

CENTER TOWNSHIP
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Butler, PA 16001

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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

November 9, 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 Daniel Plaisted and Ronald Flatt, Solicitor Michael Gallagher; Engineer Ron Olsen; Public Works Director Mark Lauer; and Township Secretary Martha Hufhand. Chairman Dan Cox and Supervisor Brian Hortert were absent.

PRAYER & PLEDGE OF ALLEGIANCE

PUBLIC TO BE HEARD: None

MINUTES: Action on the following three meetings was deferred until the December 2005 Regular Meeting because Plaisted was not at these meetings and therefore there is not a quorum to vote.

1. Public Hearing Elliott Rezoning - October 5, 2005
2. Agenda Setting Meeting - October 5, 2005
3. Regular Meeting- October 12, 2005

TREASURER'S REPORT:

1. October 2005: Plaisted made a motion to approve the October 2005 Treasurer's Report but abstained voting on check #9169 from Lou Negley Bottled Water, a client of his. Flatt seconded. Motion carried unanimously.

2. Warrant List 05-10-22: Plaisted made a motion to approve Warrant List 05-10-22 but abstained voting on check #9169 from Lou Negley Bottled Water, a client of his. Flatt seconded. Motion carried unanimously.

3. Warrant List 05-11-23: Plaisted made a motion to approve Warrant List 05-11-23. Flatt seconded. Motion carried unanimously.

4. 2006 Preliminary Budget - This was the second public presentation of the proposed 2006 Budget.
5. 2006 Preliminary Budget Ad: Plaisted made a motion to advertise the 2006 Budget. Flatt seconded. Motion carried unanimously.

ZONING REPORT - Construction costs were \$1,287,407 and fees collected \$6,243.

Flatt made a motion to amend the agenda to move the Land Use Assumption Report and Resolution 2005-11-22 forward. Plaisted seconded. Motion carried unanimously.

Land Use Assumption Report - Resolution 2005-11-22: Flatt made a motion to adopt Resolution 2005-11-22. This report is one phase of the Impact Fee program. Plaisted seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Chilcott, Donald, 1615 N Main St Ext, Conditional Use #05-09-11: Flatt made a motion to approve conditional use for an addition for a professional office at the Golden Dreams jewelry store. Plaisted seconded noting that although he did not attend the meeting, Flatt apprised him of the public hearing action and he will vote. Motion carried unanimously.

2. Chilcott, Donald, 1615 N Main St Ext, Land Development #05-07-09, Robert Swartz and Donald Chilcott presenting. Based on the recommendation of the Planning Committee, Flatt made a motion to grant final approval to the Chilcott Land Development at 1615 N. Main St. Ext. #05-07-09 with signatures contingent upon a developer's agreement as approved by the solicitor, bonds posted for Performance Security of \$24,753 and Escrow of \$3,375; and an appropriate note on the mylar indicating this is a 9 PM peak hour trips impact fee project. Plaisted seconded. Motion carried unanimously.

3. Kingman, Penelope, 116 Grosvenor Ave, Lot Line Revision #05-10-12, Ron Bole presenting. Based on the Planning Commission's recommendation and the review this evening, Flatt made a motion to grant final approval to the Kingman Lot Line Revision. Plaisted seconded. Motion carried unanimously.

4. Beblo, Dennis, 131 Margate Court, Blossom Ridge Phase II #05-10-13, James Barnett presenting. Based on the Township Engineer's recommendation, Flatt made a motion to release Letter of Credit 617 for \$19,552.25 for Phase I and III and Letter of Credit 664 for \$13,105.40 for Phase IV of the Blossom Ridge Land Development. Plaisted seconded. Motion carried unanimously.

Flatt made a motion to grant final approval to Phase II of the plan contingent upon the current sump drawing being added to the mylar, a developer's agreement, the appropriate maintenance bond of \$10,898 and an escrow bond of the same amount posted with the township, and a maintenance or performance bond of \$16,599 being posted to cover the cost of a wearing surface in Phase II and IV, all of this approved by the Township Engineer and/or Township Solicitor. Plaisted seconded. Motion carried unanimously. The traffic impact fee does not affect this development.

OLD BUSINESS:

1. As Builts: Flatt made a motion to authorize using the services of Jeff Pierce for 3-5 hundred dollars to assist the As Builts Committee in order to prepare a report to the Board. Plaisted seconded. Motion carried unanimously.

NEW BUSINESS:

1. Proposed ordinance amendments: Flatt made a motion to authorize advertising public meetings for proposed amendments to Chapter 8 and Chapter 20 of the Consolidated Ordinances, #2004-06-04. Plaisted seconded. Motion carried unanimously.

2. Employee Benefit Corp: No action taken.

3. 2005 Audit: Flatt made a motion to adopt Resolution 2005-11-21 to appoint Kissling & Associates to conduct the Township's 2005 audit at a fee of \$9,750. Plaisted seconded. Motion carried unanimously.

4. Cell Tower Registration: Flatt moved to authorize the solicitor to contact T-Mobile to require they pay the Township Registration of \$100 which is overdue. The Treasurer has sent two letters to T-Mobile with no response. Plaisted seconded. Motion carried unanimously.

5. Allegheny Power & Central Electric Registration: Flatt made a motion to authorize the solicitor to contact the electric companies to find out what the Township needs to do to register . He is to coordinate this action with Rich Round of MDIA. Without this registration, the inspector will be unable to authorize electrical service for new or existing buildings. Plaisted seconded. Motion carried unanimously.

PUBLIC WORKS DIRECTOR:

1. Signs: Flatt made a motion to authorize an ad to secure bids for signs in 2006. Plaisted seconded. Motion carried unanimously.

2. Anti-skid: Flatt made a motion to authorize an ad to secure bids for anti-skid in 2006. Plaisted seconded. Motion carried unanimously.

3. Bituminous material: Flatt made a motion to authorize an ad to secure bids for bituminous material in 2006. Plaisted seconded. Motion carried unanimously.

4. Omega Road Bond (Mahood Rd): On the recommendation of the Public Works Director, Flatt made a motion to release the Omega Road Bond of \$23,750 for Mahood Road. Plaisted seconded. Motion carried unanimously.

5. 2006 Traffic Signal Maintenance: Flatt made a motion to contract with Bronder Technical for 2006 traffic signal maintenance with all costs and services to remain the same as in 2005. Plaisted seconded. Motion carried unanimously.
6. Small SUV: Flatt made a motion to authorize the Public Works Director to secure bids for a small SUV to be used by the Building Inspector. Plaisted seconded. Motion carried unanimously.
7. Leaf program: The Public Works Director reported that 1,570 bags have been purchased to be used in the leaf collection and so far, the program is working very well.

ENGINEER'S REPORT:

1. Glenwood Way Bridge: Schreckengost of Penn Dot has advised that the let date for the project is April 13, 2006.
2. Rt 308/Henricks/Sunset Signal: Olsen showed video pictures of various stages of the project.
3. Shanor Property: Plaisted made a motion to authorize the Public Works Director and road crew to extend the pipe line across the front of the Shanor property on Rte. 308 with authority to use the services of the Township Engineer in meeting the requirements of the project. Flatt seconded. Motion carried unanimously.

SOLICITOR'S REPORT:

1. Dog Officer Job Description: The job description prepared by the solicitor was reviewed. No action was taken until the Treasurer checks on the status of the dog officer on the Township's insurance.
2. Stratford Heights: At the request of the Kress Brothers, Flatt moved to direct the Township Engineer to inspect Henley Drive for adoption. Plaisted seconded. Motion carried unanimously.
3. Oliver Condemnation: On a taking of three parcels along Henricks and Rte 308 of Jerome & June Oliver, the Township had Oliver's property appraised for \$64,500. The Board of Viewers awarded Oliver an additional \$30,500 (beyond the \$64,500 paid by the Township) for just compensation with interest upon the \$30,500 at 6% per annum (approx. \$1,830/yr) from and after October 1, 2004. The award is \$17,000 less than the amount of the taking claimed by appraiser Mr. Keffalas on behalf of the Olivers. The Township has 30 days to appeal. The solicitor recommended the board defer doing anything for the time being.
3. Thompson, Plaisted, Schenck, & Latuska: St Paul Insurance has this case but the solicitor does not think they are taking the necessary action as required by law. Flatt moved for the solicitor to do what is necessary to protect the Township. The solicitor said he would prepare the documents and send them to the St. Paul attorney. Erie seconded. Motion carried unanimously.

ADJOURNMENT: Plaisted made a motion to adjourn at 8:32 p.m. Flatt seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary

(Absent)
DANIEL COX
Chairman

ANDREW ERIE
Vice-Chairman

RONALD FLATT
Supervisor

(Absent)
BRIAN HORTERT
Supervisor

DANIEL PLAISTED
Supervisor