
 - e. There are too many zoning districts.
 - f. R1B - could get rid of this district and have only a couple of lots that could possibly be subdivided. (Sprawl) Only applies to one little area now, but could always rezone something to R1B.

- 2. Land Uses
 - a. Add Mini-golf to Commercial Zoning District. Think: Harner Farm.
 - b. Discussed commercial, I, and IRD.
 - c. Conservation Areas, mini golf, landscape and garden center – retail.
 - d. Sports fields. Where would these be permitted if not a __
 - e. We need to change the Essential Service definition to allow it in all districts. Break it down to allow the bigger uses within as a Conditional use and allow the other areas of the definition as permitted in all districts.

INTERNAL WORKING DRAFT ONLY

3. Lot Size

- a. Younger farmers cannot buy anything. Farming is evolving. We don't want to see a lot of foreclosed farms in 20 years. People aren't willing anymore to do the 12-15 hour days, breaking their backs.
- b. Leasing land is a big demand right now; someone is willing to pay enough for the quality farmland
- c. A lot more comfortable with 25 acres rather than 10.
- d. Condos are hard to finance. Lower lot sizes to allow for townhomes is beneficial. Own the land under the unit. Helps with homeowner association fees, financing and density helps to lower the costs.
- e. Consider the layout of the RA zoning district.
- f. COLDS systems. Run by UAJA.
- g. Consider the stuff that sells; cultural shift in state college. So people are wanting smaller lots sizes. Consider these in the R1, R2 and R3 zoning districts.
- h. Promote the RR land for the smaller operations. (The next buildable spot for the small acre millennial farmers).
- i. Keep the RA, RA. (Bill)
- j. Can get away with not changing the lot size

4. Process

- a. Minor Subdivision: Add a time line (90 days, etc.) to the process.
 Lessen the requirement for the Land Development Under Review Sign. Either eliminate it or allow for a smaller sign
 No-build scenario. If there is not a building proposed, no sign, lessen requirements. Especially with the more expensive studies.
 Deed review by solicitor when submitted. Who is required to review?
 Cut down on the process overall.
 Staff to BOS for approval, skip the PC.

5. Incentives

- a. Raise the bar on the nature of development
- b. Where do we want development? / Do we want redevelopment?
- c. Set of objectives of what the aim is to set up incentives. Applies Township Wide or to certain situations. Or does it have to apply only to zoning districts.
- d. Non Residential vs. Residential
- e. Example

	Incentive:
	Density
Alternate Energy Sources	
Impervious Surface / Reduced Setbacks	Preserve existing tree mass
Relax Parking in Village District	Mixed Use (Residential above microbrew)

INTERNAL WORKING DRAFT ONLY

Table 3 – discussion topics

1. District discussion
 - a. No movement of growth boundary
 - b. More density within growth boundary
 - c. Allow for redevelopment and infill districts

2. Land use
 - a. Acreage minimum needs revised while still retaining Ag character
 - b. Potential Expansion of uses in RR
 - c. Value-added uses are important'
 - d. Consider more ag-related uses as conditional in RR
 - e. Potential application of using Animal Equivalency Units in ag areas
 - f. Pull some new definitions from Draft sourcewater ordinance
 - g. Solar as a principal use permitted by right (PV Fields/utility scale); add supplemental conditions as applicable
 - h. Wind (utility scale) should be conditional – consider access, proximity, land impact, size (both lot size and height); scale setbacks based on height, remediation when sites decommissioned.

3. Lot sizes
 - a. Re-tool dimensional criteria because it has been simplified too much

4. Process
 - a. Make infill approval process – consider it as part of conditional use approach

5. Incentives
 - a. Coverage for effective SWM
 - b. Street tree density
 - c. Considerations for parking
 - d. Clean energy district/solar
 - e. Treat this as a placeholder

SOURCEWATER PROTECTION AD HOC ADVISORY BOARD APRIL 18, 2018 MEETING SUMMARY

Attendees: Ray Stolinas, Jeff Ressler, Ron Connelly, Larry Harpster, Todd Giddings, Erik Scott, Barb Christ, David Hughes, and Gary Petersen

Others Present: Bill Keough, Wes Glebe, and Laura Dininni

The Sourcewater Protection Ad Hoc Advisory Board met on April 18, 2018 for its first meeting.

Mr. Stolinas provided the advisory board with a brief presentation detailing the history of the proposed ordinance and how staff has gotten to this stage in the draft ordinance. In early 2016, the Board of Supervisors charged Planning & Zoning staff with creating a Sourcewater Protection Ordinance. Also in early 2016, staff provided a model Sourcewater Protection ordinance for the Planning Commission to review and get the discussion started. The Planning Commission indicated that the work involved in developing the ordinance was very great, so a Sourcewater Protection Ordinance Work Group was created. Many of the initial meetings were headed by Mr. Todd Giddings, a groundwater geologist, to help staff and the work group understand hydrologic science and the flow patterns in the Centre Region. Staff and the work group also looked at other Sourcewater Protection ordinances throughout Pennsylvania as a model for the proposed Sourcewater Protection Ordinance. Staff and the work group utilized the 2017 State College Borough Water Authority's (SCBWA) Sourcewater Protection Report, which outlines and delineates Zones I and Zones II and gives recommendations on how a municipality can enforce land use regulations within the specified zones.

Mr. Stolinas reviewed the purpose and intents of the proposed ordinance and stated that ultimately, protecting public ground water is one of the major goals in the draft ordinance. Some of the language in the ordinance was derived from the SCBWA's Sourcewater Protection Report, which is essentially the "teeth" of the draft Sourcewater Protection Ordinance. Mr. Stolinas explained that one of priorities discussed in the proposed ordinance is the inventory of where hazardous materials and regulated substances are located so the Township can better manage emergencies if needed. Throughout the process, staff received several comments asking whether or not the proposed ordinance addresses climate change. Staff recognizes that the Zone II is static and will expand and contract from time to time based on the climate and on the demand for water. Mr. Stolinas added that the Department of Environmental Protection also outlines what Zones I, II, and III are and their characteristics. Mr. Stolinas stated that Zone I is where the Township would regulate land uses and Zone II is a Township-wide overlay. These methods were derived from the SCBWA Sourcewater Protection Report. Staff also considered well-head protection areas from Penn State University.

Mr. Stolinas spoke to the applicability of the Sourcewater Protection Ordinance. The ordinance applies to regulated land uses and activities delineated within the Source Water Protection Overlay. Household use of fuels, fertilizer, pesticides and regulated substances are exempt.

Agricultural operations are exempt, provided that the farmer implement BMPs through Conservation Plans, agricultural E&S controls, and Nutrient Management Plans. However, the farmer is still required to submit a Facility Profile Sheet to the Township. Homeowners with septic systems must comply with the Ferguson Township Sewage Management Program.

Mr. Stolinas spoke to the reporting requirements within the ordinance. Any and all regulated land uses and activities shall submit a Facility Profile Sheet (FPS) within 90-days of the ordinance enactment. The Facility Profile Sheet (FPS) contains information regarding site activity, regulated substance amounts, the storage method (ASTs and USTs), and a listing of existing permits. Multi-family housing developments (50+ units) must submit an FPS indicating types and amounts of pesticides and herbicides and regulated substances used and stored on-site. The FPS sheets will be supplied to 9-1-1, the Alpha Fire Company, and appropriate water suppliers.

As a part of the draft Sourcewater Protection Ordinance, the Township shall offer public water suppliers an opportunity to review and comment on proposed land development plans of regulated land uses and activities. These public water suppliers might include the SCBWA, the Penn State University, the Borough of Bellefonte, and the Rock Springs Water Company.

Mr. Stolinas explained that the ordinance applies to regulated land uses and activities delineated within the Sourcewater Protection Overlay with Zone I being the most restrictive. In most cases within the Zone II area, the applicant would provide a description of storage and handling methods, containment methods, description of disposal procedures (waste hauler contacts), and a site map with storage and handling areas. The ordinance also lists ten (10) geological features that must be mapped by a design professional on a proposed land development plan, if applicable. Buildings, structures, impervious surfaces, utilities, and swimming pools shall not be located within fifty (50') feet of open sink holes or seasonal high ponds and streams. Salt or de-icing storage areas, gasoline, or other chemical storage areas shall not be located within one hundred (100') feet of any listed geologic features. Detention, retention, and infiltration facilities shall not be located within fifty (50') feet of any listed geologic features. Blasting activity shall not be permitted within any delineated Zone I radius. Within the Zone II and Township-wide Source Water Protection Overlay, blasting activity shall not be permitted within (50') from any listed geologic features. The ordinance requires regulated land uses and activities to follow the PA Department of Environmental Protection "**Guidelines for the Development and Implementation of Environmental Emergency Response Plans**" that encourages the consolidation of State and Federal pollution incident prevention and emergency response programs into a single plan.

Mr. Harpster clarified that every farmer in the Township supports clean water. He explained that farmers are already heavily regulated by many state and federal entities and there is some language in the proposed ordinance that the agricultural community doesn't agree with. Mr. Stolinas referred to the comments that the agriculture community submitted to the Board of Supervisors in December 2017. One of the comments suggested that the ordinance be a behavioral-oriented ordinance instead of a data-collection ordinance. Another point made was that the ordinance should encourage best management practices through education.

The agricultural members of the Advisory Board expressed their concern for the Facilities Profile Sheet:

- The Facilities profile sheet would be subject to the PA Right-to-Know law and could cause grief to the agriculture community if a resident were to submit a right-to-know request to find out what type of chemicals are being used on the property.
- Farmers and most businesses already have to have Safety Data Sheets (SDS) in one location on the property for all of the chemicals used on the property.
- The chemicals used in agriculture are already reported to the Department of Agriculture.
- The requirement of this reporting to the Township may not be permissible.
- The chemicals used in agriculture operations go through vigorous testing before it is allowed to be used, therefore, these chemicals do not pose a risk to ground water contamination if used in the correct amount.
- Filling out the Facilities Profile Sheet would cost time that the agriculture community does not have.

After a lengthy discussion regarding the facility profile sheet, Mr. Stolinas asked the Advisory Board to provide input on other issues they felt should be addressed before the ordinance reaches the Board of Supervisors. Mr. Petersen referred to item 11 of the ordinance where it states “Stormwater shall not be directed into closed depressions”. He explained that leaving this type of language would discourage development in the Township, and the previous page has language that indicates a qualified design professional would have to review the plan and closed depressions would be a part of that review. Mr. Petersen believes that restricting stormwater from being directed into closed depressions is too restrictive. Mr. Stolinas stated that in reviewing the draft ordinance, the Township Engineer had a similar comment: “Item number 11 contradicts the Stormwater Ordinance, which permits discharges to sinkholes and closed depressions under certain conditions and stipulations.” Mr. Petersen stated that staff should make sure that the draft Sourcewater Protection Ordinance complies and agrees with the already adopted Stormwater Ordinance.

Mr. Petersen and Mr. Giddings agreed that the surface drainage pattern language in the ordinance should be taken out because it is not relevant to Sourcewater Protection.

Mr. Giddings felt that the draft Sourcewater Protection Ordinance is overly restrictive regarding blasting. He explained that he reviewed how detailed the permitting of blasting is under DEP’s Bureau of Mining and there are many protections in place through the blasting permitting process. He stated that the Board of Supervisors voted to prohibit blasting in this ordinance, and he feels that the Advisory Board might not be able to address that particular issue. He stated that if blasting is prohibited 50 feet from specific features listed in the draft ordinance, it would be nearly impossible to develop anything—residential or commercial. He

feels the committee should recommend that the restrictive language regarding blasting be removed.

There was a brief discussion regarding the Penn State University Agriculture Research Farms located in the Agriculture Research (AR) District that were not exempted from the draft ordinance. Ag properties have been exempted from most of the draft ordinance, and there is concern that if the ag research properties are not exempted as well, it will cause a lot of issues for the owners of those properties. Mr. Harpster stated that the ag research properties also fall under the Pennsylvania Acre Law. The draft ordinance does not allow for the use of ag research in Zone I, and there are many regulations for an ag research use in Zone II. Mr. Bill Keough stated that if the ag research properties are covered under the Pennsylvania Acre Law, then they should also be exempted from the draft Sourcewater Ordinance.

Mr. Connelly referred to Section 7, letter I of the ordinance—“at the discretion of the Water Authority, any application of pesticides has to be approved” and stated that the language is not acceptable. Mr. Connelly stated that he and any other farmer would have to get approval from the water authority every time a pesticide would need to be applied. Mr. Harpster wondered who at the water authority would be qualified to approved the pesticides or not. Mr. Stolinas explained that that section was put in by the Board of Supervisors before the Public Hearing. In response to a question from Mr. Giddings, Mr. Stolinas clarified that that language does not only apply to Zone I of the draft ordinance. Mr. Stolinas explained that he received a comment from a representative of the Pennsylvania Farm Bureau that the language is not consistent with state law.

There was a brief discussion regarding the draft ordinance’s intent and purpose. Mr. Giddings stated that the previous committee’s hope was that this ordinance would bring education and awareness to residents and businesses alike to help protect the ground water. He stated that it is not the ordinance’s intent for staff to be out “catching” people doing the wrong things. Mr. Keough stated that if education and awareness is the intent, then the ordinance should most certainly detail that with an educational program, a timeline, and goals.

The Advisory Board decided that the next meeting will be held on Wednesday, May 2, 2018 at 2:00 PM to make recommendations on the various ordinance issues discussed today.

SOURCEWATER PROTECTION AD HOC ADVISORY BOARD MAY 2, 2018 MEETING SUMMARY

Attendees: Ray Stolinas, Jeff Ressler, Ron Connelly, Larry Harpster, Erik Scott, Barb Christ, David Hughes, and Gary Petersen

Mr. Stolinas reviewed the main topics discussed at the April 18 Sourcewater Protection Ad Hoc Advisory Board meeting. There was a consensus to start discussions from this list.

Mr. Ressler asked the question—what is the benefit of having a Facilities Profile Sheet (FPS) in the ordinance as a requirement? Mr. Harpster stated that he does not see any benefit whatsoever. Additionally, there is no specification for quantities—does this mean that someone would have to report that they have one tube of caulking in their garage? Mr. Stolinas stated that a similar issue was brought up in the past by Penn State University—there is not a threshold of substances for reporting purposes included in the ordinance.

Mr. Scott stated that after the last meeting's discussion regarding the FPS, he started wondering how effective the FPS would actually be since most, if not all of the farmers, use the same pesticides and herbicides on their properties. If there was a contamination, the Township would have to go to each farm to identify the contaminator anyways. There was a brief discussion among staff and members regarding the need for a FPS. Mr. Ressler made the point that if there was a contamination, those doing the investigation would go out to where the contamination is found instead of going to the Township building to get a list of who has what kind of chemicals. Mr. Stolinas stated that during the drafting of this ordinance, there was discussion regarding integrating the FPS data with the Township GIS database so that if necessary, the data could be queried to see which areas would be affected if a chemical contamination were to happen.

Mr. Scott offered an alternative to the FPS. He stated that instead of requiring farmers and businesses to fill out the FPS, the Township could just have a database of contact information for those types of parcels. If the water authority noticed that there was a certain chemical starting to show up in the water supply, the water authority could inform the Township, who could then use the database to contact those who might use those types of chemicals. This type of reporting would be done before the contamination reached the threshold to report to the Environmental Protection Agency (EPA). After a lengthy discussion regarding the type of process there would be for this type of communication, there was a consensus to recommend to the Board of Supervisors that the Facilities Profile Sheet should not be included in the draft ordinance. The Advisory Board felt that because farmers and business owners already have Safety Data Sheets on their properties for the types of chemicals they use, a Facilities Profile Sheet is unnecessary. There will have to be some coordination between the Township and any water authorities to develop a database of contact information for the farming community and the business community to coincide with the Township GIS system.

The Advisory Board discussed the wells within Ferguson Township and the fact that many of the capture zones cross municipal boundaries. The Advisory Board stated that while having a Sourcewater Protection Ordinance for Ferguson Township is valuable, it would be very beneficial to have a regional Sourcewater Protection Ordinance since the capture zones cross municipal lines.

Mr. Connelly referred to Section 7.1.i of the draft ordinance —“at the discretion of the Water Authority, any application of pesticides has to be approved,” and asked if the Advisory Board could recommend removing that language from the ordinance. Mr. Stolinas referred to an email from Mr. Joe Montenegro, Government Affairs Counsel of the Pennsylvania Farm Bureau. Mr. Montenegro’s comments regarding Mr. Connelly’s comment and the Facilities Profile Sheet are as follows:

“Section 7’s notification requirement. To the extent the section would require farmers to list on the Facility Profile Sheet (Appendix B) pesticides and herbicides used, we think such a notification requirement would be void under Section 111.57(b) of Pennsylvania’s Pesticide Control Act. Similarly, in our view, the Act prohibits various water authorities from exercising veto authority over the use of pesticides.”

“3 P.S. § 111. 57(b): This act and its provisions are of Statewide concern and occupy the whole field of regulation regarding the registration, sale, transportation, distribution, notification of use, and use of pesticides to the exclusion of all local regulations. Except as otherwise specifically provided in this act, no ordinance or regulation of any political subdivision or home rule municipality may prohibit or in any way attempt to regulate any matter relating to the registration, sale, transportation, handling or use of pesticides, if any of these ordinances, laws or regulations are in conflict with this act.”

Mr. Stolinas stated that due to the aforementioned language from the Pennsylvania Pesticide Control Act, he believes that the language in Paragraph I would not be legal if left in the draft ordinance. Mr. Stolinas further explained that Paragraph I was suggested to the Board of Supervisors at one point when it was reviewing the draft ordinance—it was not a suggestion from the previous work group. There was a consensus from the Advisory Group to recommend removal of the aforementioned language from Paragraph I of the draft ordinance.

Mr. Stolinas referred to the next three paragraphs in the draft ordinance related to the collection of information regarding other permits an entity may have; past history of contamination or spills on the property; and other decisions, recommendations, or enforcement for the property. He explained that under the Pennsylvania Pesticide Control Act, the Township may not be able to collect that specific data either. After a brief discussion, there was consensus from the Advisory Board to recommend removal of Section 7 of the draft Ordinance altogether.

The Advisory Board discussed the Zone I radii around each of the wells in the Township. Mr. Stolinas explained that staff used the 2007 State College Borough Sourcewater Protection Report which outlines and delineates Zones I based on the draw of the water and other characteristics of the well. In past discussions with other committees, there has been concern regarding who owns or controls the land inside the Zone I radii. The proposed ordinance restricts many types of land development within the Zone I radii. There has been discussions regarding whether a farmer can continue to farm their land within a Zone I radii if this ordinance were to be adopted as is. Mr. Stolinas clarified that any current land use would be exempt from the ordinance and would be allowed to continue. It would not be allowed if a new land use was proposed within a Zone I radii. There has also been concern regarding whether or not the land inside the Zone I radii would be considered a “taking” by the Township since the property owner could not develop certain land uses within the radii. A comment from a Planning Commission member was that the Township should pursue compensation to the property owner for the land inside the Zone I radii. Another comment was that the water authority should have full ownership of the land inside the

Zone I radii. After a brief discussion, the Advisory Board recommend to keep the restriction of certain land uses in Zone I radii as stated in the current draft ordinance.

Mr. Stolinas referred to Section 11 Land Development Design Standards of the draft ordinance regarding geological features, specifically closed depressions. The current draft ordinance does not allow for stormwater to be directed into closed depressions. This language conflicts with the adopted Ferguson Township Stormwater Ordinance which does allow for stormwater runoff into closed depressions under certain circumstances. Mr. Petersen expressed his concern for this language and stated that this language should be congruent with the adopted Stormwater Ordinance. Mr. Petersen also pointed out that the aforementioned language is in conflict with language within the same section—"A qualified design professional shall review closed depressions." He wondered why a design professional would bother reviewing the closed depressions if the ordinance does not allow a developer to use them for stormwater runoff. Mr. Petersen suggested changing the language in number 11 to "Stormwater runoff shall not be directed into a sinkhole." Mr. Stolinas reviewed two comments related to Section 11. Rob Cooper from the Penn State University Office of Physical Plant provided his comment, "Closed depressions frequently contain the most highly renovated soils in the region and therefore, if it is designed correctly, can be an asset to the remediation of stormwater." Ron Seybert, Ferguson Township Engineer, provided his comment, "Section 11 contradicts the Stormwater Ordinance, which permits discharge into sinkholes and closed depressions under certain conditions and stipulations. Perhaps this item can be reworded like item 10 to refer to the Stormwater Ordinance for compliance." Mr. Stolinas stated that the language could read, "Stormwater shall only be directed into sinkholes or closed depressions in compliance with Chapter 26 Part 1 Stormwater." Mr. Hughes stated that he agrees with Mr. Cooper's comments, but he does not think that the Sourcewater Ordinance should allow for water runoff to be directed into sinkholes, period. Mr. Petersen agreed with Mr. Hughes. Mr. Ressler stated that this may be a question for Mr. Seybert. There was consensus from the Advisory Board to recommend that the language be changed to say "Stormwater shall not be directed into sinkholes". Mr. Stolinas stated that staff will need to talk to Mr. Seybert since he works closely with stormwater management. Mr. Petersen asked staff to also look at item 11.A.9 to make sure it is compliant with the Stormwater Ordinance.

The Advisory Board then discussed blasting restrictions within the draft Sourcewater Protection Ordinance. When the original Sourcewater Protection Ordinance working group discussed this issue, it was of their opinion that blasting would not be allowed in the Zone I radii. Blasting would also be restricted to 50 feet away from any geological features listed on 11.A.2 in the Zone II radii. At a Board of Supervisors meeting, it was requested by Mr. Todd Giddings to remove bedrock from that list. There was some discussion regarding the permit requirements that the Department of Environmental Protection (DEP) requires to allow blasting. Mr. Petersen referred to the conversation from the last meeting and stated that Mr. Giddings stated that there has been no evidence of blasting contaminating a well. Mr. Giddings also stated at the last meeting that manually breaking up geological features is just as harmful as blasting. Mr. Stolinas stated that he believes Mr. Giddings spoke with a representative from DEP and the representative said that the Township could still regulate distance from a geological feature even though DEP has rules and regulations for blasting. Mr. Hughes stated that he would like to hear some argument as to why the Township shouldn't regulate the distance of blasting in Zone II. Mr. Petersen explained that there is a lot of limestone pinnacles in this area and a developer would not know if one was present until they started excavating. At that point, they would have to either blast or use an excavator with a jack hammer to remove it. There was a consensus from the Advisory Board to gather more research on blasting versus manually removing geological features before making a recommendation.

The Advisory Board discussed the issue of whether or not the Penn State University research farms should be exempted from the proposed ordinance. Mr. Stolinas stated that the Agricultural Research (AR) districts lie in Zone II, and these agricultural research uses would be required to provide additional information to the Township. A comment from the University stated that there are scientists and researchers managing these farms using best management practices and following certain controls and requirements, so why would these entities be required to provide additional information if a regular farmer does not have to do so? A few of the Advisory Board members stated that the research farms have even more regulations than regular farmers. There was a consensus from the Advisory Board to recommend the elimination of number 46 on page 16.

The Advisory Board discussed the mandate for an educational component to the ordinance. Mr. Stolinas stated that Mr. Mark Stephens, a Sourcewater Protection Coordinator from DEP, provided the Township with six or seven educational materials that municipalities can distribute after such an ordinance is adopted. One brochure gives information on maintaining a residential septic system. Another brochure provides information on farming and pesticide use. Another brochure gives information on how to dispose of hazardous materials. Mr. Stolinas stated that he can send those materials to the Advisory Board as a starting point for discussion. The Advisory Board will also have to make recommendations on how to provide educational information as well as who will get the educational information. Mr. Ressler added that information can also be posted on the Township website. Mr. Scott stated that the most effective way to get information out is to use the Township Facebook page to promote Sourcewater Protection education. Mr. Hughes stated that education through social media is great, but the Township should also be looking at certain stakeholders to educate as well. He went on to say that Penn State University would also be a good source to get educational materials from. Mr. Stolinas asked the Advisory Board if it would be beneficial to add a section to the ordinance stating that the educational program will be established upon the adoption of the Sourcewater Protection Ordinance. This program could be similar to the educational component in the MS4 program that Mr. Seybert runs for the Township. The Advisory Board will continue this discussion at the next meeting.

Due to some absences for the next meeting, Mr. Stolinas will poll the Advisory Board to pick the best date for the next Sourcewater Protection Ad Hoc Advisory Board meeting.

SOURCEWATER PROTECTION AD HOC ADVISORY BOARD JUNE 6, 2018 MEETING SUMMARY

Attendees: Ray Stolinas, Jeff Ressler, Lindsay Schoch, Larry Harpster, Erik Scott, Barb Christ, James Hynes, Todd Giddings, and Charles Driscoll

Mr. Stolinas provided a brief overview of the two previous meetings. He explained that he will be providing the Ad Hoc Advisory Board's findings and recommendations from all three meetings at the July 2, 2018 Board of Supervisor meeting.

Mr. Stolinas moved onto item three, educational materials provided by the Department of Environmental Protection (DEP) North Central Office at a previous Sourcewater Protection Work Group meeting. The educational materials included a homeowner's guide to protecting drinking water, a citizen guide on how to dispose of pharmaceuticals, agriculture and drinking water, septic systems care and maintenance, tips for residential oil tank owners, and proper disposal of household material waste. DEP also provided a sample letter from Bellefonte Borough informing residents of the adoption of the Sourcewater Protection ordinance.

Mr. Giddings suggested an open-house for residents to attend where they could get information regarding the Sourcewater Protection ordinance from staff and professionals. He stated that the Township has used this format successfully in the past with various subjects. Residents would have the chance to ask questions and look at the provided material instead of just sitting through a PowerPoint presentation. Mr. Stolinas added that when the Township was adopting the Stormwater Management ordinance, about a dozen Penn State students came to an open house to provide a demonstration on Stormwater and it was very well received.

Mr. Stolinas stated that at the last meeting, there was a consensus from the Advisory Board to gather more research on blasting versus manually removing geological features before making a recommendation on Section 11.A.12. Mr. Giddings stated that blasting has to be done per DEP's standards and regulations. DEP limits the number and size of blasts that can go off in a sequence in order to limit ground motion. During the Sourcewater Protection work group discussions, Mr. Giddings felt that the ordinance should not regulate past what DEP has already regulated. Mr. Stolinas stated that the current draft ordinance prohibits blasting in Zone I radii altogether and limits blasting from 50 feet of any geological feature in Zone II radii. There was a brief discussion regarding blasting regulations in the ordinance. In response to a question from Mr. Hynes, Mr. Giddings explained that the Board of Supervisors did not give any justification for including a 50-foot distance from any geological feature in Zone II radii. Mr. Stolinas explained that during the work group meetings, he researched 10-12 different Sourcewater Protection ordinances from across Pennsylvania and only one of the ordinances addressed blasting. Mr. Giddings explained that there has been evidence of silt showing up in the water after blasting has been done near a well, however, there is no evidence that a well has caved in due to nearby blasting. Mr. Giddings spoke to the DEP requirements for a blasting permit.

There was a consensus from the Advisory Board to recommend to the Board of Supervisors that Section 11.A.12 be changed to say “Blasting activity permitting is required by the PA DEP Bureau of Mining Programs in accordance with provisions of the Administrative Code of 1929, Section 1917-A and 25 PA Code Chapter 211. For the purpose of the Source Water Protection Overlay District and Map, blasting activity shall be permitted by Special Exception within any Zone I radius.” The recommendation also removes the sentence “Within the Zone II and Township-wide Source Water Protection Overlay, blasting activity shall not be permitted within 50’ from geologic features identified under Section 11.A.2., a. through i.” from Section 11.A.12.

Mr. Stolinas referred to the agenda and stated that he gathered all of the comments received prior to the Sourcewater Protection Ordinance hearing on December 11, 2017. The comments are included in the agenda for the Advisory Board to consider.

The Advisory Board discussed the farmer comments and recommendations from December 11, 2017. Mr. Harpster explained that the second comment was geared towards residents who apply herbicides to their own lawns, not landscapers or yard services hired by residents. He went on to explain that unless a person has a commercial or agriculture license, they could not buy restricted herbicides. Mr. Giddings stated that the aforementioned comment could be addressed through the ordinance’s educational component. Mr. Giddings suggested that the aforementioned educational materials be placed on the Township website in a section dedicated to Sourcewater Protection instead of mailing those materials to every resident in the Township. Mrs. Schoch stated that Planning & Zoning staff are meeting with Diana Griffith, Community Coordinator, to discuss planning stories for the fall newsletter that is mailed to all residents. Staff could incorporate source water protection educational material into the newsletter. Mr. Hynes stated that this a potential role for local environmental groups to connect residents with this information and to make sure the information is clear and accessible. The environmental groups could channel attention to the ordinance and hold informational workshops for residents. Mr. Stolinas stated that there are a lot of options to discuss and consider regarding educational outreach. He stated that he could envision a Source Water Protection page on the Ferguson Township website that would incorporate the educational materials, explain the Source Water Protection Ordinance, and connect it to environmental groups. Mrs. Schoch added that this information could also be displayed on the Township’s Facebook page.

Regarding the fourth comment under the farmer comments/recommendations, there was a consensus to recommend removal of Appendix D from the ordinance since it only relates to Section 7, which has been recommended to be removed from the ordinance altogether. However, the Advisory Board would like to see an educational component for residents regarding Appendix D.

The Advisory Board then discussed Ron Seybert’s comments. The Advisory Board provided the following responses:

- There was a consensus to recommend the removal of “surface drainage patterns” in the draft ordinance related to Mr. Seybert’s first comment.
- There was a consensus to recommend that the language in Section 11.A.8 be rewritten to address commercial, industrial, and non-residential entities only. In addition, Section 11.A.8 should only apply to Section 11.A.2 b., open sinkholes and e., non-intermittent bodies of water or streams.

- In Section 11.A.7, there was a consensus to recommend that the paragraph only refer to Section 11.A.2 b., open sinkholes.
- There was a consensus to recommend the removal of “non-intermittent” from letter e, and leave “Bodies of water or streams.”
- There was a consensus from the Advisory Board to recommend the rewording of Section 11.A.9 to refer to the Stormwater Ordinance design standards—“Detention, retention, and infiltration facilities shall be in compliance with Chapter 26, Part 1 Stormwater Management.”
- There was consensus to recommend removal of Section 11.A.11 altogether.

The Advisory Board then discussed John Sepp’s comments. Since his comments were very similar, if not the same as Mr. Seybert’s comments, the Advisory Board felt that his comments had been addressed previously in their discussions.

The Advisory Board then discussed Joe Montenegro’s comments. The Advisory Board provided the following comments and recommendations:

- There was a consensus from the Advisory Board that the Alteration definition (As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another, as the changing of surface conditions by causing the surface to be more or less impervious; land disturbance) does not include plowing and tilling.
- There was consensus to recommend that the draft ordinance’s definition of Best Management Practices (BMPs) be enhanced by including language that agriculture practices are intended to be consistent with the state’s nutrient management chapter.

The Advisory Board will reconvene at a later meeting to discuss the remaining comments provided by the Centre Regional Planning Commission, the Centre Regional Planning Agency, and the Penn State Physical Plant.



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 June 18, 2018

- 1. FTPW 5 Year Capital Improvement Plan** – Staff completed the public works portion of the 2019 – 2023 Capital Improvement Plan. A review of planned roadway projects and road tour is planned for June 24th.
- 2. LEED Gold Public Works Building** - The Penn State College of Engineering, Facilities Engineering Institute (FEI) reviewed the cost estimate, building drawings, and HVAC and energy analysis for the proposed LEED Public Works Garage. In summary, based on their comprehensive professional experience and cost benchmarks from PennDOT and Pennsylvania Turnpike Commission for construction of similar facilities over the past few years, the FEI estimates the cost of our proposed facility as designed should not exceed \$275 per square foot. Based on a footprint of 13,753SF, building costs should be in the range of \$3M to \$4M.
- 3. Stormwater Fee Feasibility Study** – As requested, staff received a budget estimate and draft scope of work for Phase 2 of this project.
- 4. Arborist and Ferguson Township Tree Commission** – The Tree Commission meets at 5:30pm on June 18th. Agenda items include a summary of discussions with staff and Dr. Bill Elmendorf regarding the SALDO and zoning update with regard to tree preservation ordinances, and an update on the Pine Hall master plan.
- 5. Maintenance Section:** Planned maintenance work for the period June 14th through June 29th includes: street preparation in advance of microsurfacing, inlet repairs, roadside mowing, and street sweeping. Ongoing work includes completion of various work orders, sign repairs, and equipment maintenance.
- 6. Contract 2016-C19 Corl Street Signal Upgrades** - funded in part with a Green Light Go (GLG) grant, construction should begin by late June.
- 7. Contract 2017-C17 Silvi Field Parking** - Improvements to the complex, utilizing DCNR funding, include construction of a permeable paved driveway and ADA parking and path, an ADA accessible concrete pad under the pavilion, sidewalk, removal of existing sheds, and possibly an ADA accessible water fountain. The project is planned to be bid in the summer for construction in the fall.
- 8. Contract 2018-C1 Sycamore - Chestnut - W. Gatesburg - Tadpole - Pine Hall** – Work is in progress by HRI. Drainage work is underway on Sycamore Drive. Work will continue through July.
- 9. Contract 2018-C2 Owens Drive and Myrtle Ave Street Improvements-** GOH constructed the cul-de-sac and replaced the bituminous curb with concrete curb. The scratch coat of asphalt is down.
- 10. Contract 2018-C4 West Blade Rd Turnaround** – 2018 work includes survey, design, right of way acquisition for a turn around.

11. **Contract 2018-C5 Chestnut Ridge Pipe Lining & Road CMP lining** – A contract will be let in 2018 to line sections of deteriorated corrugated metal storm pipe (CMP) based on a video inspection performed in 2017. [Bid letting is planned for late summer of 2018.](#)
12. **Contract 2018-C6 Curb and Ramp Upgrades** – [Work is underway in Teaberry Ridge by our contractor, M&B Construction.](#)
13. **Contract 2018-C9 Microsurfacing** - This contract was awarded to Asphalt Paving Systems for work in July and August.
14. **Contract 2018-C10 Sealcoating - Paths and Lots** – [This work is planned for early July.](#)
15. **Contract 2018-C15 Street Tree Pruning** - Each year a contract for street tree pruning is prepared. Work begins no sooner than mid-November and usually carries over into the following year. Oaks should only be pruned in the winter months.
16. **Contract 2018-C16 Tree Treatment-** In accordance with 3 agreements with HOAs, certain ash street trees will be treated in 2018. [This work was completed by Aikey Tree Service.](#)
17. **Contract 2018-C17 Vehicle Detection Upgrade (GLG-3)** – Utilizing Green Light Go (GLG) grant funding from round 3, vehicle detection at certain intersections will be upgraded from either loop sensors or video detection to more reliable radar detection. [Bids were opened for this project and subject to award by the Board.](#)
18. **Contract 2018-C19 Transportation Mobility Study** – Work includes a Transportation Mobility Study for the corridors of North Atherton Street from Aaron Drive to Cherry Lane, Martin Street from Aaron Drive to Cherry Lane, Blue Course Drive from Circleville Road to North Atherton Street, and Clinton Avenue from North Atherton Street to Curtin Street. The objective of the study is to evaluate the overall mobility in the corridors for all modes of transportation and develop recommendations to make the mobility safer and more efficient. [Proposals were solicited to a number of firms. The Township received proposals from SSE, McCormick Taylor, and Trans Associates. Staff is reviewing the proposals and expects to have the consultant ranking completed June 22nd.](#)
19. **Contract 2018-C25 Sidewalk Repairs** – each year the Engineering staff inspects a portion of the sidewalks in the Township and sends notices to property owners to make repairs as needed. In the event repairs are not made, the Township will contract the work and bill the property owner. [Inspections were completed and notice of deficiencies are being mailed to certain property owners.](#)



FERGUSON TOWNSHIP POLICE DEPARTMENT

May 2018 Calls for Service

Part I Crimes Summary	Previous Month May 2017	Current Month May 2018	Previous YTD May 2017	Current YTD May 2018
Homicide	0	0	0	0
Rape	0	0	0	1
Robbery	0	0	1	1
Assault	3	0	15	6
Burglary	0	4	3	11
Theft	10	9	39	25
Auto Theft	0	1	0	2
Arson	0	0	0	0
Total	13	14	58	46

Part II Crimes Summary	Previous Month May 2017	Current Month May 2018	Previous YTD May 2017	Current YTD May 2018
Forgery	2	0	5	2
Fraud	5	6	39	31
Embezzlement	0	0	0	0
Receiving Stolen Property	0	0	0	0
Criminal Mischief	5	1	21	14
Weapons Violation	1	0	1	1
Prostitution and Commercialized Vice	0	0	0	0
Sex Offense	1	2	8	8
Drug Violation	2	1	9	8
Offenses Against Family	0	0	2	0
DUI	4	1	27	9
Liquor Laws (minors law, furnishing, false ID)	0	0	7	3
Public Intoxication	0	1	10	13
Disorderly Conduct	14	24	116	137
Vagrancy	0	1	0	1
All Other Criminal	7	5	13	12
Total	41	42	258	239

Total Crimes	Previous Month May 2017	Current Month May 2018	Previous YTD May 2017	Current YTD May 2018
Part I Crimes	13	14	58	46
Part II Crimes	41	42	258	239
Total	54	56	316	285



FERGUSON TOWNSHIP POLICE DEPARTMENT

May 2018 Calls for Service

Other Calls for Service	Previous Month May 2017	Current Month May 2018	Previous YTD May 2017	Current YTD May 2018
Vehicle Code - Crashes	25	28	142	126
Vehicle Code - Other Traffic Incidents	75	59	266	266
Health and Safety – EMS Assist	57	61	314	297
Health and Safety – Fire Assist	16	13	51	53
Other Health and Safety Incidents	41	16	143	101
Alarms	20	21	86	95
Suspicious Activity	25	32	138	143
Unsecure Property	1	2	8	8
Found Property	4	6	29	25
Lost Property	3	6	17	25
Community Relations/ Crime Prevention	6	5	27	23
Car Seat Check	1	0	4	8
School Check	21	29	81	111
Township Ordinances	5	5	33	19
Request for Assistance – Attempt to locate	0	9	16	21
Request for Assistance – Can-Help	2	0	6	5
Request for Assistance – Civil Matter	9	8	42	41
Request for Assistance - Other	57	55	222	232
Missing Persons/ Runaways	2	0	5	4
Animal Complaints	16	26	78	84
Department Information	7	4	31	28
Assist Other Agencies	8	10	43	60
Total	401	395	1782	1775

Total Calls for Service	Previous Month May 2017	Current Month May 2018	Previous YTD May 2017	Current YTD May 2018
Part I Crimes	13	14	58	46
Part II Crimes	41	42	258	239
Other Calls for Service	401	395	1782	1775
Total	455	451	2098	2060



FERGUSON TOWNSHIP POLICE DEPARTMENT

May 2018

	2017	2018	Previous YTD	Current YTD	Notes:
Traffic Citations	59	76	319	367	
Parking Tickets	51	108	410	273	
Traffic Stops	138	142	710	844	
Criminal Arrests	12	18	74	66	
Supplements	211	203	1146	938	
Hearings	21	21	105	112	
Med Return	50.73	14.27	142.67	108.30	

Note:

- *Traffic Stops may not include pre scheduled selective enforcement details where two or more police vehicles are assigned for specific enforcement purposes (such as Aggressive Driving Grant details).*
- *Criminal Arrests are the number of people arrested, not the number of charges, counts or cases cleared. These include arrests made at the time of the incident as well as those filed after an extended investigation.*

Department Notes:

- Three men from Far Rockaway, New York were arrested for possession with the intent to deliver 74.8 grams of crack cocaine and 79.1 grams of marijuana.
- An 18-year-old female was arrested for residential burglary and stealing items from cars. Her crime spree included the theft of two handguns. Detectives recovered the firearms and a majority of the other property stolen. A 23-year-old male was arrested for his involvement in the crimes.
- Detectives are investigating a contractor fraud. The contractor failed to complete the project and defrauded the homeowners out of \$62,000.

- The department is investigating an invasion of privacy complaint. The male suspect used “spy-like” cameras to secretly record his roommates.
- A 64-year-old man was the victim of a scheme known as the Dating or Romance Scam. Scammers create fake Online identities using photographs of attractive people and use emotional stories to lure victims. In this case, the victim sent \$8,000 in gift cards to the suspect.

Community Relations:

- Sergeant Ryan Hendrick was recognized as the CIT Officer of the Year. Crisis Intervention Team training prepares officers how to respond to someone experiencing an emotional crisis.
- Sgt. Ryan Hendrick, Detective Caleb Clouse, Officer Bill Chambers, Officer Lauren Neely and Administrative Assistant Kara Holliday ran various segments of the Special Olympics Torch Run.
- Officers participated in the Law Enforcement Memorial Service held at the Bellefonte Courthouse.





Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

<u>OCCURR DATE</u>		<u>Reporting Area</u>
	ABANDONED VEHICLE	
5/10/18	Abandoned vehicle	Aaron/Clinton
	ALARM, BURGLAR	
5/9/18	Front door alarm at residence.	Park Hills Area
5/12/18	Front door alarm, unsecure property	StoneBridge/Coral Acres/Good t
5/6/18	Daughter set off alarm.	Greenbriar/Chestnut Ridge Area
5/19/18	Burglar alarm, unsecured building	unknown
5/26/18	Motion sensor alarm with open door	Park Hills Area
	ALCOHOL, OPEN CONTAINER	
5/5/18	Passengers reaching in cooler getting beer in bed of pickup truck.	Shingletown
	ANIMAL, BITES	
5/8/18	Dog bit another dog and owner	Greenbriar/Chestnut Ridge Area
	ANIMAL, DOG AT LARGE	
5/5/18	pitbull found in Snappy's parking lot	Aaron/Clinton
5/8/18	dog found on road-taken to vet for owner	Greenbriar/Chestnut Ridge Area
5/2/18	Report of a possible dog bite	Overlook Heights
5/27/18	Report of two dogs loose in the area. Dogs escaped while owners were trying to move out, reunited	Aaron/Clinton
5/25/18	Caller said a German Shephard was running around near road.	Glenview/Haymarket
	ANIMAL, OTHER	
5/28/18	Injured squirrel in back yard	Park Hills Area
5/19/18	Report of a domesticated rabbit found	Park Crest Terrace Apts.
5/6/18	Cows on roadway	Whitehall/Nixon/Plainfield
5/9/18	Pet snake left in house, retruned to owner	StoneBridge/Coral Acres/Good t
5/14/18	Stray injured cat found on playground., taken to the vet.	Glenview/Haymarket
	ASSAULT, INDECENT	
5/18/18	12 yo child touched buttocks of 11 yo child as school	StoneBridge/Coral Acres/Good t
	BURGLARY, EARLIER	
5/24/18	Possible Burglary	Aaron/Clinton
5/4/18	Complainant reported he had a watch stolen approximately three weeks ago	Aaron/Clinton
	COMMUNITY RELATIONS, COP	
5/16/18	Law Enforcement Memorial Day	Misc. Jurisdiction/Agency
5/31/18	Special Olympic Torch run-Officer's ran various legs to support Special Olympics	Misc. Jurisdiction/Agency
	CRIMINAL MISCHIEF, EARLIER	
5/20/18	Unknown person put table salt around tree.	Pine Grove Mills
	DEPARTMENTAL INFORMATION	
5/23/18	Armed private investigator working in area.	Fairbrook/Ramblewood/PA Furn
5/17/18	Information about a private investigator	Fairbrook/Ramblewood/PA Furn
5/14/18	Request for a police to check the area	Science Park/Pine Hall Dr
5/2/18	Community Shred Event	Science Park Rd/Gatesburg Rd /
	DISORDERLY CONDUCT, LOUD MUSIC	
5/2/18	Loud music / voices	unknown
5/3/18	Loud music coming from apartment.	unknown
5/20/18	Complaint of loud music	Glenview/Haymarket
5/28/18	Loud music coming from the residence	Glenview/Haymarket
5/27/18	loud party	Science Park/Pine Hall Dr
	DISORDERLY CONDUCT, LOUD VOICES / YELLING	



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

OCCURR DATE

Reporting Area

<u>OCCURR DATE</u>	<u>Reporting Area</u>
DISORDERLY CONDUCT, LOUD VOICES / YELLING(Continued)	
5/26/18	Neighbor complains of loud music
5/3/18	Resident yelling during hockey game
5/5/18	Caller reported loud voices and yelling coming from back deck.
5/5/18	People in the pool being loud.
5/16/18	People talking loudly
5/11/18	Someone talking loudly
DISORDERLY CONDUCT, OTHER NON-URGENT	
5/2/18	Loud Noises
5/2/18	People walking loudly
5/22/18	Mutual complaints regarding loud noise.
DISORDERLY CONDUCT, OTHER URGENT	
5/3/18	Someone broke a bottle in the parking lot
DISORDERLY CONDUCT, PERSON(S)	
5/22/18	Male came into store and became verbally aggressive towards pharmacist
DOMESTIC DISPUTE, EARLIER	
5/28/18	victim advised that her husband slapped her on the back
5/28/18	domestic dispute, verbal only
DOMESTIC DISPUTE, NOW	
5/21/18	Verbal domestic dispute between a male and female.
5/19/18	Mother - daughter verbal dispute over medication.
5/17/18	Verbal argument over taking baby for walk
5/16/18	Male/female verbal argument
5/8/18	Female/Female domestic
DUI	
5/31/18	23 yom DUI & suspended license
HARASSMENT, BY COMMUNICATIONS	
5/4/18	Harassment on Facebook
5/11/18	Victim receiving harassing phone calls from ex husband's new wife
HARASSMENT, EARLIER	
5/7/18	Ex boyfriend of a roommate is stalking the residence
5/12/18	Female receiving multiple calls from unknown number
HARASSMENT, PHYSICAL	
5/18/18	Mutual harassment between two people.
5/24/18	Mutual physical altercation
HEALTH AND SAFETY, EMS ASSIST	
5/24/18	63 yom passed out while in spin class.
5/25/18	86 yof who fell.
5/20/18	83 yof stomach trouble and unable to eat.
5/23/18	24 yom heart was beating rapidly
5/19/18	59 yof suffering from rectal bleeding
5/19/18	70 yom walking along the roadway
5/19/18	71 yom with trouble breathing
5/18/18	83 yom who had fallen and could not get up
5/20/18	59 year old male with chest pains and difficulty breathing. Subject is employee.
5/20/18	61 yom with abdominal pain
5/20/18	61 yof possible broken ankle
5/17/18	23 yom - breathing difficulty
5/17/18	89 YOM feeling weak



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

OCCURR DATE

HEALTH AND SAFETY, EMS ASSIST

(Continued)

Reporting Area

5/17/18	77 yof with difficulty breathing	Greenbriar/Chestnut Ridge Area
5/18/18	80 yom fell in the bathtub	Pine Grove Mills
5/29/18	81 yof with knee pain	Park Hills Area
5/29/18	83 year old female had fallen in the bathroom and was now weak and feeling sick	Fairbrook/Ramblewood/PA Furnc
5/30/18	72 yom from weakness; possible lyme disease	Park Hills Area
5/30/18	52 yof fall victim with knee and nose bleed	Glenview/Haymarket
5/28/18	63 yof dialysis patient semi unresponsive	Science Park Rd/Gatesburg Rd A
5/29/18	90 yof experiencing chest pain	Park Hills Area
5/26/18	7 yom - night terrors	Sylvan View
5/25/18	81 yof fell in shower and hurt left hip	StoneBridge/Coral Acres/Good t
5/28/18	61 yof blood sugar dropped too low	StoneBridge/Coral Acres/Good t
5/26/18	60 yom for ingestion of wrong medications	Overlook Heights
5/31/18	78 yof with low oxygen level.	StoneBridge/Coral Acres/Good t
5/1/18	80 yof needed help standing	Greenbriar/Chestnut Ridge Area
5/31/18	81 yof experiencing uncontrollable bleeding from leg	Glenview/Haymarket
5/13/18	51 yo female with back pain	Overlook Heights
5/13/18	81 yof tripped and injured shoulder	Overlook Heights
5/12/18	13 YOF head laceration from fall	Pine Grove Mills
5/13/18	89 yof with diarrhea and blood in stool	Glenview/Haymarket
5/16/18	90 yof having stomach pain	Park Hills Area
5/16/18	54 YOM with possible blood clots in leg	Pine Grove Mills
5/15/18	54 yof having arm numbness.	Park Crest Terrace Apts.
5/12/18	59 yof with abdominal pain from bowel obstruction	StoneBridge/Coral Acres/Good t
5/11/18	80 yom with back pain	Glenview/Haymarket
5/10/18	85 YOF with possible stroke	StoneBridge/Coral Acres/Good t
5/10/18	90 year old male with hip pain	Glenview/Haymarket
5/9/18	25 yof with MHID concerns	Aaron/Clinton
5/9/18	52 yof fall victim	StoneBridge/Coral Acres/Good t
5/9/18	39 yom fell and broke his wrist and hurt his back.	Gatesburg Rd.
5/2/18	52 YOF who hasn't eaten in days, is depressed, and has a history of alocholism.	Glenview/Haymarket
5/6/18	78 yo female with stomach pain	Piney Ridge
5/7/18	9 yof seizing	Park Crest Terrace Apts.
5/7/18	81 yom fell down in home and has shoulder pain.	Park Hills Area
5/8/18	82 YOM with trouble breathing	StoneBridge/Coral Acres/Good t
5/5/18	82 yom fell out of bed	StoneBridge/Coral Acres/Good t
5/5/18	75 yom wandering around stating he has ringing in his ears.	Park Hills Area
5/2/18	76 year male, cardiac arrest	StoneBridge/Coral Acres/Good t
5/1/18	97 yof experiencing cardiac symstoms	Park Hills Area
5/3/18	78 yof cardiac arrest	Gatesburg Rd.

HEALTH AND SAFETY, FIRE ASSIST

5/2/18	Fire damaged siding and exterior of house	StoneBridge/Coral Acres/Good t
--------	---	--------------------------------

HEALTH AND SAFETY, OTHER-NON URGENT

5/2/18	Caller requested a welfare check on a neighbor.	Aaron/Clinton
5/2/18	Verbal altercation at t-ball game. Male present with a firearm on his side. Open carry.	Overlook Heights
5/5/18	Caller said a teenage boy was skate boarding in parking lot.	Northland Bowl Complex
5/8/18	Complainant in Florida wished FPD to check on the welfare of a 68yr old female	Park Hills Area
5/14/18	Young female waiting for bus by herself. Missed the bus.	Science Park/Pine Hall Dr



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

<u>OCCURR DATE</u>		<u>Reporting Area</u>
HEALTH AND SAFETY, OTHER-NON URGENT (Continued)		
5/14/18	8 year old male walked away from home. Didn't want to live there anymore	Park Hills Area
5/27/18	Report of unsupervised / unruly children	Aaron/Clinton
5/29/18	verbal domestic/MHID involved	Aaron/Clinton
5/21/18	caller was concerned about a female walking along the road	Whitehall/Nixon/Plainfield
HEALTH AND SAFETY, OTHER-URGENT		
5/25/18	Low hanging wires on roadway.	Park Hills Area
5/16/18	11 year old female took knife to school in a effort to injure herself	Pine Grove Mills
5/13/18	caller thought he observed a male drinking whiskey in the Wal Mart parking lot and then drive off	Patton Township
5/15/18	CATA bus with call police flashing.	StoneBridge/Coral Acres/Good T
5/11/18	Female called disability insurance customer service with suicidal statements	Park Hills Area
5/6/18	individual sent his advisor an email that concerned her about his mental state	Aaron/Clinton
IDENTITY THEFT		
5/7/18	Report of an individual attempting to open credit card accounts with victim's information	Fairbrook/Ramblewood/PA Furnc
INDECENT ACTIVITY, NOW		
5/22/18	Female exposed herself from the waist down. Taken into custody.	Glenview/Haymarket
MISSING PERSON, SAFETY CONCERNS		
5/7/18	Call sent to FTPD, should be a SCPD call. Caller looking for his mother.	State College Borough
ORDINANCE VIOLATIONS, OTHER		
5/29/18	High Grass	Science Park/Pine Hall Dr
ORDINANCE VIOLATIONS, WEEDS		
5/7/18	Person has long grass that needs to be mowed.	StoneBridge/Coral Acres/Good T
OUTSIDE AGENCY ASSIST, 38 ROUTINE		
5/19/18	Vehicle backed into PTPD Patrol Car	Patton Township
OUTSIDE AGENCY ASSIST, OTHER ROUTINE		
5/16/18	Assist an outside agency with a felony arrest warrant	Overlook Heights
5/11/18	Operator traveling at high rate of speed on I99.	Patton Township
OUTSIDE AGENCY ASSIST, TRT TEAM		
5/10/18	TRT Call out for BNI Search Warrant	Patton Township
PARKING,		
5/5/18	illegally parked vehicles obstructing view of vehicles pulling out of Rosemon	Pine Grove Mills
PROPERTY, FOUND		
5/8/18	PA ID card left at Minit Mart.	Glenview/Haymarket
5/7/18	Caller found a bag of pills.	SC Park Apts.
5/2/18	Found bike in Haymarket Park	StoneBridge/Coral Acres/Good T
5/10/18	found knife in roadway	Aaron/Clinton
5/30/18	Passport was found in a shopping card at store.	Aaron/Clinton
PROPERTY, LOST OR STOLEN		
5/26/18	Caller lost wallet at business - Unable to find	Aaron/Clinton
5/26/18	Checkbook missing	Aaron/Clinton
5/10/18	Complainant thinks he lost one of his car keys	Station Report
5/4/18	lost wallet	Aaron/Clinton
REQUEST FOR ASSISTANCE, CIVIL DISPUTE EARLIER		
5/1/18	Caller had questions about a joint bank account.	Sylvan View
5/5/18	caller wanted to advise that she still had belongings at her former residence	Overlook Heights
5/11/18	Civil dispute over a rented car.	Aaron/Clinton
5/15/18	RFA-Civil landlord tenant dispute	Sylvan View



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

<u>OCCURR DATE</u>	<u>Incident Description</u>	<u>Reporting Area</u>
	REQUEST FOR ASSISTANCE, CIVIL DISPUTE EARLY (Continued)	
5/31/18	complainants oil leaks from his car and property management are threatening to have it towed	StoneBridge/Coral Acres/Good H
5/10/18	Roommate's not getting along	Science Park Rd/Gatesburg Rd A
	REQUEST FOR ASSISTANCE, CIVIL DISPUTE NOW	
5/3/18	Roommate dispute	Park Hills Area
	REQUEST FOR ASSISTANCE, LOCATE OR CONTACT	
5/2/18	Complainant approached by a female inquiring if he had seen an elderly man walking around	Park Hills Area
5/5/18	father trying to locate his son	Aaron/Clinton
5/13/18	Checking welfare of complainant's son.	Aaron/Clinton
5/11/18	Caller unable to contact elderly mother, 93 yof taken to the hospital	Glenview/Haymarket
5/17/18	Caller requested we check on her friend.	Sylvan View
5/18/18	Requested to check on the welfare of 22 year old male who missed another appointment with CAPS	unknown
	REQUEST FOR ASSISTANCE, OTHER	
5/19/18	Caller found an ATM card at the ATM and left it there	Science Park Rd/Gatesburg Rd A
5/17/18	Caller rear ended another vehicle and they drove off	Aaron/Clinton
5/23/18	Complaint of people mowing the lawn, disturbing complainants evening	Science Park Rd/Gatesburg Rd A
5/25/18	Charges on credit card that were believed to be a fraud that were legitimate	Science Park/Pine Hall Dr
5/24/18	Adult reported abuse that previously occurred in North Carolina when she was a child	Park Hills Area
5/25/18	Complainant sent personal information to someone posing as Facebook	Station Report
5/22/18	Manager of restaurant called to say one of her young empee's was hit by boyfriend.	Aaron/Clinton
5/31/18	Caller asked for advise on handling an incident.	Sylvan View
5/25/18	Caller said someone has a fire in their back yard.	Greenbriar/Chestnut Ridge Area
5/28/18	68 year old female at motel. No payment for this date mgmt request subject be removed	StoneBridge/Coral Acres/Good I
5/9/18	Caller reports that suspect entered her home without permission	Sylvan View
5/9/18	Caller has early stages of dementia and believed items were taken.	Greenbriar/Chestnut Ridge Area
5/12/18	Caller wishes to conduct a Craigslist sale in FPD parking lot.	Station Report
5/16/18	Questions regarding custody issues son has with an ex girlfriend	Gatesburg Rd.
5/7/18	Female requested assistance in getting a rabbit back.	Fairbrook/Ramblewood/PA Furn
5/4/18	Family member wished to speak to an officer about possibly kidnapping in Philadelphia	Park Crest Terrace Apts.
5/4/18	Subject wished to speak to an officer about a female making bad choices	Sylvan View
5/3/18	3 CYS referrals	Park Hills Area
5/3/18	Female left RX in ex boyfriend's vehicle	Sylvan View
	SCATTERING RUBBISH	
5/10/18	Complainant found two garbage bags set at curb in front of his residence	StoneBridge/Coral Acres/Good
	SUSPICIOUS ACTIVITY, OTHER	
5/15/18	West Penn Power scam	The Meadows Area
5/15/18	Caller recieved an odd letter from US Government.	Blue Golf Course
5/15/18	Report of a loud noise, possibly a gun shot, from a field	Pine Grove Mills
5/12/18	Caller heard loud noise.	Pine Grove Mills
5/13/18	Neighbor saw an unfamiliar car at neighbors.	Pine Grove Mills
5/3/18	Older male in white Toyota Prius observed watching 3 young girls play in the yard	Park Hills Area
5/8/18	Scam phone call	Park Hills Area



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

OCCURR DATE

SUSPICIOUS ACTIVITY, OTHER

(Continued)

Reporting Area

5/7/18	Caller said a man flying a drone headed toward school.	Pine Grove Mills
5/14/18	Male bought approx. \$8,000. in Best Buy gift cards for an online girlfriend.	Northland Bowl Complex
5/29/18	American Legion received a solicitation call for money for the police.	Science Park/Pine Hall Dr
5/25/18	Complainant called in to report suspicious activity, and then refused to speak with police	Glenview/Haymarket
5/26/18	Subject is hearing things	StoneBridge/Coral Acres/Good f
5/31/18	Scam involving employment, and a check sent for office supplies	Park Hills Area
5/22/18	Red Mazda 6 parked with male sitting inside for about an hr.	Science Park Rd/Gatesburg Rd A
5/23/18	Complainant reported a suspicious e-mail	unknown
5/22/18	Report of multiple gunshots in the area.	StoneBridge/Coral Acres/Good f

SUSPICIOUS ACTIVITY, PERSON(S) - EARLIER

5/12/18	Complainant reports seeing a male wondering around the complex. Last seen 4 hours ago.	StoneBridge/Coral Acres/Good f
---------	--	--------------------------------

5/8/18	Someone entered the complainant's vehicle overnight	Pine Grove Mills
--------	---	------------------

SUSPICIOUS ACTIVITY, PERSON(S)-NOW

5/9/18	Unknown female trying to open complainants front door	Pine Grove Mills
5/11/18	Female knocking on wrong door.	Overlook Heights
5/6/18	Comp. thought someone was trying to get inside her house.	Glenview/Haymarket
5/3/18	Dumpster diving	unknown
5/26/18	Person looking into vehicles on the street	Pine Grove Mills

SUSPICIOUS ACTIVITY, VEHICLE(S) - NOW

5/5/18	Un-attended vehicle running in the parking lot	Aaron/Clinton
--------	--	---------------

THEFT, EARLIER

5/1/18	Catalytic converter removed from honda accord	Aaron/Clinton
5/4/18	Male subject reported his PSU issued laptop stolen from his home.	StoneBridge/Coral Acres/Good f
5/8/18	Theft of garden tools	Pine Grove Mills
5/16/18	campaign sign taken from a residents front yard	Overlook Heights

THEFT, FROM VEHICLE

5/25/18	Unknown person(s) took items from callers car	Pine Grove Mills
5/9/18	Vehicle entered Ipad and \$7.00 taken	Pine Grove Mills
5/9/18	2 handguns stolen from cars	Pine Grove Mills

TRAFFIC STOP

5/24/18	Traffic stop, marijuana located.	Glenview/Haymarket
---------	----------------------------------	--------------------

TRAFFIC, DISABLED VEHICLE

5/25/18	Report of blue van disabled in the right hand lane of traffic in front of 1515 NAaron/Clinton Atherton St.	Aaron/Clinton
---------	--	---------------

TRAFFIC, NON-URGENT

5/22/18	Blue Honda drove past a stopped school bus with red lights.	Greenbriar/Chestnut Ridge Area
5/16/18	Caller reporting School Bus red light violation	Glenview/Haymarket
5/17/18	Bus violation	Park Hills Area
5/7/18	Caller said there is vehicles repeatedly not stopping for red school bus lights	Glenview/Haymarket

TRAFFIC, RECKLESS OPERATIONS - EARLIER

5/3/18	Jeep passed flashing red bus.	Science Park Rd/Gatesburg Rd A
5/4/18	Report of vehicle disobey flashing red lights on school bus	Park Hills Area
5/1/18	Caller said a Jeep was driving all over its Lane.	Science Park Rd/Gatesburg Rd A
5/1/18	Caller stated a black car passed her at high rate of speed.	Piney Ridge
5/14/18	School bus violation.	Science Park Rd/Gatesburg Rd A
5/14/18	School bus violation	Park Hills Area
5/23/18	vehicle passed the complainant and differing views occurred later	Whitehall/Nixon/Plainfield



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

<u>OCCURR DATE</u>		<u>Reporting Area</u>
	TRAFFIC, RECKLESS OPERATIONS - NOW	
5/3/18	Report of light blue Hyundai swerving and driving in opposite lane of traffic. GOA	Science Park/Pine Hall Dr
5/5/18	Vehicle swerving all over the road.	StoneBridge/Coral Acres/Good f
	TRAFFIC, SUSPENDED LICENSE	
5/3/18	Expired inspection and suspended driver	Blue Golf Course
5/11/18	Driving under suspension	Aaron/Clinton
5/23/18	suspended driver	StoneBridge/Coral Acres/Good f
5/25/18	Traffic stop for expired inspection. Driver found to have a suspended license	unknown
5/29/18	suspended driver	Glenview/Haymarket
5/30/18	24 yof cited for DUS.	unknown
	TRAFFIC, SUSPENDED REGISTRATION	
5/24/18	Vehicle stop for a vehicle with a suspended registration	unknown
	TRAFFIC, URGENT	
5/4/18	Pest control trailer on the roadway blocking traffic	Pine Grove Mills
	TRESPASS, EARLIER	
5/11/18	Report of a former guest unhappy that they were not allowed to rent a room	Overlook Heights
5/19/18	Report of a male walking a dog through the complainants yard	Glenview/Haymarket
	TRESPASS, NOW	
5/9/18	Complainant reports two vehicle trespassed on her property and are still on the property	Nixon Road/ Wheel Estate Acres
5/1/18	25 yom inside residence and does not live there-subject taken for mental health review	Baileyville/Rock Springs
	UNAUTHORIZED USE OF VEHICLE	
5/1/18	Caller said that folks are using her vehicle without her permission.	Science Park/Pine Hall Dr
	UNSECURED PROPERTY	
5/4/18	caller returned from out of town to find his back door wide open	Park Hills Area
5/26/18	Garage door open at local business after hours.	Overlook Heights
	VACATION HOME CHECK	
5/29/18	Caller wanted a home check while away for the week.	StoneBridge/Coral Acres/Good f
5/30/18	Vacation home check requested	Park Hills Area
5/31/18	Vacation home check requested	StoneBridge/Coral Acres/Good f
5/17/18	Vacation home check from 5/21 to 6/1	Greenbriar/Chestnut Ridge Area
5/8/18	Vacation home check requested	StoneBridge/Coral Acres/Good f
5/1/18	Vacation home check	StoneBridge/Coral Acres/Good f
	VEHICLE CRASH - POLICE, EARLIER	
5/6/18	Two vehicle minor crash. Non-reportable	Aaron/Clinton
5/9/18	Car hit a 5 gal bucket of dry wall on Blue Course Dr.	Aaron/Clinton
5/16/18	two vehicle non reportable rear end crash	Science Park/Pine Hall Dr
5/24/18	Car backed into another parked vehicle.	Park Hills Area
5/30/18	two vehicle non reportable crash	StoneBridge/Coral Acres/Good f
	VEHICLE CRASH - POLICE, HIT AND RUN	
5/30/18	reported that a black Ford F-150 struck a tree	Glenview/Haymarket
5/9/18	Single vehicle reportable hit and run crash; no injury	Marengo/Dry Hollow
5/7/18	Hit and run accident	StoneBridge/Coral Acres/Good f
	VEHICLE CRASH - POLICE, NO INJURIES	
5/7/18	Two car crash, minor contact	Overlook Heights
5/7/18	Pickup truck crashed into residence. No injuries. Minor damage.	Glenview/Haymarket
5/3/18	Car backed into other car	Overlook Heights
5/10/18	Subjects struck each other while backing.	StoneBridge/Coral Acres/Good f



Ferguson Township Report Activity

6/5/2018

For Incidents Reported 5/1/2018 12:00:01AM to 5/31/2018 11:59:59PM

OCCURR DATE

VEHICLE CRASH - POLICE, NO INJURIES

(Continued)

Reporting Area

5/10/18	Car turned into path of car disabling car	SC Park Apts.
5/12/18	U-Haul truck backed into another vehicle	Park Crest Terrace Apts.
5/15/18	Minor two vehicle rear end non reportable crash	Overlook Heights
5/16/18	Two car reportable crash - No injuries	Science Park/Pine Hall Dr
5/30/18	Vehicle struck a deer, non-reportable	Nixon Road/ Wheel Estate Acres
5/31/18	Minor two vehicle rear end accident	Aaron/Clinton
5/30/18	3 Vehicle minor MVA. Non-reportable.	StoneBridge/Coral Acres/Good f
5/30/18	Two vehicle minor MVA. Private propety. Non-reportable.	Glenview/Haymarket
5/29/18	Minor two vehicle crash in parking lot	Overlook Heights
5/24/18	Vehicle struck parked car	Overlook Heights
5/23/18	Tree branch fell on vehicle wind shield	Park Hills Area
5/21/18	Two vehicle, non-reportable accident. Rear end collision.	Science Park Rd/Gatesburg Rd A
VEHICLE CRASH - POLICE, WITH INJURIES		
5/23/18	Motorcycle accident on a private lane.	Marengo/Dry Hollow
5/1/18	Two vehicle crash with a reported injury and a vehicle that required towing. Reportable Crash	Science Park Rd/Gatesburg Rd A
5/8/18	4 Vehicle MVA with injuries. Two vehicles towed from scene.	StoneBridge/Coral Acres/Good f