

Board of Supervisors:  
*Edward Latuska, Chairman*  
*Alan Smallwood, Vice Chairman*  
*, Supervisor*  
*Kenneth Frenchak Jr, Supervisor*  
*Philip Wulff, Supervisor*



*Anthony Amendolea, Secretary/Treasurer*  
*Michael Gallagher, Solicitor*  
*Olsen & Associates, Engineer*

Center Township Board of Supervisors  
Regular Meeting Minutes  
October 14, 2015  
6:30 p.m.

**CALL TO ORDER:**

Vice Chairman Alan Smallwood 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 Vice Chairman Smallwood , present were Chairman Edward Latuska, via telephone; Supervisor Philip Wulff; Township Solicitor Gallagher; and Township Secretary/Treasurer Anthony Amendolea. Township Engineer Olsen arrived at 6:32 p.m. Supervisor Kenneth Frenchak arrived at 6:34 p.m.

**PUBLIC TO BE HEARD:**

1. Nathan Wulff, 5168 McCandless Road: Fire Chief Wulff presented the September 2015 report:

Type of Calls	Number of Calls
Motor vehicle accidents	6
Automatic fire alarms	6
Service calls	1
Structure fires	4
Medicals	0
Brush fires	0
Dive calls	0
Vehicle fires	0
Landing Zone	0
Technical Rescue	0
CO Alarm	0
Haz-Mat	0
Stand By	0
Total Calls	17

2. Frenchak: Frenchak stated Supervisor Andrew Erie will be missed by everyone. Although he did not always agree with him politically, Erie was committed to the Township. He was responsible for the waterline extensions within the Township.

3. Smallwood: Smallwood stated the funeral service talked about Erie's life. The service was very touching.
4. Steve Sherman, 450 North Duffy Road: Mr. Sherman is concerned with speeding of vehicles and the truck traffic along North Duffy Road. He asked about any future development in the area.

#### MINUTES:

1. Agenda Setting Meeting – September 8, 2015: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Tuesday, September 8, 2015. Wulff seconded. Motion carried.*
2. Regular Meeting – September 9, 2015: *Frenchak motioned approving the minutes of the Regular Meeting held on Wednesday, September 9, 2015. Latuska seconded. Motion carried.*

#### TREASURER'S REPORT:

1. September 2015: *Wulff motioned approving the September 2015 Treasurer's Report. Smallwood seconded. Motion carried.*
2. Warrant List 15-09-18: *Frenchak motioned approving Warrant List 15-09-18. Smallwood seconded. Motion carried.*
3. Warrant List 15-10-19: *Frenchak motioned approving Warrant List 15-10-19. Smallwood seconded. Motion carried.*

**ZONING REPORT:** September 2015: Construction costs were \$361,776.00 fees collected were \$2,521.64.

#### SUBDIVISION & LAND DEVELOPMENTS:

1. Rite Aid Land Development No. 2015-06-14, Final, Expires 10/05/2015: The Board of Supervisors denied the Rite Aid Land Development due to no request for an extension. After receiving a request to rescind the motion, *Smallwood motioned, based on Township Solicitor Gallagher's recommendation, rescinding the motion to deny. Latuska seconded. Motion carried.*

*Frenchak motioned granting a one hundred (100) day extension retroactive to September 9, 2015. Smallwood seconded. Motion carried.*

#### OLD BUSINESS:

1. Belmont II Liquor License Resolution No. 2015-10-13: The Board held a hearing on Tuesday, October 13, 2015 to obtain public comment and testimony on a request by SOBO, Incorporation to engage in the intermunicipal transfer of a liquor license to 1805 North

Main Street Extension for the purpose of opening Belmont II bowling facility and restaurant at that location. ***Frenchak motioned to adopt the Belmont II Liquor License Resolution No. 2015-10-13. Smallwood seconded. Motion carried.***

**NEW BUSINESS:**

1. Butler County Fall Convention, 10/28/2015, Slippery Rock, \$20: ***Frenchak motioned authorizing two (2) supervisors to attend the Butler County Fall Convention on Wednesday, October 28, 2015 in Slippery Rock at \$20.00 per attendee. Smallwood seconded. Motion carried.***
2. Purchase Alcohol/Drug Test Swabs: The Safety Committee recommended purchasing Alcohol/Drug Test Swabs to reduce time lost due to taking the employee for drug testing. Township Solicitor Gallagher recommends contacting Mr. Ed Begovich, United Mine Workers, for his opinion.
3. Release of Fire Relief Monies: The Township received the 2015 distribution of the Foreign Fire Tax in the amount of \$55,464.49. ***Frenchak motioned to release \$44,371.60 to Unionville Volunteer Fire Company and \$11,092.89 to Oneida Valley Volunteer Fire Department. Smallwood seconded.***
4. Schedule Meeting to Appoint Supervisor Position: The Board must appoint an individual to fill the vacancy created by Andrew Erie's passing within thirty (30) days. If a decision is not made, the Vacancy Board Chairman must be contact to make an appointment within fifteen (15) days. ***Frenchak motioned to schedule a Special Meeting on Tuesday, October 20, 2015 for the purpose of appointing a new Board member in addition interested parties may email a letter of interest to the Township. Smallwood seconded.***
5. Appoint Person to Make Deposits: With the passing of Supervisor Andrew Erie, ***Frenchak motioned appointing Wulff to make the deposits. Smallwood seconded. Motion carried.***
6. Baxter Request for Waiver of On Lot Detention Sump: Mr. Jay Baxter, 302 Baxter Lane, wants to erect a thirty (30) foot by thirty-eight (38) foot structure. He requests a waiver not to install an on lot detention sump. Township Engineer Olsen suggested digging a trench on all sides of the structure to control water runoff.
7. Unionville Volunteer Fire Company Request for Storage: Fire Chief Wulff wants to store a coach bus from Butler Motor Transit at the old maintenance building for the Butler County Fire Chiefs Association until the first weekend in June 2016 for fire school training. ***Smallwood motioned, contingent on the Butler County Fire Chiefs Association submitting a hold harmless and indemnify the Township for any liability, waiving the enforcement of the Junk Vehicle ordinance until after fire school. Wulff seconded. Motion carried.***

Chief Wulff requests permission to store lumber to be used for the Butler County Fire School as he receives donations. ***Frenchak motioned authorizing the storage of lumber in the old firehall building to be used at the Butler County Fire School training. Smallwood seconded. Motion carried.***

**PUBLIC WORKS:**

1. 2015 Paving Project Completion Certificate: Step Up Foreman Brewster and Dick Knapko, PennDot, reviewed the 2015 Paving Project on Tuesday, October 7, ~~2014~~ 2015 (as corrected 11/10/2015). The project was completed satisfactorily. ***Frenchak motioned authorizing Smallwood to sign the 2015 Paving Completion Certificate. Wulff seconded. Motion carried.***

**ENGINEER'S REPORT:**

1. Proposed Floodplain Ordinance: Township Engineer Olsen reported that the Commonwealth have updated the Floodplain maps and the Township is required to pass a new Floodplain ordinance to participate. The Township's draft ordinance was approved. Olsen is reviewing the model ordinances and will make a recommendation to the Board. The Board must adopt a new floodplain ordinance no later than March 2016 to participate.
2. Margate Manor Catch Basins: Smallwood and Brewster visited the site to determine the type of repair is needed to prevent the unnecessary stormwater run off. They recommend connecting the catchbasin into the twenty-four (24) inch concrete pipe. ***Frenchak motioned authorizing Township Engineer Olsen and Township Solicitor Gallagher to prepare an agreement for maintenance and a drainage easement for the Margate Manor catchbasin correction. Smallwood seconded. Motion carried.***
3. Blossom Ridge Letter of Credit & Escrow: Mr. Dennis Beblo has a Letter of Credit due to expire on October 17, 2015 and an escrow of \$3,745.84 remaining for Blossom Ridge Phase II. Mr. Beblo had Shield Asphalt Paving place the wearing course in Blossom Ridge. Mr. Beblo requests release of the Letter of Credit and escrow. ***Smallwood motioned, based on Township Engineer Olsen's recommendation, to release Blossom Ridge Phase II Letter of Credit No. 740 in the amount of \$16,599.00 and the remaining escrow of \$3,745.84. Latuska seconded. Motion carried.***
4. Tax Increment Financing: Township Engineer Olsen recommends the Board consider imposing a Tax Increment Financing program to be used for future infrastructure in the area of the Herold farm and surrounding properties. ***Frenchak motioned authorizing Township Secretary/Treasurer Amendolea to send a letter to Butler Township (1) inviting them to join Center Township in a Tax Increment Financing program; (2) appoint a representative to the committee; and (3) request a special meeting. Smallwood seconded. Motion carried.***

***Frenchak motioned authorizing Township Solicitor Gallagher to research the Tax Increment Financing Program. Smallwood seconded. Motion carried.***

**SOLICITOR'S REPORT:**

1. Cambridge Healthcare Developer's Agreement: Cambridge Healthcare has signed the developer's agreement. Township Solicitor Gallagher has not received information on construction costs for the calculation of the 110% performance bond.

**MISCELLANEOUS:**

1. Cypher Project: Township Engineer Olsen was contact by our insurance broker to discuss the Cypher property damage. A baffle has been placed in the catchbasin prior to crossing Sunset Drive to direct water under Sunset Drive. In addition, the exit pipe from the Butler Veterinary Clinic will be connected to the Township storm drain. ***Smallwood authorize Township Solicitor Gallagher to prepare an agreement between Center Township and Butler Veterinary Clinic. Frenchak seconded. Motion carried.***

**ADJOURNMENT:**

***Frenchak made a motion to adjourn at 8:07 p.m. Latuska seconded. Motion carried.***

---

Anthony A. Amendolea  
Township Secretary/Treasurer

---

Edward G. Latuska  
Chairman

---

Alan H. Smallwood  
Vice Chairman

---

Supervisor

---

Kenneth J. Frenchak Jr  
Supervisor

---

Phillip B. Wulff  
Supervisor