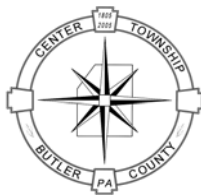


Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Robert Sloan, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Gateway Engineers, Engineer
Patrick Gauselmann, BCO/Zoning Officer

Center Township Board of Supervisors
Regular Meeting Minutes
February 12, 2020
6:30 p.m.

CALL TO ORDER:

Chairman Ronald Flatt 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 Flatt, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Robert Sloan, Alan Smallwood; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

PUBLIC TO BE HEARD:

- A. Ms. Brenda Sebring: Ms. Sebring represents Weaver Homes. She passed out handouts for Comprehensive Plan, Butler Area Sewer Authority letter to serve property with contingencies, Trip Generation report and Pennsylvania American Water Company letter to serve property. Ms. Sebring requests the Township reschedule a hearing.
- B. Mr. Nathan Wulff, Unionville Fire Chief 2: Mr. Wulff presented the Unionville Volunteer Fire Company report for January 2020 as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	3
Automatic fire alarms	5
Service calls	4
Structure fires	7
Medicals	1
Brush fires	0
Dive calls	1
Vehicle fires	0
Total	21

He thanked the Board for attending the Unionville Volunteer Fire Company's installation dinner on Saturday, February 1, 2020.

- C. Mr. Don Pringle, 118 Covington Drive: Mr. Pringle presented seven (7) Right-to Know requests. He thanked Wulff for his service with Unionville Volunteer Fire Company. He is not in favor with the Board. *Mr. Pringle displayed persistent and inappropriate action during the meeting by ignoring Chairman Flatt's gaveling to stop the conversation. (corrected 03/11/2020)*

MINUTES:

- A. Reorganization/Regular Agenda Setting Meeting – December 30, 2019: *Latuska motioned approving the minutes of the Reorganization/Regular Agenda Setting Meeting held on Monday, December 30, 2019. Sloan seconded. Motion carried.*
- B. Reorganization/Regular Meeting – January 6, 2020: *Latuska motioned approving the minutes of the Reorganization/Regular Meeting held on Monday, January 6, 2020. Wulff seconded. Motion carried.*
- C. Special Meeting - Alternative Energy – January 16, 2020: *Latuska motioned approving the minutes of the Special Meeting - Alternative Energy held on Thursday, January 16, 2020. Sloan seconded. Flatt abstained. Motion carried 4 to 0.*

TREASURER'S REPORT:

- A. January 2020: *Flatt motioned approving the January 2020 Treasurer's Report. Wulff seconded. Motion carried.*
- B. Warrant List 20-01-02: *Latuska motioned approving Warrant List 20-01-02. Sloan seconded. Motion carried.*
- C. Warrant List 20-02-03: *Latuska motioned approving Warrant List 20-02-03. Flatt seconded. Motion carried.*

ZONING REPORT: January 2020: Construction costs were \$7,000.00 fees collected were \$820.00.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Martin Sales Land Development No. 2020-01-01, Preliminary & Final, Expires: 04/21/2020: Mr. Joe Gray presented. Mr. David Martin proposes to remove the lot line between 1633 North Main Street Extension (Center Township Map 060-S3-A4) and 1735 North Main Street Extension (Center Township Map 060-S3-S4) and construct a 4,800 SF storage building that will accommodate current storage needs associated with the existing Martin Sales and Service business. Stormwater will be stored underground. Butler County Planning Commission comment, per letter dated January 14, 2020, was "*A revised property deed also needs to be recorded when a parcel is altered so that the change can be properly accounted for in the Butler County Mapping and Assessment offices.*" Township Engineer Heath comments are, as follows (*Mr. Joe Gray's comments are italicized*):
 - 1. Approval letter dated 1/14/2020 has been received from Butler County Planning Commission regarding the Lot Line Revision Plan.
 - 2. PA One Call serial number to be included on the plans. (*noted on plan*)
 - 3. Screening needs to be added to the plans along the north-east boundary of the lot that abuts residential zoning, per section 14-905. (*added to the plan*)
 - 4. Appropriate signature and recording blocks to be included on the final Land Development and Lot Line Revision plans. (*added to plan*)

The Planning Commission, based on Township Engineer Heath's recommendation, recommended approval of the lot line revision between 1733 North Main Street (Center Township Map 060-S3-A3) and 1735 North Main Street Extension (Center Township Map

060-S3-A4) for Martin Sales Land Development No. 2020-01-01. Building Code Official/Zoning Officer Gauselmann questioned if the existing stormwater retention, fire hydrant, screening between commercial properties were annotated on the current plan. Latuska stated the Township should follow the ordinances. Mr. Gray asked for a modification from Chapter 20, Article 20, Section 20-2001, Paragraph E, Subparagraph 1. ***Flatt motioned granting a modification from Chapter 20, Article 20, Section 20-2001, Paragraph E, Subparagraph 1. Wulff seconded. Motion carried.***

Flatt motioned approving (1) the lot line revision and (2) preliminary and final approval, contingent of parking requirements shown on the plan and provide a modification letter for any other zoning regulations, of the Martin Sales Land Development No. 2020-01-01. Latuska seconded. Motion carried.

OLD BUSINESS:

A. Weaver Homes Rezoning Request No. 2019-01: The Board of Supervisors held a public hearing on Monday, February 10, 2020 to amend the Center Township Zoning Map by rezoning the following tracts of land from R-1A (Low Density Residential District) to R-2 (Multi-Family Residential District):

- all that certain property located south of North Duffy Road (T-509) and west of Peters Lane, being Center Township Parcel 060-2F104-13E (26.79 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13ED (4.5 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EE (2.14 AC m/l), as set forth.
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EF (1.54 AC m/l), as set forth.

The Planning Commission recommended approval of the Weaver Homes Rezoning Request No. 2019-01 at their December 18, 2019 meeting. Based on Ms. Brenda Sebring's request, ***Flatt motioned (1) accepting Ms. Brenda Sebring's request to reschedule a public hearing and (2) schedule a public hearing for Monday, March 16, 2020 at 6:30 p.m. Wulff seconded. Latuska no. Motion carried 4 to 1.***

NEW BUSINESS:

A. Baxter Mobile Home Park Sewage Facilities Planning Module Resolution No. 2020-02-07: ***Flatt motioned adopting the Baxter Mobile Home Park Planning Module Resolution No. 2020-02-07. Latuska seconded. Motion carried.***

- B. Adopt Records Destruction Resolution No. 2020-02-08: Township Secretary/Treasurer Amendolea requests authorization to destroy records as noted in the resolution. ***Flatt motioned adopting the Records Destruction Resolution No. 2020-02-08. Latuska seconded. Motion carried.***
- C. Adopt Curative Amendment - Alternative Energy Resolution No. 2020-02-09: The Board held a special meeting on Thursday, January 16, 2020 to act on a curative amendment for solar farms. ***Flatt motioned adopting the Curative Amendment - Alternative Energy Resolution No. 2020-02-09. Latuska seconded. Motion carried.***
- D. Application for Public Fire Hydrant: Pennsylvania American Water Company is replacing water line along North Drive. They asked if the Township would like to place any fire hydrants on the new line. The Unionville Volunteer Fire Company recommends placing a hydrant at the intersection of South Drive (T-302) and Middle Drive (T-304) and a hydrant at or near 215 South Drive. ***Smallwood motioned authorizing the placement of a hydrant at the intersection of South Drive (T-302) and Middle Drive (T-304) and a hydrant in the vicinity of 215 South Drive. Latuska seconded. Motion carried.***
- E. Kern Ag Security Request: Mr. Kurt Kern submitted a application to add 89.854 acres (m/l) to the Agricultural Security Area on January 23, 2020. The Board accepts the application and will let the one hundred eighty (180) days elapse.
- F. Comprehensive Plan: The Board authorized Tracey Frampton, EADS Group, to continue with the comprehensive plan which was started by Mr. Richard Grossman. EADS Group established a rate of \$24,905.00 to be completed within six (6) months. On January 27, 2020, Sloan authorized Tracey Frampton to proceed. ***Sloan motioned ratifying the approval of Mr. Tracey Frampton, EADS Group, to complete the comprehensive plan for \$24,905.00 to be completed within six (6) months. Flatt seconded. Motion carried.***
- G. Grant Writing Training - 02/24 - 25/2020 - Butler - \$425: Butler County is conducting a two (2) day class for grant writing at the Butler County Vocational Technical School on February 24, 2020 and February 25, 2020 at a fee of 425.00 per attendee. ***Flatt motioned authorizing Latuska and Brown to attend the grant writing training on February 24, 2020 and February 25, 2020 in the amount of \$425.00 per attendee. Sloan seconded. Latuska abstained. Motion carried 4 to 0.***
- H. Vacate Elected Auditors: The elected auditors were scheduled to meet on January 7, 2020 at 3:00 p.m. However, Mr. Raymond Heltsley or Mr. Jared King *failed to (corrected 03/11/2020)* showed for the meeting or completed an Oath of Office. Mr. Heltsley's term ends December 31, 2021 and Mr. King's term ends December 31, 2023. The board appointed Mr. Neil Hutchison for six (6) years to fill the current vacant position. The Board will need to appoint an individual to completed Mr. Heltsley's term. If the Board desires, they may appoint an individual to complete Mr. King's term. ***Flatt motioned (1) removing Mr. Raymond Heltsley and Mr. Jared King as elected auditors due to (1) not responding to methods of communication, (2) failure for not attending scheduled meeting on Tuesday, January 7, 2020 and (3) failed to complete an Oath of Office. Latuska seconded. Motion carried.***
- Latuska motioned to appoint Mr. Kenneth J. Frenchak Jr to fulfill Mr. Heltsley's term through December 31, 2021. Smallwood seconded. Motion carried.***

- I. Coverall Cleaning Proposal: Mr. Larry Kovalak, Coverall, submitted a proposal to provide cleaning services for the Center Township Municipal Office in the amount of \$220.00 per month. **Flatt motioned accepting Coverall's proposal in the amount of \$220.00 per month. Latuska seconded. Motion carried.**

PUBLIC WORKS:

- A. 2020 - 2021 Salt Contract: The Township must enter into a contract with the Commonwealth, if we want to participate in the Costars Salt Contract. The Township will enter into the contract for 3,000 tons. We are required to purchase at least sixty percent (60%) (1,800 tons) or a maximum of 140% (4,200 tons). **Smallwood motioned to enter into the 2020 – 2021 Costars Salt Contract for 3,000 tons. Flatt seconded. Motion carried.**
- B. Environmentally Sensitive Maintenance - 06/17 - 18/2020 - Erie - \$0: Randy Brown requests authorization to attend the Environmentally Sensitive Maintenance course in Erie on June 17, 2020 and June 18, 2020 at no cost to the Township. The purpose of the course is so he may apply for funds, if available. **Flatt motioned authorizing Brown and Gauselmann to attend the Environmentally Sensitive Maintenance in Erie on June 17, 2020 and June 18, 2020 at no cost to the Township.**
- C. CINTAS Rental Service Agreement: CINTAS rental service is adjusting the contract due to the new jackets and Class 2 t-shirts. **Flatt motion accepting the price adjustment for CINTAS rental agreement. Latuska seconded. Motion carried.**
- D. Guide Rail Placement (Lions Road T-694): The Board authorized the replacement of Lions Road (T-694) guide rail in the amount of \$14,996.25. Smallwood received the following quotes:

Company	Amount
Green Acres Contracting PO Box 463 Scottsdale, PA 15863	\$11,590.00
Chemung Supply Corporation PO Box 527 Elmira, NY 14902	\$8,500.00

Smallwood motioned awarding the placement of a guide rail on Lions Road (T-694) in the amount \$8,500.00 to Chemung Supply Corporation. Flatt seconded. Motion carried.

- E. Purchase of Radios: Iscrupe received the following quotes for five (5) new radios:

Company	Amount
Murray Auto Electric and Radio Communications 7240 Route 22 Greensburg, PA 15601-9445	\$1,878.43
Lauttamus Communications and Security 29 Noblestown Road Carnegie, PA 15106	\$2,093.70.

Flatt motioned authorizing the purchase of five (5) radios and antennas from Murray Auto Electric and Radio Communications for the amount of \$1,878.43. Smallwood seconded. Motion carried.

- F. PA One Call Training – 03/06/2020 & 04/03/2020 – Monaca - \$0: **Flatt motioned authorizing Randy Brown, Joe Miller and Steven Brown to the Compliance Training for**

the Excavator and Compliance Training for the Locator on Friday, March 6, 2020 in Monaca at no cost to the Township. Latuska seconded. Motion carried.

Flatt motioned authorizing Bryan Blakeley, Michael Iscrupe, Thomas Smith and Patrick Gauselmann to the Compliance Training for the Excavator and Compliance Training for the Locator on Friday, April 3, 2020 in Monaca at no cost to the Township. Latuska seconded. Motion carried.

ENGINEER'S REPORT:

- A. Veterans Administration/Cambridge Stormwater: The Township received a letter from Pennsylvania Department of Environmental Protection stating the plan submitted November 15, 2019 did not address the Department's concerns. Township Engineer Heath requested to attend the meeting schedule for March.
- B. Authorize Ad for Stormwater Ordinance: Due to concerns of Latuska and Gauselmann, *Flatt motioned to table the Stormwater Ordinance advertisement. Latuska seconded. Motion carried.*

SOLICITOR'S REPORT: None

MISCELLANEOUS: None

ADJOURNMENT:

Sloan made a motion to adjourn at 8:00 p.m. Latuska seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Phillip B. Wulff
Vice Chairman

Edward G. Latuska
Supervisor

Robert M. Sloan
Supervisor

Alan H. Smallwood
Supervisor