

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  
 March 14, 2018  
 6:30 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:31 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 and Robert Sloan; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea. Supervisor Alan Smallwood was absent.

**PUBLIC TO BE HEARD:**

- A. Ms. Diann DeAngelis, Fair Districts PA Butler County: Ms. DeAngelis and Ms. Denise Seilhamer presented a resolution to support a citizens commission for legislative and congressional redistricting for the Board to consider for adoption.
- B. Mr. Michael Iscrupe, 432 Holyoke Road: Mr. Iscrupe thanked the Board for the purchase of the 2018 Dodge Ram Utility truck. He also thank Supervisors Smallwood and Wulff for assisting with repairing trucks and plowing snow.
- C. Mr. Nathan Wulff, Unionville Fire Chief: Mr. Wulff presented the Unionville Volunteer Fire Company report for February 2018 as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	7
Automatic fire alarms	7
Service calls	6
Structure fires	6
Medicals	1
Brush fires	0
Dive calls	0
Vehicle fires	2
Total	29

Chassis should be available by the end of February or mid March. A check will be needed at time of delivery which will be ratified at the next meeting.

Mr. Wulff presented a Letter of Intent requesting assistance from the Department of Community and Economic Development to perform a fire protection survey. *Flatt motioned authorizing himself to sign the Letter of Intent requesting assistance from the Department of Community and Economic Development to perform a fire protection survey.*

***Latuska seconded. Motion carried.***

#### MINUTES:

- A. Agenda Setting Meeting - February 12, 2018: ***Latuska motioned approving the minutes of the Agenda Setting Meeting held on Wednesday, February 12, 2018. Wulff seconded. Flatt abstained. Motion carried 3 to 0.***
- B. Regular Meeting - February 14, 2018: ***Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, February 14, 2018. Sloan seconded. Flatt abstained. Motion carried 3 to 0.***

#### TREASURER'S REPORT:

- A. February 2018: ***Flatt motioned approving the February 2018 Treasurer's Report. Latuska seconded. Motion carried.***
- B. Warrant List 18-02-04: ***Flatt motioned approving Warrant List 18-02-04. Latuska seconded. Motion carried.***
- C. Warrant List 18-03-05: ***Flatt motioned approving Warrant List 18-03-05. Latuska seconded. Motion carried.***

**ZONING REPORT:** February 2018: Construction costs were \$32,000.00 fees collected were \$1,025.00.

#### SUBDIVISION & LAND DEVELOPMENTS:

- A. Butler Floor Land Development No. 2018-01-01, Preliminary and Final, Expires 04/24/2018: Mr. Kenneth Szala, P. Joseph Lehman Inc, presented. Butler Floor and Carpet Company proposes to construct a 15,000 square foot office/warehouse building, associated parking and stormwater management system at 1924 North Main Street Extension (Center Township Map 060-2F104-1). Butler County Planning Commission had no comments per letter dated January 19, 2018. Township Engineer Heath's comments are as follows (*Mr. Szala's comments are italicized*):
  1. A final erosion and sedimentation control plan must be reviewed and approved by the Pa Department of Environmental Protection . Copies of all approval letters and permits should be provided upon receipt. Section 14-404.C.4 (*So noted. A copy of the erosion and sedimentation control plan approval letter will be forwarded when received.*)
  2. Confirmation of required utility services must be submitted. Section 14-404.C.6 (*Enclosed is a copy of Butler Area Sewer Authority's letter for sewage service. A letter from the water company will be forwarded when received.*)
  3. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8 (*Enclosed is a construction cost estimate for the financial security.*)
  4. The surface area for the parking lot and drive aisles are calling for proposed gravel (future pavement) Section 20-2001.E.10 states all parking or loading areas shall be a dustless surface. Please clarify future pavement or revise to meet the requirement. (*All references to gravel have been removed from the plan and calculations.*)
  5. The square footage of office space and warehouse space must be shown on the plan to determine the parking requirements. The site data on sheet 2 only states the warehouse requirements. Section 20-2001.F (*The site data on sheet 2 has been revised to include the office space area.*)
  6. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. (*The loading space has been labeled on sheet 4.*)

7. Please provide infiltration testing results to support the rate being used. (*Infiltration testing results are located in the PCSM narrative, Exhibit III.*)
8. It is unclear which bio retention area 'offsite detained bio area #2' will flow towards. Please clearly identify this, and ensure that this area is accounted for in the sizing of the bio retention area. (*"Offsite detained bio area #2" flows to bio pond #2 along with "detained bio area #2". This area is identified on the detained/undetained drainage area map and on the detained conditions pond #2 calculations on page H1.*)
9. The pre-development and post development time concentration paths for POI A are shown as the same length. Please update this, or explain why the proposed project will not affect drainage patterns. (*Although the path is the same, the post development calculations utilize the post development cover conditions, which yield a shorter time of concentration than pre development.*)
10. Per Section 21-304.B. 1.b.2 of the ordinance, 20% of existing impervious area should be considered meadow in good condition for pre development volume calculations. (*As required, the pre-development cover was revised to reduce the stabilized gravel area by 20%.*)
11. The Operations and Maintenance Agreement in Appendix D should be included in the report. (*The Operations and Maintenance Agreement has been added to the PCSM narrative in Exhibit VI.*)
12. If no time of concentration calculations are provided in the post-development condition, a time of 5 minutes should be assumed per Section 21-702.H.2.b of the ordinance. (*Analysis of the pre, post, detained and undetained areas utilized the TR-55 methodology. A limitation of this methodology is that the minimum time of concentration is 6 minutes.*)

The Butler Area Sewer Authority approved the sanitary sewer plan with the following contingencies per review letter dated March 7, 2018:

1. The Owner or his designated representative must purchase the required Sanitary Sewer Connection Permit for estimated flows of 6,660 gallons per month or one (1) Equivalent Dwelling Unit (EDU). Cost of the Permit will be \$3,040, which includes a Connection Fee of \$150, and Inspection Fee of \$100, and a Tapping Fee of \$2,790 (1 EDU x \$2,790/EDU). Language will be added to the Permit to indicate that, once the facility is 100% occupied and operated in that manner, the Authority will begin to monitor the water usage based upon metered flow data provided by the PA American Water company. The monitoring will continue for at least one year after the start of monitoring. Should the flows be more than the permitted 6.660 gallons per month. An additional charge will be added in the form of an increased tapping fee.
2. Provide the Authority with a minimum of 48-hours advance notice prior to starting any work on the sanitary sewer lateral. Contractor shall be responsible for scheduling all construction inspection and lateral and roof leader testing with the Authority representatives.

The Planning Commission, contingent on (1) PennDot's approval of the Highway Occupancy Permit, (2) receipt of Butler County Conservation District's approval, and (3) language placed in the Developer's Agreement stating final concrete placement to be completed within two (2) years, recommended granting preliminary and final approval of the Butler Floor Land Development No. 2018-01-01. Mr. Kenneth Szala agrees to the remaining contingencies *Flatt motioned, contingent on (1) PennDot's approval of the Highway Occupancy Permit, (2) receipt of Butler County Conservation District's approval, and (3) language placed in the Developer's Agreement stating final concrete placement to be completed within two (2) years, granting preliminary and final approval of the Butler Floor Land Development No. 2018-01-01. Latuska seconded. Wulff abstained. Motion carried 3 to 0.*

**OLD BUSINESS:** None

**NEW BUSINESS:**

- A. Proposed Legislative and Congressional Redistricting Resolution: Ms. Denise Seilhammer and Ms. Diann DeAngelis presented a resolution supporting a citizens commission for legislative and congressional redistricting. Flatt stated (1) citizens of Center Township voted for the supervisors and this goes beyond the duties of the supervisors, (2) the current system was put in place by the founders and (3) no authorization from Center Township residents to take action. ***Flatt motioned to reject the proposed resolution. Latuska seconded. Motion carried.***

**PUBLIC WORKS:**

- A. Release Elkhorn Construction Road Bond (Byers Road (T-500): Elkhorn Construction requests release of their road bond for Byers Road (T-500) in the amount of \$3,750.00. ***Flatt motioned, based on Public Works Foreman Brewster's recommendation, releasing Elkhorn Construction road bond for Byers Road (T-500) in the amount of \$3,750.00. Latuska seconded. Motion carried.***
- B. Jamisonville Road (T-832) Stop Sign: Township Engineer Heath sent a letter dated February 23, 2018 stating the intersection should be controlled by a three (3) way stop sign. Public Works Foreman Brewster stated the plow trucks would have difficulty in passing through the intersection especially if vehicles were stuck or the truck has to stop. ***Flatt motioned tabling the Jamisonville Road (T-832) Stop Sign. Latuska seconded. Motion carried.***
- C. Award Bid for Sale 2003 Ford F550 Utility Truck: An ad was placed in the Butler Eagle editions for Sunday, February 28, 2018 and Friday, March 4, 2018 requesting sealed bids for the sale of the 2003 Ford F550 Utility, as is. The following bids were received:

Name	Bid Amount
Al Gaudino 115 Cycle Dr Freedom, PA 15042-1036	\$2,034.00
William Reges 770 Holyoke Rd Butler, PA 16001-8431	\$2,800.00
Carl Stiffy 220B Old Ash Rd Mercer, PA 16137-4216	\$2,002.00

***Flatt motioned (1) to award the bid for the 2003 Ford F550 Utility Truck, "as is" condition, to Mr. William Reges for the amount of \$2,800.00 and (2) authorize Public Works Foreman Brewster to sign any and all necessary paperwork to transfer ownership. Sloan seconded. Motion carried.***

- D. Restore 2009 JCB Front End Loader: Public Works Foreman received quotes to restore the 2009 JCB Front End Loader from the following:

Company	Amount
Envirosafe Stripping Inc 785 Arch Street Carnegie, PA 15106	\$4,150.00
Custom Application Specialists PO Box 603 East Butler, PA 16029	\$5,000.00
Oesterling Sandblasting & Painting Inc 686 Glenwood Way Butler, PA 16001	\$6,500.00

**Flatt motioned awarding the bid to restore the 2009 JCB Front End Loader to Envirosafe Stripping Inc for the amount of \$4,150.00. Latuska seconded. Motion carried.**

- E. Replacement of 2005 International Truck: Instead of replacing the 2005 International truck, it would remain in the fleet to be used in case of an emergency. **Flatt motioned authorizing Smallwood and Public Works Foreman Brewster to prepare specifications for a new truck. Latuska seconded. Motion carried.**
- F. 2008 Ford F550 Repair: Public Works Foreman Brewster stated the 2008 Ford F550 dump truck is still out of service since the EGR valve was replaced. He recommends to dispute the EGR valve replacement in the amount of \$1,011.86. The remaining invoice is for normal wear and tear. **Flatt motioned authorize payment as Smallwood deems necessary. Latuska seconded. Motion carried.**
- G. Brown Road (T-412) Damage: A portion of Brown Road (T-412) is dropping over a foot. Public Works Foreman Brewster contacted Rex Energy for assistance. **Flatt motioned Public Works Foreman with the assistance of Township Engineer Heath to partially or close completely Brown Road (T-412) for safety. Latuska seconded. Motion carried.**

**ENGINEER’S REPORT:**

- A. Proposed Floodplain Ordinance: The Federal Emergency Management Agency requires municipalities to adopt a new floodplain ordinance no later than August 2, 2018. **Flatt motioned authorizing the placement of an ad in the Butler Eagle edition for Sunday, April 1, 2018. Latuska seconded. Motion carried.**

**SOLICITOR'S REPORT:**

*Meeting adjourned to an executive session to discuss possible litigation at 7:25 p.m. Meeting reconvened at 7:38 p.m.*

- A. Cambridge Stormwater: Mr. Matt Fisher requests the Township enforce the stormwater management ordinance and set fines against Cambridge. He requests the Township make a decision at the April meeting scheduled for Wednesday, April 11, 2018. Township Solicitor Gallagher stated the Township is enforcing the stormwater ordinance in the public interest. The Township has withheld the stormwater bond and have no plans in releasing the bond. The Township will not take any other action.

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*The meeting adjourned to an executive session to discuss personnel at 7:40 p.m. The meeting reconvened at 7:59 p.m. with no action taken.*

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

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Ronald E. Flatt  
Chairman

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Phillip B. Wulff  
Vice Chairman

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Edward G. Latuska  
Supervisor

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Robert M. Sloan  
Supervisor

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*Absent*  
Alan H. Smallwood  
Supervisor