

Board of Supervisors:
Robert Sloan, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, 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
October 12, 2022
6:30 p.m.

CALL TO ORDER:

Chairman Robert Sloan 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 Sloan, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Donald Pringle, and Alan Smallwood; Township Solicitor Mike Gallagher; Administrative Assistant Kayla Amendolea and Township Secretary/Treasurer Anthony Amendolea. Township Engineer David Heath was absent.

PUBLIC TO BE HEARD:

- A. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for September, 2022.

Type of Calls	Number of Calls
Motor vehicle accidents	6
Automatic fire alarms	5
Service calls	4
Structure fires	6
Medicals	32
Brush fires	1
Dive calls	0
Vehicle fires	3
Standby	0
Water Rescue	0
Total	57

- B. Mr. Wade Kummer, 5345 McCandless Rd; Mr. Kummer is concerned about debris from the road going into the culverts and into his dam.
- C. Mr. Gary Wulff, 128 Whitmire Rd; Mr. Wulff wanted to update the board about a 2024 paving project for Pinetract Road as the Roadmaster of Oakland Township. He also apologized for the short notice on the Boy Scout Troop 30 trash clean-up. Mr. Wulff is also Chief of Oneida Valley Fire Department. He stated if the board has any questions to feel free to reach out to him.

MINUTES:

- A. Agenda Setting Meeting – September 12, 2022: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, September 12, 2022. Pringle*

seconded. Motion carried.

- B. Regular Meeting – September 14, 2022: *Latuska motioned approving the minutes of the Regular meeting held on Wednesday, September 14, 2022. Pringle seconded. Motion carried.*

TREASURER’S REPORT:

- A. September 2022: *Sloan motioned approving the September 2022 Treasurer’s Report. Latuska seconded. Motion carried.*
- B. Warrant List 22-09-18: *Sloan motioned approving the Warrant List 22-09-18. Latuska seconded. Motion carried.*
- C. Warrant List 22-10-19 *Sloan motioned approving the Warrant List 22-10-19. Latuska seconded. Motion carried.*

ZONING REPORT: August 2022: Construction costs were \$668,000.00 fees collected were \$1,165.50. Year to date fees collected were \$11,214.42.

SUBDIVISION & LAND DEVELOPMENTS:

- A. McGarrah Lot Line Revision No. 2022-09-06, Final, Expires 12/26/2022: Ms. Cheryl Hughes presented. Mr. Kevin McGarrah proposes to consolidate two adjoining parcels, with a total acreage of 0.782 acres (m/l). The parcel located at 103 West Hilltop Drive (Center Township Map 060-S12-A1) will convey 0.425 acres (m/l) to the parcel located at 105 West Hilltop Drive (Center Township Map 060-S12-A2). The Butler County Planning Commission had no comments per review letter dated August 25, 2022. Township Engineer Maher had the following comment per review letters dated September 22, 2022 and September 23, 2022 (*Ms. Cheryl Hughes comments are italicized*):

- 1. Add existing water line to plan. (*The approximate location of the water service is added.*)
- 2. The applicant has requested a modification from Chapter 14, Article IV, 14-403B.3.e *"Existing and proposed contours at vertical intervals of five feet (5'), or in the case of relatively level tracts, at such lesser interval as shall be dictated by the Township Engineer. Datum to which contour elevation refer shall be United States Coast and Geodetic Survey datum or existing benchmarks previously recorded"* of the Subdivision and Land Development Ordinance. We take no exception to this request.

The Planning Commission recommended granting the modification to Chapter 14, Article IV, 14-403B.3.e .

The Planning Commission, contingent on adding “Existing Non-Conforming structure”, recommended approval of McGarrah Lot Line Revision No. 2022-09-06.

Sloan motioned granting the modification to Chapter 14, Article IV, 14-403B.3.e. Latuska seconded. Motion carried.

Sloan motion granting final approval of the McGarrah Lot Line Revision No. 2022-09-06. Latuska motioned. Motion carried.

OLD BUSINESS:

A. Zoning Violations:

1. 104 Swamp Run Road: Latuska and Brown visited the site on Tuesday, October 11, 2022. Progress has been made. Mr. Soose requested an extension.

Latuska motioned that if no progress was made by Saturday, October 15, 2022, Zoning/Code Enforcement Officer Brown will file with the magistrate. Smallwood seconded. Motion carried.

2. 5160 Elliott Road: Pringle and Brown visited the site on Tuesday, October 11, 2022. Progress is being made. Mr. Dillon requests an extension. Pringle stated he would monitor the situation and report at the next meeting.

3. 110 Sunburst Court: Brown stated that Groundhogs Land Maintenance was at the site mowing the yard.

Sloan motioned for Township Solicitor Gallagher and Secretary/Treasurer Amendolea to start the process of placing a lien on the property. Smallwood seconded. Motion carried.

Sloan motioned to ratify the work completed by Groundhog Lawn and Maintenance and to pay \$700. Latuska seconded. Motion carried.

NEW BUSINESS:

- A. Administrative Assistant Ad: The consensus of the Board does not wish to advertise for the position. They are considering moving the current assistant from part time to full time.

Sloan motioned to bring Kayla Amendolea on as a fulltime administrative assistant starting October 31st, 2022. Latuska seconded. Motion carried.

Sloan motioned that Kayla Amendolea would be a confidential employee. Pringle seconded. Motion carried.

Sloan motioned that Kayla Amendolea's wages and benefits would be determined at a later date. Smallwood seconded. Motion carried.

- B. Brown's Family and Medical Leave Act Request: *Sloan motioned accepting Brown's Family and Medical Act Request. Pringle seconded. Motion carried.*

- C. Bonner's Lease Agreement: State Representative Bonner will terminate his lease effective December 1, 2022 per the current lease agreement. *Sloan motioned accepting State Representative Bonner's termination effective December 1, 2022. Pringle seconded. Motion carried.*

- D. Release of Fire Relief Monies: The Township received the 2022 distribution of the Foreign Fire Tax in the amount of \$54,280.58. *Pringle motioned to allocate \$45,595.68 to Unionville Volunteer Fire Company and \$8,684.90 to Oneida Valley Volunteer Fire Department. This year Oneida Valley will receive 80% of their allocated 20%. The following year 60% of 20%. The third year 40% of 20% and the fourth year 20% of 20%. Sloan seconded.* Sloan polled the board:

Smallwood	Latuska
Latuska	Nay
Pringle	Aye
Sloan	Aye
Smallwood	Nay
Wulff	Aye

Motion carried 3-2.

E. Butler County Association of Township Officials Fall Convention: Pringle requests to attend the Butler County Association of Township Supervisors 2022 Fall Convention on Wednesday, October 26, 2022 at a cost of \$25.00. **Sloan motioned authorizing Donald Pringle to attend the Butler County Association of Township Supervisors 2022 Fall Convention on Wednesday, October 26, 2022 at a cost of \$25.00. Wulff seconded. Motion carried.**

F. Release Consultant Fee: Township Secretary/Treasurer Amendolea requests releasing the following consultant fee:

Development	Type	Approval	Instrument Number	Amount
Williams	Lot Line Revision	8/10/2022	202208290018548	\$654.78

Sloan motioned, based on Township Secretary/Treasurer Amendolea's recommendation, releasing the Williams consultant fee in the amount of \$654.78. Pringle seconded. Motion carried.

G. Act 57 of 2022 Resolution No. 2022-10-11: Act 57 requires taxing districts that impose taxes on the assessed value of real property to adopt a resolution or ordinance within 90 days of the effective date of the act, or not later than January 9, 2023, directing the tax collector to waive additional charges for real estate taxes in certain situations **Sloan motioned adopting the Act 57 of 2022 Resolution No. 2022-10-11. Pringle seconded. Motion carried.**

H. Boy Scouts Troop 30 Litter Pickup: Boy Scout Troop 30 will be picking up litter on Saturday, October 15, 2022 and Sunday, October 16, 2022 from 8:00 a.m. to 12:00 p.m. **Sloan motioned authorizing overtime for two (2) road crew members. Wulff seconded. Motion carried.**

PUBLIC WORKS:

A. 2022 Paving Notice of Completion: All of the paving and corrections have been made. **Sloan motioned authorizing himself to sign the Notice of Completion. Wulff seconded. Motion carried.**

B. William Flynn Highway (SR0008)/Unionville Road (T-805) Preemption Signal: **Wulff motioned authorizing the repair of the preemption signal by Traffic Systems in the amount of \$3,242.50. Sloan seconded. Motion carried.**

C. Release Lipinski Logging Road Bond (Mahood Road T-860 and Shroyer Mill Road T-416): **Sloan motioned, based on Public Works Foreman Blakeley's recommendation, to release the Lipinski Logging Road Bond ~~int-eh~~ (in the) (corrected 11/09/2022) amount of \$17,500. Pringle seconded. Motion carried.**

- D. North Duffy Road Manholes: *Sloan motioned for Bryan to price risers and to submit an invoice to the VA. Pringle seconded. Motion carried.*

Sloan motioned amending the agenda to add the Mahood Road (T-860)/Jamisonville Road (T-832) Traffic Study. Pringle seconded. Motion carried.

ENGINEER’S REPORT:

- A. Forest Oaks Bond Release Request: Weaver Homes is requesting a partial release of the performance bond in the amount of \$588,820.67. *Sloan motioned, based on Township Engineer Heath’s recommendation, to release (1) \$40,000.00 – E&S Control, (2) \$198,450.00 – Grading, (3) \$211,566.00 – Storm Sewer, (4) \$133,804.67 – Paving and (5) \$5,000.00 – Street Right-of-Way Improvements totaling \$588,820.67 for a balance of \$364,722.58. Pringle seconded. Motion carried.*
- B. Mahood Road (T-860)/Jamisonville Road (T-832) Traffic Study: With the closure of Virginia Lane, residents request a traffic study be done for the intersection at Mahood Road (T860) and Jamisonville Road (T-832). *Sloan motioned authorizing Gateway Engineers to perform a traffic study at Mahood Road (T-860) and Jamisonville Road (T-832) not to exceed \$2,000.00. Pringle seconded. Motion carried.*

SOLICIOR'S REPORT: None

MISCELLANEOUS:

- 1. BASA/PA American Sale: *Pringle motioned authorizing Township Solicitor Gallagher to file right-to-know request for information on the Butler Area Sewer Authority/ PA American Water Sale. Sloan seconded. Motion Carried.*

ADJOURNMENT:

Executive session at 8:16 pm to discuss litigation. Meeting reconvened at 8:27 p.m. with no action taken.

Latuska made a motion to adjourn at 8:28 p.m. Smallwood seconded. Motion carried.

Kayla R. Amendolea
Administrative Assistant

Robert M. Sloan
Chairman

Phillip B. Wulff
Vice Chairman

Edward G. Latuska
Supervisor

Donald E. Pringle
Supervisor

Alan H. Smallwood
Supervisor