

CENTER TOWNSHIP
419 Sunset Drive
Butler, PA 16001

Phone: (724) 282-7805
FAX: (724) 282-6550

Board of Supervisors:
Daniel Cox, Chairman
Andrew Erie, Vice-Chairman
Ronald Flatt, Supervisor
Brian Hortert, Supervisor
Daniel Plaisted, Supervisor

Michael D. Gallagher, Solicitor
Olsen & Assoc., Engineer
Martha Hufhand, Township Secretary

BOARD OF SUPERVISORS
Regular Meeting Minutes
October 12, 2005
6:30 p.m.

CALL TO ORDER: The Regular Meeting of the Center Township Board of Supervisors was called to order at 6:30 p.m. by Vice Chairman Andrew Erie at the Center Township Municipal Building, 419 Sunset Drive, Butler, Penna.

ROLL CALL: Present were Vice-Chairman Andrew Erie; Supervisors Brian Hortert and Ronald Flatt, Solicitor Michael Gallagher; Engineer Ron Olsen; Public Works Director Mark Lauer; and Township Secretary Martha Hufhand. Daniel Cox and Daniel Plaisted were absent.

PRAYER & PLEDGE OF ALLEGIANCE

PUBLIC TO BE HEARD:

1. Dr. Eugene Gatty and Nan Gresko, Library Director, provided information on the Butler County Public Library and said that 2,000 residents of Center Township used the Library in the past year. They thanked the board for the \$6,000 donation in 2004 and requested that they consider making a donation in 2005.
2. Guy Travaligo, 338 N. Duffy Rd., expressed his dissatisfaction with the Public Works Director's handling of a problem with water run-off at his property.
3. George Shaney, 105 Spring Run Rd., said that he is in opposition to rezoning the Elliott property. He said that Henricks Road does not meet the specifications for heavy traffic.

MINUTES:

1. Agenda Setting Meeting: Flatt made a motion to approve the minutes of the Agenda Setting Meeting held September 12, 2005. Hortert seconded. Motion carried unanimously.
2. Regular Meeting: Hortert made a motion to approve the minutes of the Regular Meeting held September 14, 2005. Flatt seconded. Motion carried unanimously

TREASURER'S REPORT:

1. Flatt made a motion to approve the September 2005 treasurer's report. Hortert seconded. Motion carried unanimously.
2. Flatt made a motion to approve Warrant List 05-09-19. Hortert seconded. Motion carried unanimously.
3. Flatt made a motion to approve Warrant List 05-10-20. Hortert seconded. Motion carried unanimously.
4. Flatt made a motion to approve Warrant List 05-10-21. Hortert seconded. Motion carried unanimously.
5. 2006 Proposed Budget: Flatt read the preamble to the 2006 Budget as follows:

The Township of Center Board of Supervisors presents herein its 2006 budget proposal. Real estate taxes will remain at one (1) mill for the eighth straight year for the general operations of the Township and one and one-half (1.5) mills for fire protection. The total general fund income for 2006 is projected at \$1,231,230 while total expenditures for the year are estimated at \$1,205,900. Revenues are estimated to **increase** seven (7) percent over 2005 due to new housing construction within Shady Lane Farms Phase II, III and IV, Blossom Ridge Phase IV and Stratford Heights Phase I, and addition of Dick's Sporting Goods at Clearview Mall. The expenditures are estimated to **increase** six (6) percent over 2005 due to creation of the Impact Fee Advisory Committee to study Impact Fees and the possibility of hiring our own Building Code Official/Code Enforcement Officer. The total available for an appropriation will be \$2,033,500. This includes a projected fund balance of approximately \$802,600 to be carried over to 2006.

The Township of Center Board of Supervisors used the Capital Projects Fund to purchase 2 International Trucks, a John Deere mower, a roller, update the traffic signals at Routes 8 and 308 and the Clearview Mall entrances. The signal upgrades include an UPS, which is a battery backup to operate the signals in a full cycle mode, up to three (3) hours, during a power outage. Also, construction has begun to realign Henricks Road with Sunset Drive for the installation of a traffic signal, with completion set for Spring of 2006 (\$240,000). Other projected improvements for 2006 are the purchase of a truck (\$100,000), Glenwood Way bridge project (\$800,000) and the upgrade of the Mercer Road intersection to include an UPS (\$60,000). The total available for an appropriation will be \$3,969,141. This includes a projected fund balance of approximately \$2,769,141 to be carried over to 2006.

ZONING REPORT - September construction costs were \$266,000 and construction costs \$1,374.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Flatt moved to approve Resolution 2005-10-20 which authorizes the Chairman of the Planning Commission and the Board of Supervisors to sign the Sewage Facilities Planning Module for new subdivisions upon receipt. Hortert seconded. Motion carried unanimously.

2. Kuzora, Albert, 1640 N. Main St. Ext., LLR #05-08-10: McGarvey presenting. Based on the clarification of the math on the plan and the recommendation of the Planning Commission, Flatt moved to approve the Kuzora LLR. Hortert seconded. Motion carried unanimously.

3. Chilcott, Donald, 1615 N. Main St Ext, Land Development #05-07-09 and Conditional Use #05-09-11: Swartz of Deemer & Assoc. and Mr. Chilcott presenting. Flatt moved to schedule a public hearing at 6 p.m. on November 7 for the public hearing on the request for conditional use. Hortert seconded. Motion carried unanimously.

Flatt moved to table action on the Land Development until after the public hearing. Hortert seconded. Motion carried unanimously.

OLD BUSINESS:

1. Elliott Rezoning (Ord. 2005-10-04): Flatt moved to adopt Ordinance 2005-10-04 which changes the zoning on the Ed & Donna Elliot property at 113 Henricks Road from R-1 to C-1. Hortert seconded. He said that he has looked at this request from two sides and has concluded that since the intersection at Henricks/Sunset/and 308 is being improved and since the R-1 is an island between R-3 and C-1 he concluded that this property should be rezoned. Motion carried unanimously.

2. County Annual Fall Convention: There was no interest in attending the Fall Convention on October 29.

3. Leaf collection: Leaves will be collected in recyclable paper bags from October 17 to December 2. Those residents in other zoning districts can take their bagged leaves to the dumpster behind the Clearview Mall on Henricks Road. Drop-offs should be made between dawn and dusk. The dumpster will again be placed at this site from April 3 to 7, 2006. There will be no pick up by the Township in any zone during this April time period.

NEW BUSINESS:

1. Distribution of Foreign Fire Insurance: Of the \$56,929.33 received, Flatt moved to distribute \$45,543.46 to the Unionville Volunteer Fire Dept. and \$11,385.80 to the Oneida Valley Fire Dept. Hortert seconded. Motion carried unanimously.

2. Dog Officer Job Description: Flatt moved to authorize the solicitor to prepare a job description for the dog officer using recommendations from the Dog Officer. Hortert seconded. Motion carried unanimously.
3. 2005 Auditor: Flatt moved to place an ad in the Butler Eagle November 26 and December 3 for an auditor for the 2005 audit. Hortert seconded. Motion carried unanimously.
4. Sewage Facilities Planning Module: Flatt moved to amend the agenda to reflect the change brought about by Resolution 2005-10-20. Hortert seconded. Motion carried unanimously. Flatt moved to authorize the Chairman to sign any SFPM in accordance with the resolution just passed. Hortert seconded. Motion carried unanimously.

PUBLIC WORKS DIRECTOR:

1. Gasoline/Diesel Fuel: A bid was received from Orris Fuel for \$1.60 a gallon. Orris sold to Glassmere and Glassmere billed the Township at \$2.10 a gallon. There is an escalator clause in the contract; however, certain requirements must be met for the increase to be paid. Flatt moved for the solicitor to coordinate with the Public Works Director to resolve this matter with Glassmere. Hortert seconded. Motion carried unanimously.
2. Stones from Glenwood Way Bridge: Flatt moved to authorize the Township Engineer to insure in his preparation of the bid for the bridge that it be documented that the stones be retained on Township property for future use by the Township. Hortert seconded. Motion carried unanimously.
3. Coastal Lumber Road Bond (Unionville Rd.): On the recommendation of the Public Works Director, Flatt moved to release the Coastal Lumber Road Bond of \$1,000. Hortert seconded. Motion carried unanimously.
4. The Public Works Director said that he was sorry Mr. Travaglio had left the meeting. Insofar as he is aware the last time he saw Travaglio was very happy with the work that had been done.

ENGINEER'S REPORT:

1. Glenwood Way Bridge & Intersection of Henricks Road, Route 308, and Sunset Drive: Olsen provided slides of the activity going on in these two projects to update their status.
2. On-lot sump inspections: The engineer and the Bldg Inspector have worked out a system so that the Bldg Inspector is aware that an on-lot sump has been installed prior to granting an occupancy permit.
3. Ratify change order: Flatt made a motion to ratify Change Order #1 for the Intersection at Henricks/Sunset/Rte 308 which was approved on October 5, 2005, in the amount of \$16, 690. Hortert seconded. Motion carried unanimously.

4. Flatt congratulated Olsen and George White for the work they are doing on the Intersection at Henricks/Sunset/Rte 308. Some things have already been corrected which might have been missed had they not been paying attention.

5. The solicitor said that he has heard from the representative of Sunbury Fields and they appreciate the work Olsen has done to ameliorate the storm water problem.

SOLICITOR'S REPORT:

1. Canadian National Railroad Property: The right-of-way purchase agreement has been signed and sent to the CNR for signature. When it is returned it will be recorded and a copy sent to the PUC.

2. Bldg. Code Inspector job description & advertisement: Flatt moved to authorize a technical help wanted ad in the Butler Eagle for a Bldg. Code Inspector and for the treasurer to work with the solicitor in developing a job description. Hortert seconded. Motion carried unanimously.

3. Fleischer's property: The property was redeemed by paying the delinquent taxes. The 2004 taxes have not been paid so this issue will probably repeat next year.

4. Mikan ZHB fee: Flatt moved to return the \$500 filing fee to Mikan for the 2nd request for a Zoning Hearing Board which was not held. Hortert seconded. Motion carried unanimously.

5. GeoMech Invoice: Flatt made a motion to authorize the appropriate payment of funds to GEMech through the Engineer's office and then to GeoMech. Hortert seconded. Motion carried unanimously.

6. Palmer Road Sewage Issue: There are seven properties on Palmer Road which it has been reported are on the same septic system. Flatt moved to support the investigation of the Sewage Enforcement Officer to verify if this report is true. Hortert seconded. Motion carried unanimously.

Flatt further moved to authorize the PWD to secure bids for the excavation that will be required and for the PWD to accompany the SEO during the excavation. Hortert seconded. Motion carried unanimously.

MISCELLANEOUS: Flatt moved to authorize the Township Engineer to attend the Oliver hearing Wednesday at 10:30 as his presence may be helpful. Hortert seconded. Motion carried unanimously.

ADJOURNMENT: Hortert moved to adjourn at 8:17 p.m. Flatt seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary

(Absent)
DANIEL COX
Chairman

ANDREW ERIE
Vice-Chairman

RONALD FLATT
Supervisor

BRIAN HORTERT
Supervisor

(Absent)
DANIEL PLAISTED
Supervisor