

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  
 October 13, 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 6:31 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.

**ADJUSTMENT TO THE AGENDA:** *Wulff motioned adjusting the Miscellaneous to discuss the road damage to Mayfield Drive and Beechwood Boulevard.*

**PUBLIC TO BE HEARD:**

- A. Mr. George White, 319 Palmer Road: Mr. White attended the Agenda Setting Meeting on Tuesday, October 12, 2021 to discuss his stormwater run off situation. He thanked the Board for listening and Wulff for visiting the site.

**MINUTES:**

- A. Agenda Setting Meeting – September 7, 2021: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Tuesday, September 7, 2021. Wulff seconded. Motion carried.*
- B. Regular Meeting – September 8, 2021: *Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, September 8, 2021. Smallwood seconded. Motion carried.*

**TREASURER'S REPORT:**

- A. September 2021: *Flatt motioned approving the September 2021 Treasurer's Report. Smallwood seconded. Motion carried.*
- B. Warrant List 21-09-18: *Sloan motioned approving Warrant List 21-09-18. Wulff seconded. Motion carried.*
- C. Warrant List 21-10-19: *Latuska motioned approving Warrant List 21-10-19. Sloan seconded. Motion carried.*

**ZONING REPORT:** September 2021: Construction costs were \$2,719,925.00 fees collected were \$4,984.91. Year to date fees collected \$18,847.75.

**SUBDIVISION & LAND DEVELOPMENTS:** None**OLD BUSINESS:**

A. Adopt Aubrey Rezoning Ordinance No. 2021-10-07: The Board held a public hearing on Tuesday, October 12, 2021 to inform and obtain public comment and/or testimony on Mr. George Aubrey's request to amend the Center Township Zoning Map by rezoning the following tracts of land from R-1A (Low Density Residential District) to R-2 (Multi-Family Residential District):

- all that certain property located south of North Duffy Road (T-509) and west of Peters Lane, being Center Township Parcel 060-2F104-13E (26.79 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13ED (4.5 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EE (2.14 AC m/l); and
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EF (1.54 AC m/l).

Notices to Butler County Planning Commission and property owners within three hundred (300) feet were sent on Thursday, September 9, 2021. The notice of the public hearing was published in the Butler Eagle editions of Sunday, September 26, 2021 and Sunday, October 3, 2021. Property was posted on Thursday, September 9, 2021. Flatt stated his thoughts were unchanged about the issue and timing of the past requests. ***Sloan motioned adopting the Aubrey Rezoning Ordinance No. 2021-10-07. Smallwood seconded. Sloan, Smallwood and Wulff voted aye. Flatt and Latuska voted nay. Motion carried 3 to 2.***

B. Butler Floor Placement of Final Concrete: Mr. Timothy Croft and Ms. Julia Czifra submitted a request to place blacktop binder instead of concrete. Binder will be placed no later than October 31, 2021. Wulff reported that Voelker Paving was moving equipment in. ***Flatt motioned to table the Butler Floor Placement of Final Concrete. Latuska seconded. Motion carried.***

**NEW BUSINESS:**

A. Authorize Ad for Oneida Valley Volunteer Fire Department's 2022 Calendar: ***Flatt motioned authorizing the placement of an ad in the Oneida Valley Volunteer Fire Department's 2022 calendar in the amount of \$35.00. Latuska seconded. Motion carried.***

B. Chapter 14 - Appendix E Ordinance:

1. Ratify Ad for Butler Eagle: The Township Secretary/Treasurer Amendolea placed an ad in the Butler Eagle edition for Sunday, October 3, 2021. **Flatt motion ratifying placement of the ad in the Butler Eagle edition for Sunday, October 3, 2021. Latuska seconded. Motion carried.**
2. Adopt Chapter 14 - Appendix E Ordinance No. 2021-10-08: **Flatt motioned adopting the Chapter 14 - Appendix E Ordinance No. 2021-10-08. Latuska seconded. Motion carried.**

C. Pennsylvania Department of Environmental Protection Free Radon Test Kit: The Pennsylvania Department of Environmental Protection requests a listing of Center Township residents to notify them of availability of free radon test kits. **Flatt motioned authorizing the release of Center Township residents' addresses. Sloan seconded. Motion carried.**

D. ESRI ArcGIS Renewal: The ESRI ArcGis Online Creator, in the amount of \$489.00, and ArcGis Online Viewer, in the amount of \$98.00, licenses expire December 4, 2021. **Flatt motioned authorizing the renewal the ArcGis Online Creator for \$489.00 and ArcGis Online Viewer for \$89.00 totaling \$587.00. Latuska seconded. Motion carried.**

E. Release of Fire Relief Monies: The Township received the 2021 distribution of the Foreign Fire Tax in the amount of \$44,222.21. **Flatt motioned to allocate \$35,377.77 to Unionville Volunteer Fire Company and \$8,844.44 to Oneida Valley Volunteer Fire Department. Latuska seconded. Motion carried.**

F. Application for Placement of Fire Hydrants on South Links Avenue and Forest Oaks Drive: Pennsylvania American Water will place fire hydrants in the Villas at Forest Oaks development. The Unionville Volunteer Fire Company recommends placing a hydrant at the intersection of South Links Avenue and Forest Oaks Drive and between buildings 118 and 119 on South Links Avenue. **Sloan motioned authorizing the placement of a hydrant at the intersection of South Links Avenue and Forest Oaks Drive and between buildings 118 and 119 on South Links Drive. Wulff seconded. Motion carried.**

G. Release Consultant Fees: Township Secretary/Treasurer Amendolea recommends releasing the following consultant fees:

Development	Type	Approval	Instrument Number	Amount
Giles Holdings	Land Development	07/10/2019	201910080020079	\$3,480.75
Bella/Gregg	Lot Line Revision	02/10/2021	202103090006630	\$443.50
J Gregg	Lot line Revision	05/12/2021	202105260015138	\$337.50
McCall	Lot Line Revision	05/12/2021	202106040015962	\$337.50
Padglek	Minor Subdivision	07/14/2021	202107160020207	\$236.75
Unionville VFC	Land Development	08/11/2021	202109130026020	\$2,359.51

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

H. Center Township Food Bank Donation: **Latuska motioned donating \$3,500.00 to Family Life Ministries for the Center Township Food Bank. Flatt seconded. Sloan abstained. Motion carried 4 to 0.**

- I. Butler Public Area Library Donation: **Latuska motioned donating \$1,500.00 to Butler Area Public Library. Flatt seconded. Motion carried.**
- J. Unionville Volunteer Fire Company Request for Release of Fire Tax: The Unionville Volunteer Fire Company requests release of \$150,000.00 from the Fire Protection Fund. **Flatt motioned authorizing release of \$150,000.00 from the Fire Protection Fund to the Unionville Volunteer Fire Company. Sloan seconded. Motion carried.**

**PUBLIC WORKS:**

- A. Award Dakotah Drive Stormwater Contract: The Township received the following bids:

Company	Bid Bond	Price	Total Bid
Bauer Excavating Inc 705 Herman Rd Butler, PA 16002-0303	Yes	Smooth Bore Pipe - \$ 8,008.00 Catch Basin - \$ 2,500.00 Tree Removal - \$ 800.00 Equipment/Operator - \$ 5,200.00 Rip Rap/Concrete Diffuser - \$ 1,390.00 River Rock - \$ 1,980.00 Reseeding - \$ 2,500.00 Labor - \$ 2,600.00	\$ 24,978.00
Davis Demolition & Excavating 113 Heartland Dr Butler, PA 16001-2969	Yes	Smooth Bore Pipe - \$ 7,910.00 Catch Basin - \$ 889.00 Tree Removal - \$ 1,500.00 Equipment/Operator - \$ 5,670.00 Rip Rap/Concrete Diffuser - \$ 1,223.00 River Rock - \$ 1,119.00 Reseeding - \$ 1,200.00 Labor - \$ 2,543.00	\$ 22,054.00
DHT Construction Inc 1227 Sunset Dr Butler, PA 16001-0781	Yes	Smooth Bore Pipe - \$ 8,932.00 Catch Basin - \$ 1,538.00 Tree Removal - \$ 1,600.00 Equipment/Operator - \$ 6,500.00 Rip Rap/Concrete Diffuser - \$ 1,166.00 River Rock - \$ 2,312.00 Reseeding - \$ 950.00 Labor - \$ 4,000.00	\$ 26,998.00
McKinney Hauling & Excavating Inc 103 West Sunbury Rd West Sunbury, PA 16061-2813	Yes	Smooth Bore Pipe - \$ 7,175.00 Catch Basin - \$ 1,425.00 Tree Removal - \$ 400.00 Equipment/Operator - \$ 5,250.00 Rip Rap/Concrete Diffuser - \$ 300.00 River Rock - \$ 850.00 Reseeding - \$ 1,800.00 Labor - \$ 2,050.00	\$ 19,250.00

Wulff stated the project is to replace a fifteen (15) inch pipe with a thirty (30) inch pipe. Smallwood asked if distance and slope determine the pipe size. Township Engineer Heath stated a determination of flow rate and slope would determine pipe size. Velocity of the flow determines the outfall. Mr. William Bittner stated the water flows to his retention pond and is concerned with the size of pipe. A larger pipe should slow the velocity of the water. **Flatt motioned, contingent on the Township Engineer Heath reviewing the project, awarding the Dakotah Drive Stormwater Contract to McKinney Hauling and Excavating Inc. in the amount of \$19,250.00. Flatt seconded. Motion carried.**

- B. Blossom Drive (T-993) and Crabapple Drive Adoption: When Public Works Foreman Blakely was preparing the paving project there was a discrepancy with PennDot. Blossom Drive (T-993) from Lazalea Drive to the cul-de-sac and Crabapple Drive are not on the liquid fuels map. Flatt authorize Township Secretary/Treasurer Amendolea to provide two

(2) original certified copies of the previously adopted Ordinance No. 2003-12-09 to be recorded at the Butler County Courthouse.

**ENGINEER'S REPORT:**

- A. 134 Lakeshore Drive (T-760) Stormwater: Mr. Joe Wiest, Wiest Asphalt and Paving, contacted Township Engineer Heath after the last meeting, September 8, 2021. Heath will follow up.
- B. Holyoke Road Drainage: Mr. Joe Vargo, 289 Holyoke Road, attended Tuesday, October 12, 2021 Agenda Setting Meeting for the status of the project. Township Engineer Heath proposes:
1. Conduct PA One Call to identify utilities in project area.
  2. Coordinate with utility providers for infrastructure information.
  3. Conduct a day of survey to locate all appropriate site infrastructure including Right Of Way, edge of pavement, driveways, mailboxes, and utilities. (We believe there could be conflict with PA Water and PNG)
  4. Plot survey field data and create an existing conditions plan.
  5. Perform runoff calculations for the appropriate drainage area and resize stormwater pipe if necessary.
  6. Prepare design for improvements which include:
    - a. Remove existing inlet.
    - b. Install new endwall where not in direct conflict with other utilities.
    - c. Set manhole on other side of road.
    - d. Re-grade ditch and either seed or install rip rap.
- C. Palmer Road Stormwater: Mr. George White, 319 Palmer Road, attended the Tuesday, October 12, 2021 Agenda Setting Meeting to discuss his driveway washing out. Flatt authorized Township Engineer Heath to meet with Mr. George White to review the site and make a recommendation to the Board.
- D. The Villas at Forest Oaks: The road was paved on Monday, October 11, 2021 and storm sewer system is being installed.

**SOLICITOR'S REPORT:** None

**MISCELLANEOUS:**

- A. Boy Scout Troop 30: Fourteen (14) boy scouts spent two (2) days picking up litter along the Township roads. The litter pick up for the year is complete.
- B. Mayfield Avenue (T-713) and Beechwood Boulevard (T-707) Damage: Zoning/Code Enforcement Officer Brown reported an individual, soliciting without a permit, caused damage to Beechwood Boulevard which should be repaired. Wulff suggested the Township repair the damage and invoice the individual. Township Solicitor suggested adding a notice on the web site to read "Center Township residents - Contractors soliciting door to door are required to have a permit. Please ask to see their permit. If they refuse, contact the Township office at (724) 287-1945 with as much information you can."

**ADJOURNMENT:**

***Sloan made a motion to adjourn at 7:45 p.m. Latuska seconded. Motion carried.***

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Ronald E. Flatt  
Chairman

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Phillip B. Wulff  
Vice Chairman

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Edward G. Latuska  
Supervisor

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Robert M. Sloan  
Supervisor

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Alan H. Smallwood  
Supervisor