Board of Supervisors: Edward Latuska, Chairman Alan Smallwood, Vice Chairman Andrew Erie, Supervisor Kenneth Frenchak Jr, Supervisor Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer Michael Gallagher, Solicitor Olsen & Associates, Engineer

Center Township Board of Supervisors
Regular Meeting Minutes
May 13, 2015
6:30 p.m.

### CALL TO ORDER:

Supervisor Andrew Erie called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

#### **ROLL CALL:**

In addition to Supervisor Erie, present were Chairman Edward Latuska via telephone, Vice Chairman Alan Smallwood and Supervisor Philip Wulff; Township Solicitor Gallagher; Township Engineer Olsen; Step Up Foreman Gregory Brewster; and Township Secretary/Treasurer Anthony Amendolea. Supervisor Kenneth Frenchak arrived at 6:31 p.m.

#### **PUBLIC TO BE HEARD:**

1. Mr. Nathan Wulff, 5168 McCandless Road: Mr. Wulff, Unionville Volunteer Fire Company Fire Chief, presented a summary of April 2015 calls received by the Unionville Volunteer Fire Company.

Type of Calls	Number of Calls
Motor vehicle accidents	2
Automatic fire alarms	3
Service calls	3
Structure fires	1
Medicals	2
Brush fires	0
Dive calls	0
Vehicle fires	0
Landing Zone	0
Technical Rescue	0
CO Alarm	2
Haz-Mat	0
Stand By	0

- 2. Mr. Dave Spithaler, 103 Sunrise Cove Lane: Mr. Spithaler purchased property at 2140 William Flynn Highway. He asked the procedure to subdivide.
- 3. Ms. Barbara Gerstner, 442 Holyoke Road: Ms. Gerstner receives water runoff from the neighbor's property. She requests assistance in resolving the issue. *Frenchak motioned*

authorizing Township Engineer Olsen, Smallwood and Erie to visit the site and evaluate the situation. Erie seconded. Motion carried.

#### **MINUTES:**

- 1. Sheetz Conditional Use Hearing April 6, 2015: Erie motioned approving the minutes of the Sheetz Conditional Use Hearing held on Monday, April 6, 2015. Wulff seconded. Motion carried.
- 2. Cambridge Healthcare Solutions Conditional Use Hearing April 6, 2015: Erie motioned approving the minutes of the Cambridge Healthcare Solutions Conditional Use Hearing held on Monday, April 6, 2015. Wulff seconded. Motion carried.
- 3. Agenda Setting Meeting April 6, 2015: Erie motioned approving the minutes of the Agenda Setting Meeting held on Monday, April 6, 2015. Smallwood seconded. Motion carried.
- 4. Regular Meeting April 8, 2015: Latuska motioned correcting, Miscellaneous, Item 1, "with" should read "which", Item 4, "stake" should read "staked", the minutes of the Regular Meeting held on Wednesday, April 8, 2015. Frenchak seconded. Motion carried.

#### **TREASURER'S REPORT:**

- 1. April 2015: Erie motioned approving the April 2015 Treasurer's Report. Smallwood seconded. Motion carried.
- 2. Warrant List 15-04-08: Frenchak motioned approving Warrant List 15-04-08. Wulff seconded. Motion carried.
- 3. Warrant List 15-05-09: Erie motioned approving Warrant List 15-05-09. Wulff seconded. Motion carried.

**ZONING REPORT:** April 2015: Construction costs were \$1,029,648.91 fees collected were \$8,712.06.

#### SUBDIVISION & LAND DEVELOPMENTS:

- 1. Cambridge Land Development No. 2015-03-09, Preliminary and Final, Expires 06/23/2015: Mr. Tom Demko, StanTec, presented. Cambridge Healthcare Solutions PA proposes constructing a Veterans Administration Clinic on the parcel created by the Herold Farm subdivision consisting of forty-six (46) acres (m/l). Butler County Planning Commission commented "did not receive a Traffic Impact Study for this development and request a copy be submitted for review" per letter dated March 19, 2015. Township Engineer Olsen had the following comments (Mr. Tom Demko's comments are italicized):
  - a. The proposed Butler VA Health Care Clinic has received a Conditional Use approval in the R-IA Zoning District. *(No response required.)*

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- b. The R-IA Zoning District limits proposed lot coverage to 25%. It is our understanding that the Applicant has requested a variance from this provision from the Township Zoning Hearing Board. Approval of this submission cannot occur before the issuance of the requested variance. The public hearing is scheduled for the week of May 4th. (No response required, the variance was approved at the May 4th Zoning Hearing Board meeting.)
- c. Subdivision of the Herold property to create the VA parcel has been approved. (No response required.
- d. The area and setback requirements of the RI-A Zoning are satisfied. (No response required.)
- e. Allowable building height for a building with an automatic sprinkler system is 75 feet. Public water is available along the parcel road frontage adjacent to North Duff y Road. The Applicant should be prepared to describe what measures must be taken, if any, to provide adequate water pressure and flows for the facility. If a fire pump is to be provided, it should have a secondary source of power. Noise levels from any secondary power source may not exceed 50 dB measured at the property line (Chapter 20- 1302.B.I). (No response required, comment bas been satisfied.)
- f. An Electrical Site Lighting Photometrics Plan has been provided by the Applicant, which demonstrates that light intensity is adequate for parking and driveway areas. Notwithstanding the photometric chart on sheet E003, additional photometrics should be provided by the Applicant as a condition of Final Approval that demonstrates that direct or indirect illumination in excess of 0.5 foot-candles above background is not exceeded when measured at any property lines (Chapter 20 Section 20-1302.B.6.a). (Concur. The plans have been revised to provide a photometrics plan which demonstrates that direct or indirect illumination in excess of 0.5 foot-candles above background is not exceeded when measured at any property lines. The VA requires a well-lighted highway and Cambridge will be working with Center Township to accommodate lighting with the North Duffy Road improvements.)
- g. As a condition of Final Approval, the Applicant must verify that glare-shielding devices are available for the light fixture in the event that glare proves to be a problem (Chapter 20 Section 20-1302.C.6). (Concur. The plans have been revised to provide information on proposed light fixtures that verify that glare-shielding devices are available in the event that glare proves to be a problem. As in the response to Comment 6, the VA requires a well-lighted highway and Cambridge will be working with Center Township to accommodate lighting with the North Duffy Road improvements.)
- h. As a condition of Final Approval, the Applicant must either construct or bond the construction of the proposed public sanitary sewer line extension from existing public sewers located at the intersection of Cornell Drive and Oberlin Drive to the Applicant's southern property line. This bond would be posted to the Butler Area Sewer Authority. *(Concur. The proposed public sanitary sewer extension will be either bonded or constructed by the applicant.)*
- i. The Applicant is indicating that certain buildings and structures will be demolished. As a condition to Final Approval, a demolition permit will be required by the Township. The Applicant must provide environmental inspections and notify the PaDEP 10 days before demolition commences. (Concur. The applicant will provide environmental inspections, acquire a demolition permit and notify the PaDEP 10 days before any demolition activities commence.)
- j. As a condition to Final Approval, Erosion and Sediment Control Plans must be reviewed by the Butler County Conservation District as part of the NPDES Permit, and a copy of this permit must be delivered to Center Township. (Concur. An Erosion and Sediment Control Plan and NPDES submission was made to the Butler County Conservation District on April 2nd, 2015 and a re-submittal made on April 30-2015. Review of the submittal is currently underway, and a copy of the permit will be delivered to Center Township upon approval.)

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- k. From our engineering point-of-view, buffer yards and screening along property lines appear to meet Chapter 20-1306, but the Township Planning Commission and Board of Supervisors should confirm that in their opinion, the combinations of shrubs and trees shown meet Semi-Opaque Screen Type B detailed on Chapter 20 Section 20-1306.B.2). (Buffer yards and screening meet or exceed Semi-Opaque Screen Type B.) (The Planning Commission has recommended the proposed buffer yards and screening for approval. The Board of Supervisors will review the project at their meeting on May 13, 2015.)
- 1. As a condition of Final Approval, the Applicant must agree to bond access roads used for heavy hauling necessary to construct this land development (Chapter 20- 1308D). If using roadways of other Townships, road bonds would be required by those Townships as well. (Applicant will coordinate bonding access roads with Center Township.)
- m. Proposed parking of 1344 spaces to meet VA requirements far exceeds Township requirements of 200 spaces. Some of the proposed handicapped spaces do not appear to be in convenient locations, but this will be an issue resolved by the VA without further involvement from the Township. (Concur. During review process with the VA proposed handicapped space locations will be evaluated for convenience.)
- n. The Applicant should be prepared to discuss the 50' utility easement shown along the northern end of the property, whether it is for private service lines or for public utility extensions. If being proposed for public utility lines, the proposed water meter pit should be moved further west within the property. (Concur. The water meter vault location has been revised and moved to the west as recommended. Location is pending approval from Pennsylvania American Water. In the event the utility easement ever is converted to a public utility easement, the water meter vault will not need to be relocated.)
- o. Primary electric is shown to be installed underground along the boundary of Westwood Manor. At the last public meeting, Cambridge stated that it is negotiating "alternate routes". This should be resolved and the selected route shown on the drawings. (Concur. After reviewing six alternatives with West Penn Power the applicant has selected a preferred route. The preferred route will connect to the Unionville circuit at the Lions Road substation, come out of the substation to a pole on Lions Road, run North along Lions Road to the existing 138kv overhead line and turn East and run overhead and parallel along the 138kv lines to the middle of the Herold property and then turn east and extend overhead to the North edge of the proposed project site. From there the service will drop underground and extend to a pad mounted transformer next to the back of the building. The plans will be revised to reflect this preferred route.)
- The Applicant has provided a Transportation Impact Study, which included the study of the p. signalized New Castle Road (S.R. 0356) and North/South Duffy Road intersection, the unsignalized Mercer Road I North Duffy Road intersection, and the proposed VA Medical Center Driveway accessing North Duffy Road. The measured 85th percentile speed of vehicles traveling on North Duffy Road is reported to be 42 mph, 12 mph in excess of the posted speed limit of 30 mph. Therefore, sight distance requirements for the VA driveway access to North Duffy Road were based on a vehicle speed of 42 mph. This resulted in the decision by the Applicant to construct a two-lane single driveway at a point on North Duff y Road where sight distance is optimal. The governor's drive option that was presented to the Township at 2013/14 meetings with the Township Supervisors could not meet safe sight distance requirements due to two crest vertical curve restrictions. Increasing lengths of vertical curves to improve sight distance is not favored due to a resulting grade conflict with existing residential driveways along the eastern side of North Duffy Road adjacent to the land development site. Sight distance summaries are shown in Table 9, incorrectly stated by the Applicant on page 9 of the report to be found in Table 11. As a condition of Final Approval, this should be corrected by the Applicant. (Concur. A revised table has been corrected and submitted.)
- q. A center northbound left turning lane with queuing space of 175 feet is suggested for North Duffy Road at the proposed VA driveway access. A 60' wide dedication of additional highway right-ofway is proposed by the Applicant, all from lands owned by the Applicant. As a condition of Final Approval, the Applicant must provide detailed construction drawings for this road widening and

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either build the described turning lane or bond 110% of the construction cost of the turning lane. This assumes that the Township will not be sharing in any costs of proposed North Duffy Road improvements, as requested by the Applicant (and still under consideration by the Township). We suggest that the construction cost estimate for this week be prepared by the Applicant and that the Applicant schedule a meeting to discuss this issue with the Supervisors. (Concur. The applicant has prepared a construction cost estimate for the North Duffy Road improvements, the construction cost estimate was submitted with the preliminary plans for the North Duffy Road improvements in addition to a letter from Trans Associates confirming that the traffic impact study was conducted after the replacement of traffic counting devices which were damaged by snow plows.)

- r. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must provide to the Township an estimate of the construction costs of Township-required improvements including:
  - 1) Post Construction Stormwater Management BMP's (basins, outlet works, earthwork, conveyance systems)
  - 2) Public sanitary sewer extensions
  - 3) Any proposed waterline extensions
  - 4) North Duffy Road highway improvements
  - 5) Buffer landscaping along property lines

(Concur. To receive Final Approval, applicant will provide the Township an estimate of the Townshiprequired improvements listed above.)

- s. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must post financial security in the amount of 110% of the estimated construction costs of items detailed in the preceding paragraph. Once improvements are completed, the Applicant must then post an 18-month Maintenance Financial Security in an amount of 15% of the estimated construction cost. (Concur. Applicant will post financial performance security in 'the amount of 110% of the estimated construction. Applicant will also post an 18-month Maintenance Financial Security in the amount of 15% of the estimated construction cost.)
- t. The Applicant has submitted a Stormwater Management Report that proposes infiltration/detention basins to reduce the rate, volume and quality of stormwater runoff leaving the developed site. Because stormwater runoff to the Westwood Manor Plan of Lots has been a long term continual problem due to lack of an adequate storm sewer system, no runoff from the land development roofs, driveways or parking lots are directed to the Westwood Manor watershed. The following comments are concerning the Stormwater Management Report:
  - 1) The Applicant has stated in his response letter that he is discharging to established existing watercourses. Therefore, no offsite drainage easements are required. (No response required, comment has been satisfied.)
  - 2) The Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge from the site (Chapter 21, Article ID. 21.301.G). The downstream conveyance system below BMP#4 should be analyzed. If the Township culvert under Duffy Road cannot convey flow from the 50 year frequency storm, the Township may decide to replace this pipe. (*Discharge from BMP#4 is designed to be less than the pre-development condition and therefore will not negatively affect the downstream conveyance facilities beyond the existing condition.*)

- 3) The Applicant has stated in writing that the proposed discharges through the adjoining property for BMP#1 & BMP#2 are into established existing watercourse. Therefore, no drainage easements are required. (*No response required, comment has been satisfied.*)
- 4) The Applicant has provided documentation that the proposed stormwater detention facility is less than 1,000 feet upstream of Butler Township. As a condition of Final Approval, the Applicant must provide a copy of the stormwater report to Butler Township (Chapter 21, Article ID.21.301.S.). (Concur. A copy of the Post Construction Stormwater Management Plan has been submitted to Butler Township.)
- 5) The Stormwater Management calculations have been revised to indicate the predevelopment peak flow rate is calculated assuming that all existing non-forested pervious areas conditions are considered "meadow in good condition" (Chapter 21, Article VII 21.702.F.3). The CN values for the peak rate calculations have also been revised as requested. (*No response required, comment has been satisfied.*)
- 6) The pre-development peak flow rate has been revised as requested to show that 20% of the existing impervious areas are considered meadow in good condition (Chapter 21, Article VII.21.702.F.4). (*No response required, comment has been satisfied.*)
- 7) The stormwater management conveyance system shall be designed to safely convey the post development 100-year storm event to the stormwater detention facilities (Chapter 21, Article VII.21.702.G.2). As a condition of Final Approval, the Applicant should:
  - a) Demonstrate that the channels conveying runoff to BMP#1 will convey the 100-year storm runoff without discharging to the adjoining slopes.
  - b) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#2 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
  - c) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#4 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
  - d) Demonstrate how runoff from the 100-year storm event on the access drives will effectively be directed into BMP#2 and #4. The post development watersheds may need to be revised.

Concur. The Post Construction Stormwater Management Plan has been revised to include calculations satisfying the above listed requirements.

In addition to the above listed comments, the Post Construction Stormwater Management Plan has been revised to incorporate the proposed road improvements of North Duffy Road. The majority of the stormwater run-off from the road widening will be captured by BMP #2 and BMP#4. A small amount of run-off to the North and a small amount of run-off to the South will not be captured by the BMP's. However, it should be noted that the areas not captured will be within the taper sections which will not result in a full lane widening. Therefore, minimal impervious area and stormwater run-off is expected in these areas.

8) The Applicant is proposing pond discharge to the North Duffy Road culvert. If the existing culvert pipe under North Duffy Road is inadequate, a new culvert must be designed to pass the 50-year storm event with a minimum 1 foot of freeboard (Chapter 21, Article VII.21.702.G.3). The Township will, if necessary, decide if a new culvert must be installed and, if so, by whom. (Discharge from BMP#4 is designed to be less than the pre-development condition and therefore will not negatively affect the downstream conveyance facilities beyond the existing condition.)

- 9) The address of the property site should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). We could not verify that this has been added to the drawings. *(Concur. The property site address is now shown on the plan drawings.)*
- 10) The address and telephone number of the Applicant/owner of the property should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). We could not verify that this information has been added to the drawings. (Concur. The address and telephone number of the Applicant/owner of the property is now shown on the plan drawings.)
- 11) The email address of the individual preparing the plan should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). We could not verify that this information has been added to the drawings. (Concur. The email address of the individual preparing the plan is now shown on the plan drawings.)
- 12) Vertical profiles of the proposed open channels have been provided as part of the plan set. (Chapter 21, Article VIII.A.15) (*No Response required, comment has been satisfied.*)
- 13) An access easement or note granting Center Township access to the site should be added to the plan drawings (Chapter 21, Article VIII.A.18). We could not verify that this note has been added to the drawings. (An access easement is shown on the plan drawings).
- 14) The plan should identify short-term and long-term ownership, operations, and maintenance responsibilities (Chapter 21, Article VIII. 21.802.A.21). We could not verify that this has been added to the plans. (Concur. The plans have been revised to identify short-term and long-term ownership, operations, and maintenance responsibilities.)
- 15) Notes and Statements should be added to the plan drawings (Chapter 21, Article VIII.A.22). We could not verify that this has been added to the plans. (Concur. The Notes and Statements have been added to the plan drawings.)
- 16) As a condition of Final Approval, a signed and executed Operations and Maintenance Agreement shall be provided (Chapter 21, Article VIII.C.I). This will be recorded with certain drawings included as exhibits to the Agreement. (Concur. A signed and executed Operations and Maintenance Agreement will be provided with the final drawings to be recorded.)
- u. The Applicant should revise the stormwater drawings and report to take into consideration that the proposed soil stockpile on the west side of this site will direct stormwater runoff to points of interest number 1 and number 5. (*The proposed soil stockpiles will not exist at the completion of construction*. *Therefore, the stockpiles have been removed from the post construction drainage area map.*)
- v. The Applicant must provide to the Township copies of the following third party approvals:
  - 1) Sewage Facilities Planning Modules or a letter of exemption from the PaDEP. (The sewer planning module exemption approval letter from the PaDEP has been received.)
  - 2) NPDES Permit from the PaDEP I Butler County Conservation District. (Applicant will provide final NPDES approval upon receipt.)
  - 3) Letter of Service from the Butler Area Sewer Authority. (Applicant will provide final letter of service from BASA upon receipt.)
  - 4) Letter of service from the Pennsylvania American Water Company. (Applicant will provide letter of service from Pennsylvania American Water Company upon receipt.)
  - 5) Review letter from the Butler County Planning Commission. (The review letter requested a

copy of the traffic impact study, and the transmittal showing the traffic impact study was submitted to the Butler County Planning Commission.)

- 6) Variance from the 25% limit on land coverage from the Center Township Zoning Board. (A variance was granted by the Center Township Zoning Board at the May 4, 2015 meeting.)
- w. Due to the complexity of this project, we suggest that a Developer's Agreement should be prepared by the Township Solicitor for execution by both parties. (*The applicant is awaiting a draft Developer's Agreement from the Township.*)

The Planning Commission, based on Township Engineer Olsen's recommendation, contingent on (1) construct or bond the construction of the proposed public sanitary sewer line extension from existing public sewers located at the intersection of Cornell Drive and Oberlin Drive to the Applicant's southern property line; (2) the Applicant must provide to the Township an estimate of the construction costs of Townshiprequired improvements including: (a) Post Construction Stormwater Management BMP's (basins, outlet works, earthwork, conveyance systems), (b) public sanitary sewer extensions, (c) any proposed waterline extensions, (d) North Duffy Road highway improvements and (e) buffer landscaping along property lines; (3) the Applicant must post financial security in the amount of 110% of the estimated construction costs; and (4) the Applicant must provide to the Township copies of the following third party approvals: (a) Sewage Facilities Planning Modules or a letter of exemption from the PaDEP, (b) NPDES Permit from the PaDEP I Butler County Conservation District, (c) Letter of Service from the Butler Area Sewer Authority, (d) Letter of service from the Pennsylvania American Water Company, (e) Review letter from the Butler County Planning Commission and (f) variance from the 25% limit on land coverage from the Center Township Zoning Board, recommending final approval of the Cambridge Land Development No. 2015-03-09.

On behalf of the developer, Mr. Tom Demko accepted the contingencies stated in Township Engineer Olsen's Review No. 3 letter.

Frenchak motioned contingent, based on Township Engineer Olsen's recommendation, completion of items c, e, f, h, i, j, l, q, r1, r3, r5, s, t2, t7, t16 and v4, granting final approval to Cambridge Land Development No. 2015-03-09. Erie seconded. Motion carried.

#### **OLD BUSINESS:**

- Mineral Overlay Ordinance No. 2015-05-02: The Board held a public hearing on Monday, May 11, 2015 to obtain public comment and testimony from the parties involved in the Mineral Overlay amendment. Erie motioned adopting the Mineral Overlay Ordinance No. 2015-05-02. Smallwood seconded. Frenchak abstained because he was absent. Motion carried 4 to 0.
- 2. Purchase of Truck: The Board is considering leasing a 2015 Peterbilt Model 348 4x2 truck for \$144,452.00 (COSTARS Contract Number 025-102) plus installing a Tandem Pump Hydraulic System, Gledhill Custom HFF Heavy Front Frame Plow Hitch, Gledhill QCP Quick Attach System, Plow, and a Model E2020XT Hopper spreader in the amount of \$13,930.00 (COSTARS Contract Number 025-021). Total cost is \$158,382.00. The Board

would make a payment in the amount of \$40.000.00 per year for four (4) years and one (1) payment of \$1.00. Township Solicitor Gallagher prepared a Small Borrowing Resolution. Prior to delivery of the vehicle, the Board needs to schedule a special meeting to adopt the Small Borrowing Resolution. *Frenchak motioned authorizing advertising a special meeting to adopt the Small Borrowing Resolution. Wulff seconded. Latuska abstained. Motion carried 4 to 0.* 

The meeting adjourned to an executive session at 7:52 p.m. to discuss personnel and litigation. Meeting reconvened at 8:27 p.m.

3. Request to Remove Logs: The Township received two (2) requests to remove logs at the Maintenance Facility and the old Maintenance Building. Erie motioned (1) to give one-half to Mr. George White and one-half to Boy Scouts Troop 30 and (2) authorize Township Secretary/Treasurer Amendolea to send letter to each to provide a vehicle for loading logs onto. Frenchak seconded. Motion carried.

#### **NEW BUSINESS:**

- The Course in Zoning, 10/1, 10/8, 10/15, Butler, \$60: Butler County Planning scheduled a seminar "The Course in Zoning" on October 1, 8 and 15, 2015 at \$60.00 per attendee. Frenchak motioned authorizing three (3) individuals, preferably members of the Zoning Hearing Board, to attend "The Course in Zoning" to be held on Thursdays, Oct 1, Oct 8 and Oct 15, 2015 in Butler at a cost of \$60.00 per attendee.. Erie seconded. Motion carried.
- 2. Moorhead Retirement: Charles Moorhead retired May 1, 2015. His benefits will continue through May 31, 2015. *Frenchak motioned ratifying the Exit Memorandum for Charles Moorhead. Wulff seconded. Motion carried.*
- 3. Clearview Mall Real Estate Tax Payment: Clearview Mall is protesting payment of the 2015 real estate taxes. Therefore, Township Secretary/Treasurer Amendolea established an escrow account in the amount of twenty-five (25) percent of real estate taxes paid by J. J. Gumberg for 2015 from the General, Debt Service and Fire Protection funds. The Board is required to sign the new signature cards and the bank resolution. *Erie motioned ratifying the establishment of an escrow account in the amount of twenty-five (25) percent of real estate taxes paid by J. J. Gumberg for 2015. Wulff seconded. Motion carried.*
- 4. Clearview Mall Bus Service Addendum: Butler Transit Authority submitted an addendum to extend bus service to Clearview Mall from July 1, 2015 through June 30, 2016. There is no change in payment. Erie motioned accepting the addendum for the Butler Transit Authority, Clearview Mall and Center Township with no change in payment. Wulff seconded. Motion carried.
- 5. Fire Hydrant Flow Data: Wulff stated that Unionville Volunteer Fire Company conducted a pump operation class at the Maintenance Facility. However, when hydrant was opened, no water was available. He requests a letter be sent to Pennsylvania American Water Company notifying them of the fact and request flow data, maintenance and test dates for all hydrants in Center Township. *Erie motioned authorizing Township Secretary/Treasurer*

Amendolea to send a letter to Pennsylvania American Water Company notifying them of the hydrant situation and request flow data, maintenance and test dates. Smallwood seconded. Motion carried.

- 6. Structural Engineering Services: Mr. Randy Brown, Emergency Management Coordinator, recommends the Township and Unionville Volunteer Fire Company have a structural engineer available if a building is damaged/deteriorated. Latuska motioned authorizing entering into an agreement with Mr. Michael Miller, Barber and Hoffman, Inc. Wulff seconded. Motion carried.
- 7. Bob's Farm Market Signage: Frenchak noted that signs advertising Bob's Farm Market located in the Bon Aire area are appearing in Center Township on weekends. Frenchak motioned authorizing Township Solicitor Gallagher to send letter to Bob's Farm Market and property of 1219 North Main Street Extension to cease placing signs in Center Township, effective immediately, or fines will be assessed through the magistrate

#### **PUBLIC WORKS DIRECTOR:**

- 1. Summer Employees: Step Up Foreman Brewster recommends rehiring of Grant Ferrari and one other individual as part time employees at the rate of \$8.50 per hour with no benefits. *Frenchak motioned authorizing (1) the rehiring of Grant Ferrari and (2) authorize Smallwood and Step Up Foreman Brewster to interview applicants after normal work hours and hire one individual. Smallwood seconded. Motion seconded.*
- 2. Award Contract for 2015 Paving Project: The Township will be paving Mercer Road (T-494) from North Main Street Extension (SR0008) to Sunset Drive (T-442), West Brewster Road (T-450) from Center/Franklin Township line to South Benbrook Road (SR3007), McCandless Road (T-410) from West Brewster Road (T-450) to William Flynn Highway (SR0008) and Pal Mar Drive (T-693) to West Sunbury Road (SR0308). The following bids were received:

Company	PRICE PER TON	Total Bid
	In Place	
Glenn O Hawbaker Inc	Wearing Course (9.5mm) - \$83.67	
106 Hawbaker Industrial Blvd	Scratch Course (9.5mm) - \$90.25	\$393,214.29
Grove City, PA 16127		
Shields Asphalt Paving	Wearing $C_{\text{outros}}$ (0.5mm) $(6.5mm)$	
PO Box 672	Wearing Course (9.5mm) - \$65.00 Scratch Course (9.5mm) - \$65.00	\$299,845.00
Valencia, PA 16059	Scratch Course (9.51111) - \$05.00	
Wiest Asphalt Products & Paving Inc	Wearing $C_{autor} \left( 0.5 mm \right) $ \$70.05	
310 Mitchell Hill Rd	Wearing Course (9.5mm) - \$70.05 Scratch Course (9.5mm) - \$70.05	\$323,140.65
Butler, PA 16001	Scratch Course (9.5mm) - \$70.05	

Erie motioned awarding the 2015 Paving Project Contract to Shields Asphalt Paving for the amount of \$299,845.00. Frenchak seconded. Motion carried.

3. Request for Front End Loader: Mr. William Errera will hold a heavy rescue class during the annual Butler Fire School Association on June 6 and 7, 2015 *Erie motioned authorizing Mr. William Errera to use the front end loader for the heavy rescue class on June 6 and 7,* 

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### 2015. Wulff seconded. Motion carried.

- 4. Appoint Full Time Employee: The Board promotes Bryan Blakeley from part time to full time status. He will be paid \$16.01 per hour benefits will begin after ninety (90) day probation period. *Smallwood motioned promoting Bryan Blakeley from part time to full time status effective May 13, 2015 at \$16.01 per hour. Erie seconded. Motion carried.*
- 5. Authorize Ad for Aggregate: The Township will advertise for 500 tons of #3 limestone, 1,000 tons of #2A modified limestone, 100 tons of #4 Rip Rap, 94 tons of #2B Gravel, and 46 tons of #5 Rip Rap. Erie motioned authorizing advertising in the Butler Eagle editions of Thursday, May 28 and Sunday, May 31, 2015 for aggregate. Wulff seconded. Motion carried.
- 6. North Duffy Road: Step Up Foreman Brewster stated that the pipe to serve the Cambridge Healthcare Solutions project may be twenty-four (24) inches. Property owner on east side of North Duffy Road connected to the drainage but is unaware of size of pipe.
- 7. Roadmaster Roundtable: Step Up Foreman Brewster attended the Roadmaster Roundtable. Items of interest which were discussed are (1) more road signs, (2) shadow vehicles for mowing and (3) update lights on mowers. Latuska motioned authorizing Step Up Foreman Brewster to purchase the necessary lighting for mowers. Smallwood seconded. Motion carried.
- 8. Cornell Drive: Step Up Foreman Brewster received a quote for repairing Cornell Drive. *Frenchak motioned to accept option 2. Wulff seconded.* After a brief discussion, Frenchak rescinded his motion. Township Secretary/Treasurer Amendolea will contact Dick Knapko to establish a project for Cornell Drive.
- 9. Equipment/Operator Ad: Smallwood suggested advertising for equipment and operators for the Township to utilize during the year. *Frenchak motioned authorizing the advertisement for a tri-axle, excavator, skid steer, dozer, and operator on a hourly basis. Erie seconded.*

### **ENGINEER'S REPORT:**

1. JT Butler Highway Occupancy Application: JT Butler has received a temporary highway occupancy from PennDot for construction vehicles. *Frenchak motioned authorizing Chairman Latuska or Vice Chairman Smallwood to sign the temporary highway occupancy permit. Erie seconded. Motion carried.* 

#### **SOLICITOR'S REPORT:**

- 1. JT Butler Performance Bond: Township Solicitor Gallagher agreed with Township Engineer Olsen recommendation to have the developer bond all Township improvements.
- 2. United Mine Workers of America Settlement: United Mine Workers of America filed a grievance when Howard Allison was terminated last year. Latuska motioned accepting the settlement with United Mine Workers of America and Howard Allison. Erie seconded.

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#### Motion carried.

- 3. Clearview Mall Tax Assessment Appeal: Clearview Mall fair market value was set at \$38 million dollars. Township Solicitor Gallagher recommends accepting the Consent Order. *Frenchak motioned authorizing Township Solicitor Gallagher to sign the Consent Order on behalf of the Township. Erie seconded. Motion carried.*
- 4. Compadres Grill Liquor License: Compadres Grill is requesting a public hearing for a liquor license. The Board must act within forty-five (45) days. Frenchak motioned (1) scheduling a public hearing on June 8, 2015 at 6:00 p.m. and (2) authorize Township Solicitor Gallagher to advertise in the Butler Eagle. Erie seconded. Motion carried.

#### MISCELLANEOUS:

1. Guardian Protection: Frenchak stated the supervisors do not have the password for verification purposes.

### **ADJOURNMENT:**

#### Frenchak made a motion to adjourn at 9:44 p.m. Erie seconded. Motion carried.

Anthony A. Amendolea Township Secretary/Treasurer Edward G. Latuska Chairman

Alan H. Smallwood Vice Chairman

Kenneth J. Frenchak Jr Supervisor Andrew Erie Supervisor

Phillip B. Wulff Supervisor