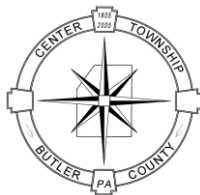


Board of Supervisors:
Robert Sloan, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

Center Township Board of Supervisors
Regular Meeting Minutes
June 8, 2022
6:30 p.m.

CALL TO ORDER:

Chairman Robert Sloan called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Sloan, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Donald Pringle and Alan Smallwood, via telephone; Township Solicitor Michael Gallagher; Administrative Assistant Kayla Amendolea and Township Secretary/Treasurer Anthony Amendolea. Township Engineer David Heath was absent.

A moment of silence was observed for Pat Norling, Zoning Hearing Board Member.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Agenda Setting Meeting - May 9, 2022: *Sloan motioned approving the minutes of the Agenda Setting Meeting held on Monday, May 9, 2022. Pringle seconded. Motion carried.*
- B. Regular Meeting - May 11, 2022: *Latuska motioned correcting, Subdivision & Land Developments, Item B, which reads "lots with the consisting" should read "lots ~~with the~~ consisting" the minutes of the Regular meeting held on Wednesday, May 11, 2022. Pringle seconded. Motion carried.*

TREASURER'S REPORT:

- A. May 2022: *Sloan motioned approving the May 2022 Treasurer's Report. Wulff seconded. Motion carried.*
- B. Warrant List 22-05-10: *Sloan motioned approving the Warrant List 22-05-10. Latuska seconded. Motion carried.*
- C. Warrant List 22-06-11: *Latuska motioned approving the Warrant List 22-06-11. Pringle seconded. Motion carried.*

ZONING REPORT: May 2022: Construction costs were \$75,000.00 fees collected were \$332.75. Year to date fees collected were \$6,942.87.

SUBDIVISION & LAND DEVELOPMENTS:

A. Rider Church Minor Subdivision No. 2022-05-03, Final, Expires 08/23/2022: Ms. Cheryl Hughes presented. Rider Church proposes to convey 7.407 acres(m/l) to Rider Church Cemetery Association, located at 185 Rider Church Rd (Center Township Map 060-2F108-8A-000) The Butler County Planning Commission had no comments per review letter dated May 19, 2022. Township Engineer Maher had the following comment per review letter dated May 20, 2022:

1. The applicant has requested a modification from Chapter 14, Article IV, 14-403B.3.e *"Existing and proposed contours at vertical intervals of five feet (5'), or in the case of relatively level tracts, at such lesser interval as shall be dictated by the Township Engineer. Datum to which contour elevation refer shall be United States Coast and Geodetic Survey datum or existing benchmarks previously recorded of the Subdivision and Land Development Ordinance for providing contours on the plan."* We take no exception to this request.

The Planning Commission recommended (1) granting the modification to Chapter 14, Article IV, 14-403B.3.e and (2) approval of the Rider Lutheran Church Minor Subdivision No. 2022-05-03.

Latuska motioned granting the modification Chapter 14, Article IV, 14-403B.3.e. Pringle seconded. Motion carried.

Sloan motioned granting final approval of the Rider Church Minor Subdivision No. 2022-05-03. Latuska seconded. Motion carried.

OLD BUSINESS:

A. Crawford Ag Security Resolution No. 2022-06-10: Dennis D. and Cindy S. Crawford applied to add twenty-six and five hundred twenty-four thousandths (26.524) acres (m/l) on November 22, 2021. The mandatory one hundred eighty (180) have expired. *Sloan motioned adopting the Crawford Ag Security Resolution No. 2022-06-10. Pringle seconded. Motion carried.*

B. Chapters 14 and 20 Revision Ordinance No. 2022-06-04: The Board of Supervisors held a public hearing on Monday, June 6, 2022 at 6:00 pm to obtain public comment and testimony on an ordinance entitled "An ordinance amending Chapter 14, Subdivision and Land Development, as amended from time to time, by amending Article XI, Mobile Home Parks, Section 14-904, Storage Areas, Section 14-905, Vegetation, Section 14-1101, Mobile Home Parks; and Chapter 20, Zoning, as amended from time to time, by amending Article II, Definitions, Section 20-202, Specific Definitions; Article IV, General Conditions, Section 20-403, Lot Requirements, Paragraph D; Section 20-406, Accessory Structures; Article V, "R-1A" Low Density Residential District, Section 20-503, Permitted Accessory Uses; Section 20-504, Conditional Uses; Section 20-505, Lot Area, Yard and Height Requirements; Article VI, "R-1" Single Family Residential District, Section 20-603, Permitted Accessory Uses; Section 20-604, Conditional Uses; Section 20-605 Lot Area, Yard and Height Requirements; Article VII, "R-2" Multi-Family Residential District, Section 20-704, Conditional Uses; Section 20-705 Lot Area, Yard and Height Requirements; Article VIII, "R-3" High Density Residential District, Section 20-805, Lot Area, Yard and Height Requirements; Article IX, "C-1" Retail and Service Commercial District, Section 20-902, Principal Permitted Uses; Section 20-904, Conditional Uses; Section 20-905, Lot Area, Yard and Height Requirements;

Article X, "C-2" Highway Commercial District, Section 20-1004, Conditional Uses; Section 20-1005, Lot Area, Yard and Height Requirements; Article XI, "M-1" Light Industrial District, Section 20-1101, Purpose; Section 20-1104, Conditional Uses; Section 20-1105, Lot Area, Yard and Height Requirements; Article XII, "M-2" Heavy Industrial District, Section 20-1204, Conditional Uses; Section 20-1205, Lot Area, Yard and Height Requirements; Article XIII to be re-titled "Overlay Districts" and add new Sections 20-1301, "Mineral Extraction Overlay District", Section 20-1302, "Gateway Sign Overlay District", Section 20-1303, ""CIO" Core Infill Overlay District", Section 20-1304, ""RRO" Rural Resource Overlay District", Section 20-1305, ""ERO" Economic Resource Overlay District" and Section 20-1306, ""PSES" Solar Energy Overlay District"; Article XIX, Supplemental Regulations, Section 20-1902, Nonresidential Performance Standards; Section 20-1904, Home Occupation; Section 20-1907, Satellite Dish Antenna is deleted; Section 20-1910, Fences, Hedges and Walls; Section 20-1911, Self Storage Facility; Section 20-1913, Swimming Pools; Section 20-1916, Stormwater Drainage is deleted; Section 20-1918, Container Storage Area; Article XX, Conditional Uses Section 20-2008, Conditional Use Standards and Criteria; Section 20-2205, Regulations; and Article XXIV, Administrative, Section 20-2402, Zoning/Building Permit.

The notice of the public hearing was published in the Butler Eagle edition on Sunday, May 22, 2022 and Sunday, May 29, 2022.

Sloan thanked Township Secretary/Treasurer Amendolea and Zoning Officer Brown.

Pringle motioned adopting the Chapters 14 and 20 Revisions Ordinance No. 2022-06-04. Latuska seconded. Motion carried.

NEW BUSINESS:

- A. Nepotism Ordinance No. 2022-06-05: The Board wants to amend Chapter 12, Personnel, Article I, Nepotism to conform with the Pennsylvania Ethics Act. ***Latuska motioned adopting the Nepotism Ordinance No. 2022-06-05. Smallwood seconded. Motion carried.***
- B. Butler Area Sewer Authority/Pennsylvania American Water Company Sale: Pringle suggests sending a letter to the Pennsylvania Utilities Commission to protest the sale of Butler Area Sewer Authority to Pennsylvania American Water Company. ***Pringle motioned authorizing Township Solicitor Gallagher to prepare a letter to the Pennsylvania Utilities Commission protesting the sale of the Butler Area Sewer Authority to Pennsylvania American Water Company. Smallwood seconded. Motion carried.***

PUBLIC WORKS:

- A. Award 2022 Paving Contract: The Township is proposing to pave Central Drive (T-301), Cherokee Drive (T-712), Cheyenne Drive (T-922), Dakotah Drive (T-924), Iroquois Drive (T-714), Middle Drive (T-304), Mohawk Drive (Y-725), North Drive (T-300), Ojibwa Drive (T-923), Seminole Trail (T-921) Shady Drive (T-305) and South Drive (T-302). The Township received the following bids:

Company	Bid Bond	PRICE PER TON - In Place	Total Bid
Shields Asphalt Paving PO Box 672 Valencia, PA 16059-0672	Yes	Scratch & Leveling (9.5mm) - \$87.29 Wearing Course - \$87.29	\$639,137.38
Wiest Asphalt Products & Paving Inc 310 Mitchell Hill Rd Butler, PA 16001-9182	Yes	Scratch & Leveling (9.5mm) - \$81.65 Wearing Course - \$81.65	\$597,841.30

Sloan motioned awarding the 2022 Paving Contract to Wiest Asphalt Products and Paving in the amount of \$597,841.30. Pringle seconded. Motion carried.

- B. Award 2022 Seal Coat Contract: If the 2022 Paving Contract proposals are too expensive, the Township is considering seal coating Central Drive (T-301, Cherokee Drive (T-712), Cheyenne Drive (T-922), Dakotah Drive (T-924), Iroquois Drive (T-714), Middle Drive (T-304), Mohawk Drive (Y-725), North Drive (T-300), Ojibwa Drive (T-923), Seminole Trail (T-921) Shady Drive (T-305) and South Drive (T-302). The Township received the following bids:

Company	Bid Bond	PRICE PER SQUARE YARD - In Place	Total Bid
Russell Standard Corporation PO Box 802 Mars, PA 16046	Yes	Single Asphalt Fiber Seal Coat - \$3.61 Asphalt Fog Seal Coat - \$0.80	\$214,965.45
Midland Asphalt Materials Inc 1525 Millville Rd Bloomsburg, PA 17815	Yes	Single Asphalt Fiber Seal Coat - \$4.20 Asphalt Fog Seal Coat - \$0.75	\$241,287.75

Sloan motioned rejecting all bids for the 2022 Seal Coat Contract. Smallwood seconded. Motion carried.

- C. Authorize Ad for 2022 Line Painting Contract: Public Works Foreman Blakley proposes to paint approximately 140,000 linear feet (m/l), white paint, and 405,000 linear feet (m/l), yellow paint.

Company	Bid Bond	Price per Linear Foot	Total Bid
Midlantic Marking Inc PO Box 7997 Gaithersburg, MD 20898-7997	Yes	\$0.12 White \$0.12 Yellow	\$65,400
Parking Lot Painting Company 2991 Industrial Blvd Bethel Park, PA 15102	Yes	\$0.14 White \$0.14 Yellow	\$76,300

Sloan motioned awarding the 2022 Line Painting to Midlantic Marking Inc. in the amount of \$65,400.00. Wulff seconded. Motion carried.

- D. Award Bid for 2005 International Truck: The Township Received the following bid:

Name	Bid
Mr. Carter Shandick 900 Bonniebrook Rd Butler, PA 16002-1016	\$10,650.00

Latuska motioned to reject the bid for the 2005 International Truck. Smallwood seconded. Motion carried.

Sloan motioned to re-advertise the 2005 International Truck Sale for the Wednesday July 11, 2022 in the Butler Eagle as well as on the internet. Latuska seconded. Motion carried.

- E. Purchase of Salt Box/Plow/Bed for 2022 Ford F600: *Sloan motioned authorizing purchasing of (1) Galion Model 133 bed, (2) Falls Tail gate Spreader, (3) Western ten (10) foot plow and (5) hydraulics pump through Costars Contract 025-019. Latuska seconded. Motion carried.*
- F. Release Springfield Hardwood Road Bond: Springfield Hardwood Products completed their project on May 23, 2022. They request their bond be released for Mercer Road (T-494), Sunset Drive (T-442) and Cherokee Drive (T-712) in the amount of \$6,250.00. *Sloan motioned, based on Public Works Foreman Blakeley's recommendation, releasing Springfield Hard Wood Products' road bond in the amount of \$6,250.00. Latuska seconded. Motion carried.*
- G. Release JB Mill Road Bond: JB Mill and Fabricating Inc. completed their project on June 1, 2022. The request their bond be released for Swamp Run Road (T-406) in the amount of \$8,750.00. *Sloan motioned, based on Public Works Foreman Blakeley's recommendation to release JB Mill and Fabricating Inc.'s road bond in the of \$8,750.00. Latuska seconded. Motion carried.*

ENGINEER'S REPORT: None

SOLICIOR'S REPORT: None

MISCELLANEOUS:

- A. Oneida Valley Rd Business: Brown reported a building being used for Pennsylvania State Inspection that did not go through the change of use procedures and wanted guidance on *how (corrected 07/13/2022) to proceed.*

ADJOURNMENT:

Meeting adjourned to executive session at 7:10pm to discuss personnel and litigation. Meeting reconvened at 7:44 p.m., with no action taken.

Sloan made a motion to adjourn at 7:45 p.m. Smallwood seconded. Motion carried.

Kayla R. Amendolea
Administrative Assistant

Robert M. Sloan
Chairman

Phillip B. Wulff
Vice Chairman

Edward G. Latuska
Supervisor

Donald E. Pringle
Supervisor

Alan H. Smallwood
Supervisor