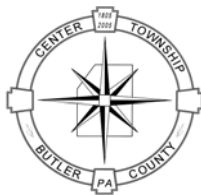


Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Robert Sloan, Supervisor
Alan Smallwood, Supervisor



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

Center Township Board of Supervisors
Regular Meeting Minutes
August 8, 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 6:30 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 and Alan Smallwood; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

PUBLIC TO BE HEARD:

- A. Mr. Nathan Wulff, Unionville Fire Chief: Mr. Wulff presented the Unionville Volunteer Fire Company report for July 2018 as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	11
Automatic fire alarms	5
Service calls	8
Structure fires	5
Medicals	5
Brush fires	1
Dive calls	2
Vehicle fires	1
Dumpster fires	1
Total	39

Unionville Volunteer Fire Company will have a mutual aid class with Prospect and Slippery Rock fire departments on Sunday, August 12, 2018.

MINUTES:

- A. Earned Income Tax Credit Hearing - July 9, 2018: *Latuska motioned approving the minutes of the Earned income Tax Credit Hearing held on Monday, July 9, 2018. Smallwood seconded. Motion carried.*
- B. Agenda Setting Meeting - July 9, 2018: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, July 9, 2018. Sloan seconded. Motion carried.*
- C. Regular Meeting - July 11, 2018: *Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, July 11, 2018. Wulff seconded. Motion carried.*

TREASURER'S REPORT:

- A. July 2018: *Flatt motioned approving the July 2018 Treasurer's Report. Latuska seconded. Motion carried.*
- B. Warrant List 18-07-14: *Flatt motioned approving Warrant List 18-07-14. Latuska seconded. Motion carried.*
- C. Warrant List 18-08-15: *Flatt motioned approving Warrant List 18-08-15. Latuska seconded. Motion carried.*

ZONING REPORT: July 2018: Construction costs were \$733,500.00 fees collected were \$4,585.50.

SUBDIVISION & LAND DEVELOPMENTS:

A. A&D Holding Company Land Development No. 2018-05-05, Preliminary and Final, Expires 08/21/2018: Mr. James Day, Hampton Technical Associates, presented. The plan proposes to expand the existing parking lot and construct a new building for warehouse use. Butler County Planning Commission had no comments per review letter dated May 16, 2018. Township Engineer Heath's comments per letter dated May 18, 2018 are, as follows (*Mr. James Day's comments are italicized*):

- 1. The project falls within the Core Infill Overlay District, not Economic Resource Overlay District, as called out on the plans. (*This typo has been corrected on the Cover Sheet.*)
- 2. Confirmation of required utility services must be submitted. Section 14-404.C.6. (*This project does not require any new utility services, for the new building or parking lot expansion. The electrical power for the parking lot lights is sourced from the existing power service on the premises.*)
- 3. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8. (*This project consists of all privately owned & maintained improvements. Following consistency with prior plan approval of this site, and other private developments within Center Township, no financial security is normally imposed for simple private developments.*)
- 4. The proposed use of the building is not specified on the cover sheet. (*The plan title has been revised to clarify the proposed building use. The proposed building is a simple steel pole building, to be used for storage of ground maintenance equipment.*)
- 5. The proposed building height is not specified on the cover sheet or plans. Section 20-905.E. (*The proposed building height, of 25', has been added to site plan.*)
- 6. The proposed lot coverage is not shown. Section 20-905.C. (*The ordinance doesn't state the lot coverage quantity needs to be noted on the plan, but has been added. A visual comparison of developed, to overall property shows it less than 50%.*)

The impervious area coverage breakdown for the property is: Total site area = 184105 sf

Existing SR-08 impervious = 15290 sf

Existing buildings/parking = 47866 sf

New pavement = 9635 sf

New stone surfacing = 240 sf

New building = 2340 sf

*The % impervious coverage = (Total Impervious = 75371 sf) / (total site area 184105 sf) * 100 = 41%,*

which is less than the 70% maximum allowed by zoning.)

- 7. Please explain how the parking was calculated. It is unclear what use was applied to this, and where the square footage value was taken from, since there appear to be 3 existing buildings on site and one

proposed building. Section 20-2001.F. *(The parking count was based on the portion of existing building used as medical rehabilitation, with a building area of 14,335 sf. The required parking is derived from a parking count associated with office use, of 1 space per 300 sf gross office area. The described use and provided parking were approved on the prior plan for parking lot expansion. The remainder existing building is of storage use, and not requiring parking for such use. The proposed building is for storage also, and not requiring designated parking, nor loading areas.)*

8. An adequate number of handicapped parking spaces must be provided. Section 20-2001.B. *(The review comment isn't specific to a number, to satisfy "adequate". Reference was made to the US Dept of Justice, Civil Rights Division, ADA Design Guide, which provides a minimum number of handicapped spaces, based on the total parking spaces provided. For a range of 51-70 provided spaces, a minimum of 3 handicapped stalls are required.*

The total parking proposed by this plan will be 62 spaces, of which there are 13 existing handicapped designated stalls. This is excess of the ADA required minimum, and was deemed as adequate in our opinion. Center Township Planning Commission previously reviewed and approved the original parking expansion plan as having sufficient number of handicapped stalls. Addition of a storage building by this new plan submission does not warrant additional handicapped stalls.)

9. A demolition plan may be necessary for the existing gravel lot and any required tree clearing. *(There is no proposed demolition to warrant a Demolition plan. The work entails installing underdrain pipes atop an existing gravel parking lot, then paving of it. Additionally, the northwest area of proposed development is an existing fill slope, to filled upon more, and a new building erected at this fill zone. Existing brush areas and minor tree edge removal is just implied part of the construction work. All site work intentions are adequately conveyed by the graphics, notes and details on the provided plans.)*
10. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. *(The existing loading spaces at the existing group-use building have been delineated and dimensioned on plan. The proposed new storage building (of less than 5000 sf) does not require a designated loading space.)*
11. Provide a certification and seal from the engineer on all plans and reports. Section 14-404.B. *(The resubmitted plans and stormwater report have a stamped Engineer seal on cover, and signed certification on the stormwater plan sheet.)*
12. Various Hydrologic Soil Groups are shown in the soils report, but only 'C' soils are used in calculations. Please verify that the appropriate curve numbers have been used. *(A small portion of the westerly fill slope area is within soil group D, and this accounting has been revised in the stormwater management modeling.)*
13. The minimum time of concentration is 5 minutes. Several of the sub-basins should be updated to reflect this standard. Section 21-702.H. *(The required calculation method yielded Tc numbers less than 5 minutes for the short runoff lengths in the stormwater are of study. The calculations have been revised to reflect the minimum Tc of 5 minutes.)*
14. Infiltration testing is described in detail in the report, but the results do not match the exfiltration rate used in the calculations. The narrative explains the use of a rate equal to half of the field measurement, but the field measurement is described as 0.6 in/hr, and 0.81 in/hr is used in calculations. *(The exfiltrated value used in the SWM calculations is 0.81 in/hr, which is half of field tested value of 1.62 in/hr.)*
15. Some of the proposed work appears to be omitted from the study areas (grading in northeast corner, level spreader). *(The small area that the level spreader footprints upon, is now included within the stormwater study area.)*
16. Total site areas are inconsistent on the BMP worksheets. *(The total area has been revised to match that of the stormwater management study area.)*
17. The unnamed tributary to Sullivan Run is designed at as warm water fishery within the Sullivan Run watershed, and the Slippery Rock Creek PA Waterplan watershed. Please revise BMP worksheet 1. *(The BMP Worksheet 1 (as have 10 & 11) has been removed from the SWM report as they is not relevant to the Center Township SWM ordinance requirements, but are just PaDEP administrative accounting forms used for a NPDES permitting effort.)*
18. All existing non-forested pervious areas should be considered meadow in good condition. Section 21-304.B. *(The pre-development non-forested areas have been changed to good condition meadow in this submitted*

SWM calculation model. Brushed areas, with a lower CN character, have been retained as a more conservative calculation for the pre-development.)

19. The tree line along the northern boundary appears different from the original submission in the existing condition. Please provide an aerial image to confirm this. *(The woods edge graphics have been retraced, with a Bing Map image attached to the drawing cad file as a background image reference. The original woods edge line work was based off a PASDA image, with no tree vegetation (autumn?) to outline the leafed drip lines. The cad plot for the Existing Conditions was an earlier edition plot that did not reflect those subsequent graphic changes. A simplified print of the Bing Map, with the traced woods edge, is provided as requested.)*

The Planning Commission, contingent on receipt of the National Pollutant Discharge Elimination System, recommended preliminary and final approval of the A & D Holding Company Land Development No. 2018-05-05.

Sloan motioned granting preliminary and final approval of the A & D Holding Company Land Development No. 2018-05-05. Latuska seconded. Motion carried.

- B. Elliott Minor Subdivision No. 2018-07-07, Final, Expires 10/22/2018: Mr. Nick Elliott presented. Mr. Elliott proposes subdividing eight (8) acres from Center Township Map 060-2F106-16AD consisting of thirty-two (32) acres (m/l) which is owned by his parents, Terry S. and Jan M. Elliott. Butler County Planning Commission had no comments per review letter dated July 10, 2018. Center Township Engineer Heath comments are as follows *(Ms. Cheryl Hughes comments are italicized)*:

1. The rock sump detail, associated notes and proposed dwelling should be removed from the plan. *(The rock sump detail and proposed dwelling has been removed.)*
2. Please indicate on the plan the date of testing for shown pit and percolation tests as part of the on-lot septic permit application Z129909. *(Date of pit and perc testing has been added.)*
3. Information in regards the sewage facilities planning module exemption for Lot 4 should be submitted. *(A copy of the Residual Tract Waiver for sewage planning is attached. The original is being signed by the owner.)*
4. Change from "side yard" to "front yard" along the 329.70 foot line. *(Building line along the 329' line has been changed to a front setback not side.)*

The Planning Commission, contingent on (1) changing "side yard" to "front yard" along the 329.70 foot line and (2) receipt of approval letter from the Department of Environmental Protection for the Sewage Facilities Planning Module Component 1, recommended final approval to the Elliott Minor Subdivision No. 2018-07-07.

Department of Environmental Protection approved the Sewage Facilities Planning Module Component 1 per letter dated August 7, 2018.

Sloan motioned granting final approval of the Elliott Minor Subdivision No. 2018-07-07. Flatt seconded. Motion carried.

OLD BUSINESS:

- A. Duffy Highlands/Center Township Storm Sewer Replacement: Smallwood authorized Kozik Brothers Incorporated to replace the storm drain on the west side of North Duffy Road and connect to Duffy Highlands storm sewer system at a cost of \$8,950.00. He purchased two (2) catchbasins from Key Precast Supply Incorporated at a cost of \$2,372.00. Center Township will supply eighty (80) feet of 24" high density polyethelene pipe at a cost of \$1,177.60, two (2) catchbasins and twenty-three (23) tons of 2A limestone. Flatt thanked Mr. Robert Brennan for his cooperation with the Township to correct a poorly designed system. ***Flatt motioned ratifying the replacement of the storm drain on the west side of***

North Duffy Road to be performed by Kozik Brothers Incorporated in the amount of \$12,499.60. Smallwood seconded. Motion carried.

- B. Ratify Hiring of Seasonal Employee: An employee was hired as a seasonal employee but was offered a starting rate of \$14.00 per hour. Due to miscommunication, he was paid \$9.00 per hour. The difference in pay has been made. **Flatt motioned ratifying the hiring of the seasonal employee at the rate of \$14.00 as approved in the interview with Latuska. Smallwood seconded. Motion carried.**

NEW BUSINESS:

- A. Authorize Ad for Fireworks Ordinance: **Latuska motioned authorizing (1) Township Secretary/Treasurer to prepare an ordinance repealing Chapter 6, Fire Prevention/Protection, Article III, Fireworks of the Center Township Codification of Ordinances and (2) placement of an ad in the Butler Eagle edition for Sunday, September 2, 2018. Wulff seconded. Motion carried.**
- B. Ms. Vickie Brown Memorial Donation: Ms. Vickie Brown was the spouse to Randy Brown, part time employee, who passed away on Tuesday, July 17, 2018. **Flatt motioned authorizing a donation in the amount \$50.00 to Concordia Good Samaritan Hospice. Latuska seconded. Motion carried.**
- C. PA State Tax Collectors' Association Dues: Ms. Judy Heichel requests payment of \$70.00 be made to the PA State Tax Collectors' Association. **Flatt motioned authorizing payment of annual dues in the amount of \$70.00 to the Pa State Tax Collectors' Association. Smallwood seconded. Motion carried.**
- D. Pennsylvania American Water Company and Center Township Hydrant Agreement: Mr. Robert Brennan, Duffy Highlands, presented an Application for Public Fire Hydrant for hydrants to be placed in Duffy Highlands from Pennsylvania American Water Company which must be entered into with Center Township. **Sloan motioned authorizing Flatt to sign the Application for Public Fire Hydrant. Latuska seconded. Motion carried.**

PUBLIC WORKS:

- A. 2018 Paving Project Notice of Completion: The 2018 Paving Project is complete. However, Public Works Foreman Brewster suggests holding payment until a drive and ditch line is repaired on Elliott Road (T-675). **Flatt motioned tabling the 2018 Paving Project Notice of Completion. Latuska seconded. Motion carried.**
- B. Purchase of Oil for Berms: Public Works Foreman Brewster requests authorization to purchase oil for use on the berms along the newly paved roads. He received the following quotes:

Company	Price
Russell Standard	\$15,400
Shields Asphalt Paving	\$27,000
Suit-Kote	\$14,000

Since Suit-Kote cannot start until September, Township Solicitor Gallagher suggested contacting the companies with a specific start date. **Flatt motioned authorizing Public Works Foreman Brewster to contact companies with a specific start date for availability**

with the approval of two (2) supervisors to be ratified at the Wednesday, September 12, 2018 meeting. Smallwood seconded. Motion carried.

- C. Purchase of Trench Box: Due to an incident on Friday, August 3, 2018, Public Works Foreman Brewster requests authorization to purchase a trench box for future excavations. **Flatt motioned (1) directing Public Works Foreman Brewster to present cost of trench box to the Safety committee and (2) authorizing the Safety Committee to purchase a trench box to be ratified at the Wednesday, September 12, 2018 meeting. Latuska seconded. Motion carried.**
- D. Paving of Links Avenue: Although Links Avenue is in Center Township, Butler Township has agreed to pave the road, if we update the storm sewer system.
- E. Dusk to Dawn Lights at State Route 8 and Clearview Circle: Smallwood contacted Bronder Technical Services about the dusk to dawn lights which were installed for the Rite Aid/Sheetz area. He was told that there was power to the breakers but lights are still not operating. Flatt will send letter for a response.

ENGINEER'S REPORT:

- A. Request for Partial Release of Duffy Highlands Performance Bond: Mr. Robert Brennan submitted a request for a partial release of the Performance Bond in the amount of \$49,040.00. In addition, Mr. Brennan requests the Board consider approving future requests after the engineer submits approval letter to ~~prevent in any delays for~~ (corrected 09/12/2018) him to pay his contractors. **Flatt motioned, based on Scott Shoup's recommendation, authorizing the release of \$49,040.00 from the Performance Bond. Smallwood seconded. Motion carried.**

Flatt motioned authorizing (1) using Shoup Engineering for review of Phase I, (2) using Gateway Engineering for all subsequent phases and (3) future requests for partial release of the Performance Bond with approval of two (2) supervisors to be paid upon receipt of engineer's approval letter to be ratified at the next scheduled meeting. Latuska seconded. Motion carried.

Flatt motioned authorizing (1) Brennan Builders to cut North Duffy Road (T-509) to install a waterline and repair the storm sewer system and (2) authorize a responsible individual to inspect the backfilling for proper compaction. Smallwood seconded. Motion carried.

- B. Cambridge Stormwater Ponds: Flatt spoke with Ian Harrell and Leo Rosenbauer III, Butler County Conservation District; Kim Geyer, Butler County Commissioner; Lori Boughton, Department of Environmental Protection; and John Reddick, StanTec concerning the Cambridge stormwater ponds. Mr. Reddick stated that the outlet pipes will be ~~block~~ blocked (corrected 09/12/2018) soon and be observed to determine that the ponds empty in seventy-two (72) hours. Ms. Lori Boughton is not aware of any modifications.
- C. Future POS Plan Review: Township Engineer Heath requests authorization to review the Future POS plans prepared by the Butler office. Township Solicitor Gallagher suggests Gateway Engineers get an opinion from their solicitor to make the determination. **Latuska motioned authorizing, contingent on the receipt of an opinion from Gateway Engineers solicitor's determination, Gateway Engineers reviewing the Future POS plans ~~prepare~~ prepared (corrected 09/12/2018) by the Butler office. Smallwood seconded. Motion carried.**

SOLICITOR'S REPORT:

- A. Pinehurst Road (T-603) Bridge: Township Solicitor Gallagher will contact the Public Utilities Commission for status.

MISCELLANEOUS:

- A. Southwest Pennsylvania Commission Survey: Flatt requests permission to complete the Southwest Pennsylvania Commission survey. ***Sloan motioned authorizing Flatt to complete the Southwest Pennsylvania Commission survey. Wulff seconded. Motion carried.***

ADJOURNMENT:

The meeting adjourned to an executive session at 7:32 p.m. to discuss possible litigation. The meeting reconvened at 8:09 p.m. with no action taken.

Flatt made a motion to adjourn at 8:10 p.m. Sloan 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