

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
 David Heath, Engineer
 John Nath, Building Code Official
 Randall Brown, Zoning Officer

Center Township Board of Supervisors
 Regular Meeting Minutes
 August 11, 2021
 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.

ADDITION TO AGENDA: Flatt stated there are new changes in the Sunshine Act effective August 29, 2021. Changes to the agenda must be made by motion. ***Smallwood motioned amending the agenda by adding (1) Old Business, Item 2, Outdoor Entertainment Ordinance to proceed and (2) Engineer's Report, Item 3, Vogt Stormwater; Item 4, Mercer Road Flooding; and Item 5, Curb Request to receive information from Township Engineer Heath.***

PUBLIC TO BE HEARD:

A. Mr. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for June 2021.

Type of Calls	Number of Calls
Motor vehicle accidents	3
Automatic fire alarms	5
Service calls	2
Structure fires	8
Medicals	0
Brush fires	0
Dive calls	1
Vehicle fires	0
Total	19

1. He stated Sportsman Night is scheduled for Saturday, August 14, 2021.
- B. Mr. Brett Schultz, Weaver Homes: Mr. Schultz asked the status of the Multi-Municipal agreement. He is unable to record the plan until the agreement is signed.
- C. Mr. Phil Heasley, 1231 North Main Street Extension: Mr. Heasley asked if an agreement for police protection be incorporated in a multi-municipal agreement.

MINUTES:

- A. Agenda Setting Meeting – July 12, 2021: *Sloan motioned approving the minutes of the Agenda Setting Meeting held on Monday, July 12, 2021. Wulff seconded. Latuska and Smallwood abstained. Motion carried 3 to 0.*
- B. Regular Meeting – July 14, 2021: *Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, July 14, 2021. Smallwood seconded. Motion carried.*

TREASURER'S REPORT:

- A. July 2021: *Flatt motioned approving the July 2021 Treasurer's Report. Wulff seconded. Motion carried.*
- B. Warrant List 21-07-14: *Sloan motioned approving Warrant List 21-07-14. Wulff seconded. Motion carried.*
- C. Warrant List 21-08-15: *Sloan motioned approving Warrant List 21-08-15. Wulff seconded. Motion carried.*

ZONING REPORT: July 2021: Construction costs were \$67,074.00 fees collected were \$676.50. Year to date fees collected \$12,028.59.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Unionville VFC Land Development No. 2021-07-06, Preliminary & Final, Expires 10/25/2021: Mr. Joseph Gray, Ashlar Architecture and Engineering, presented. Unionville Volunteer Fire Company proposes a 3,585 SF addition to the existing Unionville Volunteer Fire Company Building for storage, garage space, and a break room to the existing building located at 102 Mahood Road (Center Township Map 060-S6-AA). The Butler County Planning Commission had no comments per review letter dated July 23, 2021. Township Engineer Heath's comments, per review letter dated July 27, 2021, are as follows (*Mr. Joseph Gray's comments are italicized*):

1. Subdivision and Land Development Comments:
 - a. Section 14-403.B.3.i Show street lighting and street trees on the plans. (*The existing lighting and trees on site have been added to C101 and C102.*)
 - b. Section 14-403.B.3.m Standard map symbols for Center Township should be utilized on the plans, and a legend should be included to make the plans clear and concise. (*The plan has been changed to comply with Center Township standard symbol and legend.*)
 - c. Section 14-404.C.4 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. (*The plan proposes less than one acre of disturbance and is therefore does not require review by the DEP or Butler County Conservation District. The proposed work will be done within existing pavement. Earth disturbance will be excavation hauled off site with no fill on the surface to runoff. Although silt runoff is not anticipated, we have added inlet filter bag details. These may be used in the two low areas next to the proposed building.*)
 - d. Section 14-404.C.6 Confirmation of required utility services must be submitted. (*All utility service will be obtained from the existing building with no additional service needed.*)
 - e. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor. (*Once all required site requirements have been finalized, we will provide an Opinion of Probable Cost with an engineer's seal to be used for financial security bonding, if required.*)
 - f. A PA One Call serial number should be provided. (*We have performed a design One-Call Number*

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2. Zoning Comments

Section 20-1105.D.2 Provide calculations to ensure that 60% lot maximum lot coverage is met, and that at least half of the remaining 40% is open space. *(The cover sheet G001 has been modified to show lot coverage calculations. The existing open field on the southern side of the property covers more than 40% of the property.)*

3. Stormwater Management Comments

Section 21-301.B Provide a plan with E&S controls for the proposed work, including limits of disturbance. *(The plan proposes less than one acre of disturbance and is therefore does not require review by the DEP or Butler County Conservation District. The proposed work will be done within existing pavement. Earth disturbance will be excavation hauled off site with no fill on the surface to runoff. Although silt runoff is not anticipated, we have added inlet filter bag details. These may be used in the two low areas next to the proposed building. This detail is found within the proposed plans.)*

4. Miscellaneous Comments

- a. Please provide a separate site plan and existing conditions plan. The proposed work is unclear on the combined plans. *(Separate existing and proposed site plans are provided and refined to make proposed work clearer.)*
- b. The existing site plan is not to scale. *(Existing site plan scale has been revised and confirmed.)*
- c. Provide legends on the plans. *(Legends have been provided)*
- d. Provide site details for the project. *(Site details have been provided on C103, although they are minimal due to the limited amount of site work needed for the project.)*
- e. Provide a grading plan with spot grades. *(There will be no significant change in grades and any grade changes will be provided with pavement to blend into existing pavement.)*
- f. Reference to the Gateway Sign and Rural Resource Overlay Districts should be added to the plans. *(The Gateway Sign and Rural Resource Overlay Districts have been added to the cover sheet.)*
- g. Provide sizing calculations for the downspouts. *(Gutter and downspout sizing calculations will be provided with the forthcoming building design.)*
- h. Provide turning templates for truck ingress/egress. *(The proposed plan and addition location has been designed with the assistance of the Unionville Fire Company who has done their due diligence in allowing for proper clearances with their vehicles.)*
- i. Provide parking calculations to support the numbers shown on the cover page. All parking spaces shall be striped per the township code. *(The proposed plan and addition location has been designed with the assistance of the Unionville Fire Company who has done their due diligence in allowing for proper clearances with their vehicles.)*

The Planning Commission, contingent on the addition of turning templates and dimensions, recommended preliminary and final approval of the Unionville Volunteer Fire Company Land Development No. 2021-07-06.

Mr. Gray stated the turning templates and dimensions were provided.

Flatt motioned, based on Township Engineer Heath's recommendation, granting preliminary and final approval of the Unionville Volunteer Fire Company Land Development No. 2021-07-06. Sloan seconded. Wulff abstained. Motion carried 4 to 0.

OLD BUSINESS:

- A. Adopt "C-1" Retail and Service Commercial District Ordinance No. 2021-08-03: The Board of Supervisors held a public hearing on Monday, August 9, 2021 to obtain public comment and testimony on an ordinance entitled "An Ordinance of the Township of Center, County of Butler, Commonwealth of Pennsylvania, amending the Township of Center, Butler County, Pennsylvania Zoning Ordinance by (1) revise Section 20-905, "Lot Area, Yard and Height Requirements" for property in "C-1" Retail and Service Commercial District; and (2) revise Section 20-2101, "Requirements for Parking" Paragraph D."

The Planning Commission recommended approval at their meeting held on Wednesday, June 23, 2021. The Butler County Planning Commission had no comment per review letter dated July 7, 2021. The notice of the public hearing was published in the Butler Eagle editions on Sunday, July 25, 2021 and Wednesday, August 4, 2021. The "Intent to Adopt Ordinance" was published in the Butler Eagle edition on Wednesday, August 4, 2021. ***Sloan motioned adopting the "C-1" Retail and Service Commercial District Ordinance No. 2021-08-03. Wulff seconded. Motion carried.***

- B. Outdoor Entertainment Ordinance: ***Latuska motioned authorizing (1) Township Solicitor Gallagher to review the proposed amendment and (2) placement of an ad in the Butler Eagle edition for Sunday, August 29, 2021. Wulff seconded. Flatt nay. Motion carried 4 to 1.***

NEW BUSINESS:

- A. Adopt Pension Plan Ordinance No. 2021-08-04: The Department of the Auditor General conducted an audit of the Center Township Non-Uniformed Pension Plan on April 20, 2020 with a finding of "there is no detailed definition on wages used for employer contribution determination". The "Intent to Adopt Ordinance" ad was published in the Butler Eagle edition on Wednesday, August 4, 2021. ***Flatt motioned adopting the Pension Plan Ordinance No. 2021-08-04. Wulff seconded. Motion carried.***
- B. Transfer American Rescue Plan Funds: Township Secretary/Treasurer Amendolea receive interest quotes from the following banks.

Company	Checking	Money Market
Armco Credit Union 101 Hollywood Drive Butler, PA 16001-7607	0.01	N/A
Citizens Bank 1521 North Main Street Extension Butler, PA 16001-1548	No Response	No Response
Clearview Federal Credit Union 600 Butler Crossing Butler, PA 16001-2438	No Response	No Response
Farmers National Bank 100 Bon Aire Plaza Butler, PA 16001-1961	0.17	N/A
Huntington Bank 500 Stirling Village Butler, PA 16001-6721	.05	N/A
NexTier Bank 196 Clearview Circle Butler, PA 16001-1575	0.20	N/A
S & T Bank 220 New Castle Road	0.01	0.19

Butler, PA 16001-2514	
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Latuska motioned authorizing the transfer of \$397,429.00 to NexTier Bank at the interest rate of 0.20. Smallwood seconded. Motion carried.

- C. Road Opening Ordinance: *Flatt motioned authorizing himself and Township Engineer Heath and other board members, as needed, to revise the Chapter 17, Article I, Township Road Occupancy Permits. Smallwood seconded. Motion carried.*

PUBLIC WORKS:

- A. 2021 Paving Project Notice of Completion: The 2021 Paving Project was completed on July 23, 2021. *Wulff motioned authoring Flatt to sign the 2021 Paving Project Notice of Completion. Sloan seconded. Motion carried.*
- B. Award 2021 Line Painting Contract: The following bids were received:

Company	Bid Bond	Price per Linear Foot	Total Bid
Midlantic Marking Inc PO Box 7997 Gaithersburg, MD 20898-7997	Yes	\$0.125 White \$0.118 Yellow	\$65,290.00
Parking Lot Painting Company 2991 Industrial Blvd Bethel Park, PA 15102	Yes	\$0.10 White \$0.10 Yellow	\$54,500.00
Williams and Willman 1605 E Route 422 Fenelton, PA 16034-9746	No Response	\$No Response White \$No Response Yellow	\$No Response

Flatt motioned awarding the 2021 Line Painting Contract to Parking Lot Painting Company at a rate of \$0.10 for four (4) inch white and yellow paint. Wulff seconded. Motion carried.

- C. State Route 8 (SR0008/Mercer Road (T-494) Signal: Traffic signal at the intersection of State Route 8 (SR0008) and Mercer Road (T-494) was damaged by an unknown vehicle. Public Works Foreman Blakeley met with PennDot on Friday, July 30, 2020. They suggested removing the signal from the pole. *Smallwood motioned authorizing Public Works Foreman Blakeley to contact PennDot for permission to remove signal from the pole. Flatt seconded. Motion carried.*
- D. Temporary Line Painting at Veterans Administration Turning Lane: Public Works Foreman Blakeley requests current guide rail on Henricks Road (T-830) which consists of wire cable be replaced. American Rescue plan funds will be used. *Flatt motioned to table due the awarding of the 2021 Line Painting Contract. Wulff seconded. Motion carried.*
- E. MC-70 Emulsion Quote: Public Works Foreman Blakeley received a quote for MC-70 and truck rental in the amount of \$7,050.00 to use on the berms from Russell Standard. *Flatt motioned authorizing the placement of MC-70 on berms not to exceed \$8,500.00. Latuska seconded. Motion carried.*

ENGINEER’S REPORT:

- A. Hull Plan Lake Dam: Township Engineer Heath reviewed the records of the dam and letter from the Department of Environmental Protection dated July 16, 2021. Wulff met with the Hull Association, County Commissioner Leslie Osche, and County Planning Director Mark Gordon on August 5, 2021. Wulff stated the current breastwork would need to be replaced with concrete. Heath stated it is a stormwater retention area.

- B. The Villas at Forest Oaks Compliance: The Butler County Conservation District sent a letter dated July 23, 2021 listing several discrepancies. Mr. Brett Schultz stated Weaver Homes have responded to the letter. A meeting is scheduled for Friday, August 13, 2021.
- C. Vogt Stormwater, 431 Cherokee Drive: ***Flatt motioned (1) authorize two (2) supervisors, to be ratified at the regularly scheduled meeting on Wednesday, September 8, 2021, make a recommendation to spend up to \$4,000.00 in material and (2) authorize Township Engineer Heath or representative to review the area and make a recommendation if there is a liability on the part of the Township and not to violate the Department of Environmental Protection regulations. Smallwood seconded.***

Flatt asked Mr. Vogt what the original issue was. Mr. Vogt had standing water on the left side in front of the house. If culvert is not an option, could a curb be added along the road?

Smallwood stated surface water from road seems to be the cause. The road crew placed a trench to allow the water to flow. He recommended pipe and catchbasin.

Motion carried.

- D. Mercer Road (T-494) Flooding: On July 17, 2021, water from the Villas at Forest Oaks caused flooding on Mercer Road (T-494). Flatt stated water avoided the detention area. He requests Township Engineer Heath make a recommendation.
- E. Curb Request: A resident requests a curb be placed from the Veterans Administration to the north on the west side of North Duffy Road (T-509). Township Engineer Heath stated placing a curb would be substantial. The curb would require placement of two (2) or (3) inlets and road crossings.

SOLICITOR'S REPORT:

- A. Authorize Ad for Multi-Municipal Agreement with Butler Township: ***Flatt motioned, based on Township Solicitor Gallagher's recommendation, (1) authorizing Mr. Brett Schultz to record the Forest Oaks Major Subdivision No. 2020-10-06 and (2) authorize placement of an ad in the Butler Eagle edition for Sunday, August 29, 2021. Sloan seconded. Motion carried.***

Mr. Brett Schultz proposed a \$5,000.00 one time donation to the Township for road maintenance six (6) months from the signature date of the plan. ***Smallwood motioned accepting the one time donation of \$5,000.00 from Weaver Homes for road maintenance. Sloan seconded. Motion carried.***

- B. Amend Speaker Phone/Electronic Communications Resolution No. 2005-12-25: Flatt asked Township Solicitor Gallagher how the new Sunshine Act would affect the Speaker Phone/Electronic Communications Resolution No. 2005-12-25. Gallagher stated the Chairman could poll the Board on votes and use a blue tooth speaker.

MISCELLANEOUS:

- A. Power Rake: Wulff asked to borrow the power rake for a project.
- B. Gas Well Stone: Wulff asked if the Township would be selling the stone that was received as a donation from PennEnergy Resources.

ADJOURNMENT:

The meeting adjourned to an executive session to discuss personnel and litigation at 7:54 p.m. The meeting reconvened at 8:44 with no action taken.

Sloan made a motion to adjourn at 8:45 p.m. Wulff 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