

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
 October 10, 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; Supervisor Edward Latuska; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea. Supervisors Robert Sloan and Alan Smallwood were absent.

PUBLIC TO BE HEARD:

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

Type of Calls	Number of Calls
Motor vehicle accidents	10
Automatic fire alarms	6
Service calls	15
Structure fires	5
Medicals	1
Brush fires	0
Water rescue calls	5
Vehicle fires	1
Total	43

1. Estimated delivery date for the new engine is October 26, 2018.
2. The fire department is housing Butler County's rescue boat.
3. Butler County's Computerized Dispatch System is scheduled to go live at the end of October.
4. New equipment for the radio system will be installed between now and March of 2019. Butler County will cover seventy-five (75) percent and the fire department is responsible for twenty-five (25) percent which is approximately \$25,000.00 to \$30,000.00.

B. Latuska asked Township Engineer Heath if he received an opinion from Gateway Engineers' solicitor. He reminded residents of the leaf collection beginning Monday, October 15, 2018

through Wednesday, November 21, 2018.

MINUTES:

- A. Agenda Setting Meeting - September 10, 2018: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, September 10, 2018. Flatt seconded. Motion carried.*
- B. Regular Meeting - September 12, 2018: *Flatt motioned approving the minutes of the Regular Meeting held on Wednesday, September 12, 2018. Latuska seconded. Motion carried.*

TREASURER'S REPORT:

- A. September 2018: *Flatt motioned approving the September 2018 Treasurer's Report. Latuska seconded. Motion carried.*
- B. Warrant List 18-09-18: *Flatt motioned approving Warrant List 18-09-18. Wulff seconded. Motion carried.*
- C. Warrant List 18-10-19: *Flatt motioned approving Warrant List 18-10-19. Latuska seconded. Motion carried.*

ZONING REPORT: September 2018: Construction costs were \$154,000.00 fees collected were \$1,975.00.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Birckbichler/Blain Minor Subdivision No. 2018-09-09, Final, Expires 12/24/2018: Mr. Cletus Birckbichler presented. Mr. Birckbichler desires to purchase .32 acres (m/l) from Center Township Map 060-S4-DA currently owned by Mr. Richard K. Blain consisting of .82 acres (m/l). Butler County Planning Commission had no comments per review letter dated September 13, 2018. Center Township Engineer Heath had no comments. Sloan stated checklist items F7, F8 and I2 should be checked as "not applicable".

The Planning Commission, contingent on annotating centerline for Covewood Drive (T-717), recommended final approval to the Birckbichler/Blain Minor Subdivision No. 2018-09-09.

With the contingency being met, *Flatt motioned granting final approval of the Birckbichler/Blain Minor Subdivision No. 2018-09-09. Latuska seconded. Motion carried.*

- B. Margate Manor Minor Subdivision No. 2018-09-08, Preliminary and Final, Expires 12/24/2018: Mr. Dennis Beblo presented. Mr. Beblo's engineer, Ronald Olsen, provided the following:

In order to simplify administration and understanding of this project, the following narrative information is offered for your consideration.

The general purpose of this project is twofold; first to resolve Township drainage and public road adoption issues on Margate Drive, including the elimination of Margate Court, and second to consolidate lands of Dennis G. Beblo and Cynthia C. Beblo. (Please see the attached maps) These issues have been discussed over the last two years at public meetings and we were requested by both the Township and Dennis Beblo to assist both parties in resolving the issues, with costs of doing so to be shared between the Township and Beblo.

A summary of our investigation and recommendations are as follows:

Road docket at the Court House revealed that Margate Drive was adopted by the Township (for public maintenance) only from the Mercer Street intersection to a point located at the center of what the Developer of the plan considered to be a temporary turn around. The adoption was for a 50' wide strip of road right-of-way which was not widened at the cul de sac. This surveying and "subdivision" material we have prepared provides the opportunity for the Township to resolve this issue by adopting either, (a) what the Township has been maintaining for more than 21 years or (b) what it has been maintaining for more than the last 21 years plus an area beyond the end of the cul de sac as well as two small areas behind the curbs (on lands of Peters and lands on Berns). These additional areas are shown to be dedicated for public highway purposes which would facilitate drainage, snow removal, and future road maintenance. If for some reason Peters or Berns do not sign the plans dedicating these areas for roadway purposes, the Solicitor may explain legalities of continuing to maintain portions of highways that lack formal dedication and adoption. Otherwise, after the plan is signed and recorded the Solicitor can propose resolutions of adoption as appropriate.

Margate Court is to be eliminated, which is the desire of Beblo, and this elimination will relieve the Township of any future claims by private property owners that Margate Court should have been constructed by the original Land Developer or that it should be constructed by the Township to serve existing building lots that are now recorded at the Court House without access to a public road.

Current building lots fronting on Margate Court are shown on the drawings to be consolidated and made a part of other lands of Dennis Beblo, which will further resolve the issue as described in (2) above. The consolidated lands of Beblo are denoted as Lot 16R.

Drainage easements will be created as denoted on the plans that will enable Center Township to serve existing drainage structures that it has previously constructed, as well enable the Township to construct and maintain a new storm sewer through the lands of Beblo that the Township may wish to construct in the future.

A section of "Private Road and Public Utility Easement" will be redefined and maintained for the use of Beblo's Existing Lot 13, property now or formerly of James and Diana Hortert, and new Lot 16 R (owned by Dennis G. & Cynthia C. Beblo). A shared maintenance agreement between the benefitting parties is denoted on the plans to be recorded. Mr. Hortert is the uncle of Dennis Beblo and these two have been maintaining the existing shared private driveway in this area until now without a written agreement.

There is a possibility that Dan Green Properties LLC., may wish to extend Margate Drive as a public road or a private road to serve his adjoining property. Mr. Green and Mr. Beblo have discussed a way to accomplish this, but that road extension is not part of this current matter. It is my understanding that Mr. Beblo and Mr. Green may attend Township meeting to further discuss this with the Township.

Dennis Beblo has color coded drawings that he will present to you to simplify understanding of these various issues that are being resolved.

We have also provided suggested legal descriptions of various parcels needing deed preparations which we recommend be reviewed the Solicitor or other attorneys.

Butler County Planning Commission has not submitted a review letter. Township Engineer Heath's comments per letter dated September 21, 2018 are, as follows:

1. We need clarification on the dates of the provided plans. There are different dates on all the documents.
2. Letter for Butler County Planning Department.
3. Please identify revised areas on Lots 12 & 106.

The Planning Commission, contingent on (1) receipt of Butler County Planning Commission's review letter; (2) annotate cul de sac as "existing nonconforming"; (3) removal of all signature blocks and wording for Berns, Peters and Hortert (4) egress and ingress

agreement for Hortert and Lot 13; and (5) amending property line for Lot A, recommended preliminary and final approval of the Margate Manor Minor Subdivision No. 2018-09-08.

Flatt motioned, contingent on (1) receipt of Butler County Planning Commission's review letter; (2) annotate cul de sac as "existing nonconforming"; (3) removal of all signature blocks and wording for Bern and Peters and (4) receipt of Right-of-Way legal description and map, granting preliminary and final approval of the Margate Manor Minor Subdivision No. 2018-09-08. Latuska seconded. Motion carried.

OLD BUSINESS:

- A. Ratify Duffy Highlands Request No. 3 Release of Phase I Performance Bond: On September 25, 2018 and September 27, 2018, Sloan and Flatt, respectively, based on Shoup's Engineering's recommendation, authorized the release of \$74,990.00 of the Phase I Performance Bond. ***Flatt motioned ratifying the release of \$74,990.00 from the Duffy Highlands Phase I Performance Bond. Latuska seconded. Motion carried.***
- B. Ratify Purchase of Trench Box: At the Board's meeting held on Wednesday, August 8, 2018 meeting, the Board authorized the Safety Committee to purchase a trench box. The Safety Committee purchased a trench box from Knickerbocker Russell Company in the amount of \$4,450.00. ***Flatt motioned ratifying the payment \$4,450.00 for the purchase of a trench box from Knickerbocker Russell Company. Latuska seconded. Motion carried.***

NEW BUSINESS:

- A. Release of Fire Relief Monies: The Township received the 2018 distribution of the Foreign Fire Tax in the amount of \$44,529.57. ***Flatt motioned to release \$35,623.65 to Unionville Volunteer Fire Company and \$8,905.92 to Oneida Valley Volunteer Fire Department. Latuska seconded. Motion carried.***
- B. Center Township Food Bank Donation: ***Latuska motioned donating \$3,500.00 to Family Life Ministries for the Center Township Food Bank. Flatt seconded. Motion carried.***
- C. Establish Butler Area Public Library 2019 Contribution: Ms. Barbara Wheatall presented information requesting the Board consider a donation at the meeting held on Wednesday, September 12, 2018. ***Flatt motioned establishing a \$1,500.00 contribution for the Butler Area Public Library in the 2019 Budget Line Item 481.250, Contributions and Donations. Wulff seconded. Motion carried.***
- D. Butler County Fall Convention - 10/23/2018 - Slippery Rock - \$20: Butler County Association of Township Officials scheduled the 2018 Fall Convention on Tuesday, October 23, 2018 at the Slippery Rock Municipal Center at \$20.00 per person. ***Latuska motioned authorizing Flatt to attend the Butler County Fall Convention on Tuesday, October 23, 2018 at \$20.00. Wulff seconded. Motion carried.***
- E. Boy Scouts Donation: The Boy Scouts Troop 30 pick up litter along various roadways in Center Township in May and September. They picked up 1,240 pounds of litter. ***Flatt motioned authorizing a donation in the amount of \$2,000.00 be made to the Boy Scouts Troop 30 for their efforts. Latuska seconded. Motion carried.***
- F. Purchase of 2015 International Code Books: On October 1, 2018, the Commonwealth of Pennsylvania adopted the 2015 International Building Codes. Building Code Official/Zoning Officer Gauselmann requests authorization to purchase (1) 2015

International Existing Building Code and commentary, (2) 2015 International Building Code and commentary and (3) 2015 International Residential Code and commentary in the amount of \$765.75. ***Flatt motioned authorizing the purchase of (1) 2015 International Existing Building Code and commentary, (2) 2015 International Building Code and commentary and (3) 2015 International Residential Code and commentary in the amount of \$765.75. Latuska seconded. Motion carried.***

- G. Proposed Ordinance to Adopt 2015 International Building Codes: Township Solicitor Gallagher suggested the Township adopt an ordinance to adopt the 2015 International Building Code. ***Latuska motioned authorizing Township Secretary/Treasurer Amendolea to advertise an ordinance for the adoption of the 2015 International Building Codes. Flatt seconded. Motion carried.***
- H. Release Consultant Fees: Township Secretary/Treasurer Amendolea requests authorization to release the following consultant fees:

Development	Type	Approval	Instrument Number	Amount
Butler Real Estate LLC	Land Development	03/14/2018	201805210009795	\$996.88
A&D Holding Company LLC	Land Development	08/08/2018	201809140018943	\$796.00
Elliott, Nicklas R	Minor	08/08/2018	201809070018414	\$286.50

Flatt motioned, based on Township Secretary/Treasurer Amendolea's recommendation, authorizing releasing the aforementioned consultant fees. Latuska seconded. Motion carried.

PUBLIC WORKS:

- A. Authorize Ad for Antiskid: Public Works Foreman Brewster requests advertising for 3,000 tons of Type AS-1 antiskid. ***Flatt motioned authorizing placement of an ad in the Butler Eagle editions of Monday, October 29, 2018 and Friday, November 2, 2018 for 3,000 tons of antiskid Type AS-1. Latuska seconded. Motion carried.***
- B. Release Allegheny Wood Products Road Bond for Pine Tract Road (T-578) and Byers Road (T-500): Allegheny Wood Products requests the release of their road bond for Pine Tract Road (T-578) and Byers Road (T-500) in the amount of \$28,750.00. ***Flatt motioned, based on Public Works Foreman Brewster's recommendation, releasing Allegheny Wood Products' road bond for Pine Tract Road (T-578) and Byers Road (T-500) in the amount of \$28,750.00. Latuska seconded. Motion carried.***

ENGINEER'S REPORT:

- A. Cambridge Stormwater Ponds: Flatt reported at the meeting held on Wednesday, September 12, 2018 the Board authorize him to send a letter to Mr. T. Michael Scott, Cambridge Healthcare Solutions PA LP, informing him of Center Township concerns. He contacted Ms. Lori Boughton, Department of Environmental Protection, who requested that Flatt do not send a letter. On Wednesday, September 26, 2018, Flatt, Wulff, Sloan and Township Engineer Heath met with T. Michael Scott and Adam Pyles. Mr. Pyles agreed that system was not working. Flatt and Wulff met with Mr. Ray Heichel on Friday, October 5, 2018 to discuss installing drainage pipes on his property and along North Duffy Road (T-509) to alleviate drainage from pond number 3. Township Engineer Heath stated the Township offered to be a part of the solution by reviewing the design prior to implementation and construction. Flatt suggested a meeting with the Herolds to review the proposed road extension to ensure their interest.

SOLICITOR'S REPORT:

A. Pinehurst Road (T-603) Bridge: Township Gallagher has no other information.

MISCELLANEOUS: None

ADJOURNMENT:

Latuska made a motion to adjourn at 7:34 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

Absent

Robert M. Sloan
Supervisor

Absent

Alan H. Smallwood
Supervisor