

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



*Anthony Amendolea, Secretary/Treasurer*  
*Michael Gallagher, Solicitor*  
*Olsen Craft Associates, Engineer*  
*Patrick Gauselmann, Zoning Officer*

Center Township Board of Supervisors  
 Regular Meeting Minutes  
 November 8 , 2017  
 6:30 p.m.

**CALL TO ORDER:**

Chairman Edward Latuska called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:32 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 Latuska, present were Vice Chairman Alan Smallwood; Supervisors Ronald Flatt, Kenneth Frenchak and Philip Wulff; Township Solicitor Michael Gallagher; Township Engineer Olsen; and Township Secretary/Treasurer Anthony Amendolea.

**PUBLIC TO BE HEARD:**

1. Latuska, on behalf of himself and Wulff, he thanked the residents for the vote of confidence. He Thanked the other Board members for their support and former supervisor Schiebel and his wife for their support. Although the Board does not always agree, they set their differences aside for the common cause of Center Township and the residents.
2. Mr. Nathan Wulff, 5168 McCandless Road: Mr. Wulff presented the Unionville Volunteer Fire Company report for September 2017 as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	13
Automatic fire alarms	5
Service calls	7
Structure fires	3
Medicals	0
Brush fires	1
Water rescue	1
Vehicle fires	1
Landing Zone	0
Total	31

He reported Center Township has an ISO rating of 5. This is the rating used by insurance companies. He is researching the possibility of having an earned income tax exemption for firefighters.

3. Mr. Lawrence Vicario, 707 Oneida Valley Road: Mr. Vicario was concerned that the Township was holding funds from the Federal Emergency Management Agency for the Township to purchase his property.
4. Mr. Phillip Mennor, 112 Elise Drive: Mr. Mennor stated the stormwater retention pond behind Rite Aid is holding water. He has contacted the Butler County Conservation

District.

#### MINUTES:

1. 2018 Budget Workshop Meeting - October 10, 2017: *Latuska motioned approving the minutes of the Budget Workshop Meeting held on Tuesday, October 10, 2017. Wulff seconded. Motion carried.*
2. Agenda Setting Meeting - October 10, 2017: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Tuesday, October 10, 2017. Frenchak seconded. Motion carried.*
3. Regular Meeting - October 11, 2017: *Latuska motioned approving, New Business, Item 6 which reads "placement of an ad in the Butler Eagle" to read "placement of an ad in the Butler Eagle", the minutes of the Regular Meeting held on Wednesday, October 11, 2017. Flatt seconded. Motion carried.*

#### TREASURER'S REPORT:

1. October 2017: *Latuska motioned approving the October 2017 Treasurer's Report. Flatt seconded. Motion carried.*
2. Warrant List 17-10-20: *Latuska motioned approving Warrant List 17-10-20. Frenchak seconded. Motion carried.*
3. Warrant List 17-11-21: *Latuska motioned approving Warrant List 17-11-21. Frenchak seconded. Motion carried.*
4. Authorize Ad for 2018 Proposed Budget: The Board of Supervisors reviewed the 2018 proposed budget at their workshop meeting held on Tuesday, October 10, 2017 and Monday, November 6, 2017. The 2018 budget reflects a balanced budget of \$1,937,560 in revenues and expenditures, with no tax increase. The Board will consider adopting the budget at their regular meeting scheduled for Wednesday, December 13, 2017 at 6:30 p.m. The budget will be available for public review at the Township office or the website. *Latuska motioned authorizing the advertisement of the 2018 Proposed Budget in the Butler Eagle edition on Wednesday, November 22, 2017. Flatt seconded. Motion carried.*

**ZONING REPORT:** October 2017: Construction costs were \$81,005.00 fees collected were \$809.42.

**SUBDIVISION & LAND DEVELOPMENTS:** None

#### OLD BUSINESS:

1. Aubrey Rezone Ordinance No. 2017-11-04: The Board of Supervisors held a public hearing on Monday, November 6, 2017. The purpose of the public hearing was to inform and obtain public comment and/or testimony on George Aubrey First Family Limited Partnership'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 acres m/l)
  - all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 acres m/l)
  - all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 acres m/l)

- all that certain property located south of North Duffy Road (T-509, being Center Township Parcel 060-2F104-13EC (4.02 acre m/l)

The notice of the public hearing was published in the Butler Eagle editions of Sunday, October 22, 2017 and Sunday, October 29, 2017.

**Latuska motioned to adopt the Aubrey Rezone Ordinance No. 2017-11-04. Smallwood seconded.** The Board was polled:

Wulff	Nay	Aubrey has property available for development before developing the property requested to be rezoned.
Flatt	Nay	Rezoning would create a peninsula within the R-1A zone. Could be considered spot zoning and Aubrey could develop less than capacity.
Latuska	Nay	Timing not right. Agrees with Wulff and Flatt
Frenchak	Abstained	Did not attend the public hearing.
Smallwood	Yea	As a property owner, he has the right to what he wants with his property

**Motion failed 1 to 3.**

2. North Duffy Road Extension Design and Permitting Proposal: Mr. Michael J. Haberman, The Gateway Engineers, presented the traffic study for the North Duffy Road Extension to the Board of Supervisors on Monday, November 6, 2017.

*"The proposed Connector road between Lions Road (T-694) and Duffy Road (T-509) would likely impact the traffic patterns in and around the New Castle Road (SR 0356) corridor. Specifically, under the scenario where the connector road would be constructed without the development of the adjacent land, the new road would provide an alternate route for motorists currently traveling through the study area. The redistributed traffic would have little impact to many of the intersections and would actually provide benefits to operations along New Castle Road (SR 0356). The reason for this effect is that some existing traffic would be redistributed away from that corridor by use of the connector roadway. Acceptable overall operations would be expected with little or no need for additional infrastructure or traffic improvements.*

*On the contrary, the potential development of the land adjacent to the connector road would present larger issues throughout the study area. The trips associated with the development of office and/or medical office on the land adjacent to the connector road would negate the marginal benefits to the New Castle Road (SR 0356) corridor obtained from constructing the connector road. Under this scenario, the existing infrastructure throughout the study area would ultimately need significant improvements. Based on the analyses, it becomes clear that in addition to the construction of the connector road, direct access to/from U.S. Route 422 will be necessary. Without the direct connection to U.S. Route 422, the existing infrastructure along North Duffy Road, Lions Road, Castle Road (west of Moraine Pointe Plaza) would be inadequate to accommodate the additional traffic associated with the development of the land adjacent to the connector road.*

*In conclusion and based on the results of the analyses contained within this report, the connector road can be constructed without any major impacts to the surrounding roadway network; however, if land adjacent to the connector road were to develop to its full potential, the surrounding roadway network will not be able to accommodate the additional traffic demands. At some level of development, a connection to and upgrades to the U.S. Route 422 interchange with Castle Road (SR 0356) will be necessary for traffic operations.*

*If the Township pursues the design and construction of the connector road, it is recommended that the Township also coordinate with other government agencies (PennDot, SPC, etc) to advance a project for the reconstruction of the U.S. Route 422 interchange with New Castle Road (SR 0356) and a direct connection between that interchange and new connector road."*

**Frenchak motioned authorizing Latuska to sign the North Duffy Road Extension Design and Permitting proposal. Latuska seconded. Motion carried.**

3. Comprehensive Plan Review Consultant: Mr. Richard Grossman proposes to review the Comprehensive Plan at a rate of \$85.00 per hour to attend meetings, update analysis and research and create the Comprehensive Plan Document. He projects the project will take approximately eighteen (18) to twenty-two (22) months. ***Latuska motioned to retain Mr. Richard Grossman as the consultant for the Comprehensive Plan review at a rate of \$85.00 per hour not to exceed \$35,930. Frenchak seconded. Motion carried.***

**NEW BUSINESS:**

1. Award Contract for Asbestos Abatement for 707 Oneida Valley Road: The Township is purchasing 707 Oneida Valley Road with Federal Emergency Management Agency funds due to repetitive loss from flooding. The following bid was received for asbestos abatement:

Company	Total Bid
American Industrial Contracting Inc Attn: Mr. Keith Schwenke 264 E Beaver St Sewickley, PA 15143-2212	\$1,990.00

***Latuska motioned, contingent on bid extension, if necessary, awarding the asbestos abatement contract to American Industrial Contracting Inc in the amount of \$1,990.00. Flatt seconded. Motion carried.***

2. Award Contract for Demolition for 707 Oneida Valley Road: The Township must demolish the dwelling and return property to green space. The following bid was received for demolition:

Company	Total Bid
Jadell Minniefield Construction Services Inc Attn: Mr. Jadell Minniefield 5005 Second Ave Pittsburgh, PA 15207-1759	\$10,000.00

***Latuska motioned rejecting the bid from Jadell Minniefield Construction Services Inc and authorize the re-advertising in the Butler Eagle edition. Flatt seconded. Motion carried.***

3. Leicht and Associates Engagement Letter: Mr. William D. Leicht, Leicht and Associates, submitted an engagement letter to perform the 2017 Audit in the amount of \$20,000. ***Latuska motioned authorizing himself to sign the Leicht and Associates engagement letter. Frenchak seconded. Motion carried.***
4. Adopt CPA Appointment Resolution No. 2017-11-17: William D. Leicht and Associates submitted an engagement letter to conduct the 2017 Audit in the amount of \$20,000, which the Board agreed with. ***Latuska motioned adopting the CPA Appointment Resolution No. 2017-11-17. Flatt seconded. Motion carried.***
5. Ratify Additional Debt Payment for Maintenance Facility: The required principal payment for 2017 is \$112,000.00 and interest is \$6,008.34 per loan agreement. Township Secretary/Treasurer Amendolea prepared a payment of \$188,008.34 which included \$112,000.00 with an additional \$75,000.00 on the principal and \$6,008.34 interest. ***Latuska motioned ratifying the additional principal payment of \$75,000.00. Wulff seconded. Motion carried.***

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

Development	Type	Approval	Instrument Number	Amount
Yousko	Major	7/12/2017	201708280018271	\$273.25
Blain	Minor	1/3/2017	201703210005857	\$750.00
Blain II	Minor	2/8/2017	201703200005812	\$500.39
Wise	Minor	4/12/2017	201705250010886	\$750.00
Donaldson/Kelly	Minor	4/12/2017	201705090009697	\$573.00
DeFrancisis	Lot Line	4/12/2017	201704200008244	\$283.00
McGinnis	Minor	6/14/17	201706300013802	\$742.80

***Latuska motioned, based on Township Secretary/Treasurer Amendolea's recommendation, to release the consultant fees. Frenchak seconded. Motion carried.***

7. CPR Class - 11/09/2017 - \$35: The Safety Committee recommends the road crew be certified for CPR. ***Latuska motioned authorizing himself, Smallwood, Bryan Blakeley, Gregory Brewster, Michael Iscrupe, Joseph Miller, Jared Smith and Thomas Smith to attend the CPR class on Thursday, November 9, 2017 at 12:30 p.m. at a cost of \$35.00 per attendee. Flatt seconded. Motion carried.***

**PUBLIC WORKS:**

1. Lions Road (T-694) Guiderail: Step Up Foreman Brewster stated the gas company would place a three (3) to one (1) slope per PennDot specifications which negates using a guiderail. ***Latuska motioned authorizing Township Solicitor Gallagher draft a letter for Latuska's signature requesting a guide rail be placed along Lions Road (T-694). Frenchak seconded. Motion carried.***
2. Award 2018 Contract for Antiskid: The following bids were received:

Company	Bid Bond	Amount (per ton)
McClymonds Supply & Transit Company PO Box 296 Portersville, PA 16051-0296	Yes	\$14.61
Three Rivers Aggregates 1807 Shenango Rd New Gallilee, PA 16141	Yes	\$15.95
Allegheny Mineral Corporation PO Box 1022 Kittanning, PA 16201-5022	Yes	\$21.20
Wolf Creek Holding Company 270 Hemlock Rd Grove City, PA 16127-6834	Yes	\$19.47

***Latuska motioned, based on Step Up Foreman Brewster's recommendation that all other bids did not meet the specifications, awarding the 2018 Contract for Antiskid to Wolf Creek Holding Company at \$19.47 per ton. Flatt seconded. Motion carried.***

3. Proposals for Office Cleaning: A proposal to clean the office, restrooms and break room twice a month was received from JHLC Cleaning in the amount of \$250.00. ***Latuska motioned authorizing JHLC Cleaning to clean the office, restrooms and break room twice a month at a cost of \$250.00. Smallwood seconded. Motion carried.***

4. Release Stonehenge Appalachia Road Bond: Step Up Foreman Brewster stated Stonehenge made the necessary repairs to the crossings on Mack Road (T-502) and Renick Road (T-501). Brewster recommends releasing the bonds on the following roads:

Route No.	Name of Road	Road Surface	Start	Finish	Length
T-832	Jamisonville Road	Paved	Mahood Road	East to Fleeger Well Pad Excess	1.2 mile
T-860	Mahood Road	Paved	Hwy 8	North to Jamisonville Road	0.3 mile
T-502	Mack Road	Paved	Hwy 308	North to limit of TS	0.3 mile
T-501	Renick Road	Paved	Mack Rd	North to limit of TS	0.4 mile

Since the compressor station is located on Byers Road (T-500), he asked the Board not to release the bond.

***Latuska motioned, based on Step Up Foreman Brewster's recommendation, to release Stonehenge Appalachia Road Bond in the amount of \$27,500. Frenchak seconded. Motion carried.***

5. Ratify Butler County Safety Seminar - 10/11/2017 - \$10: Six (6) members of the road crew were authorized to attend the Butler County Safety Seminar on Wednesday, October 11, 2017. However, Randy Brown also attended but the his registration fee was not paid. ***Latuska motioned authorizing the payment of the \$10.00 registration fee for Randy Brown's attendance at the Butler County Safety Seminar held on Wednesday, October 11, 2017. Smallwood seconded. Motion carried.***

6. Traffic Signal Maintenance: The traffic signal at McDonalds Restaurant and Clearview Mall entrance has malfunctioned. Traffic Systems and Services stated the controller and batteries need replaced. The cost is estimated at \$5,124.07. Step Up Foreman Brewster recommends checking the signals to see if batteries need replaced. ***Latuska motioned authorizing replacement of the controller and batteries at the McDonalds Restaurant and Clearview Mall entrance in the amount of \$5,124.07. Smallwood seconded. Motion carried.***

***Flatt motioned authorizing Step Up Foreman Brewster to replace batteries in the other traffic signals with approval of two (2) supervisors to be ratified at December's meeting scheduled for Wednesday, December 13, 2018. Latuska seconded. Motion carried***

7. Rental of Boom Mower: Step Up Foreman Brewster was contacted by Oakland Township to rent our boom mower. The cost to rent with a full time employee would be \$90.00. A part time employee the rate is \$60.00. With our operator any and all claims will be filed on our insurance policy. Oakland Township will be responsible for the deductible and traffic control. ***Latuska motioned authorizing the rental of the boom mower and operator, contingent on responsibility of the deductible and traffic control, at a cost of \$90.00. Smallwood seconded. Motion carried.***

8. Litter Pickup: Smallwood reported the Boy Scouts will pick up litter on Saturday, November 18, 2017 and Sunday, November 19, 2017.

9. Bobcat Excavator: The Bobcat Excavator has a cylinder leaking and two (2) flat spots on the cam shaft.

**ENGINEER'S REPORT:**

1. Lakewood Drive/Hull Lake Repair: Township Engineer Olsen will provide signage requirements for a single lane. Permit to lower Hull Lake will not be issued until Spring 2018 by the Department of Environmental Protection.
2. Lions Road (T-694)/Crooked Run Culvert: Township Engineer Olsen filed with the Pennsylvania Department of Environmental Protection of the ~~concerned~~ *of concerns (corrected 12/13/2017)* that Crooked Run is obstructed. Investigation will be conducted by Butler County Conservation District. Township Engineer Olsen will contact the Butler County Conservation District for status of investigation.
3. Margate Court Right-of-Way Release: Township Engineer Olsen stated Mr. Dennis Beblo approved of the plan. He will present to the Planning Commission and the Board of Supervisors.

**SOLICITOR'S REPORT:**

1. Cypher Insurance Claim: Our insurance carrier is willing to settlement the Cypher's claim in the amount of \$32,892.54. *Latuska motioned directing the insurance company to settle the Cypher claim in the amount of \$32,892.54. Flatt seconded. Smallwood abstained. Motion carried 4 to 0.*
2. Pinehurst Road Bridge: Mr. William Sinick, Pennsylvania Utilities Commission, wants to meet with the Township either Tuesday, November 21, 2017 at 11:00 a.m. or Wednesday, November 22, 2017 at 1:00 p.m. at the Township office.

**MISCELLANEOUS:**

1. Bole Stormwater Repair: Mr. Ronald Bole stated that the pipe installed by the Township prevented water from entering his house but water sheet flowing from Mar Vel Drive floods his back yard.
2. Duffy Road Extension: Frenchak reported that he has talked to Mr. Mark Gordon, Butler County Planning Commission, 79/80 Corporation, Penn Northwest Development, J. J. Gumberg, Weaver Homes, Howard Hanna and Stephen Gifford, CDC about the Herold property.
3. Veterans Administration Stormwater Retention Ponds: Township Solicitor is scheduling a meeting with Mr. David Hargrave.

**ADJOURNMENT:**

*The meeting adjourned to executive session at 8:25 p.m. to discuss litigation. The meeting reconvened at 8:59 p.m. with no action taken.*

***Latuska made a motion to adjourn at 9:00 p.m. Frenchak seconded. Motion carried.***

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Edward G. Latuska  
Chairman

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Alan H. Smallwood  
Vice Chairman

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Supervisor

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