

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  
February 8, 2023  
6:30 p.m.

**CALL TO ORDER:**

Chairman Robert Sloan called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:33 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 and Supervisors Edward Latuska, Donald Pringle and Alan Smallwood; Township Solicitor Michael Gallagher; and Administrative Assistant Kayla Amendolea. Township Engineer David Heath was absent.

**PUBLIC TO BE HEARD:**

A. Mr. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for January 2023

Type of Calls	Number of Calls
Motor vehicle accidents	7
Automatic fire alarms	3
Service calls	6
Structure fires	5
Medicals	32
Brush fires	0
Dive calls	0
Vehicle fires	0
Standby	0
Total	52

Mr. Wulff also provided a list of what would be in each individual response bag.

**MINUTES:**

A. Reorganization/Regular Agenda Setting Meeting - December 28, 2022: *Latuska motioned approving the minutes of the Reorganization/Regular Agenda Setting Meeting held on Wednesday, December 28, 2022. Wulff seconded. Motion carried.*

B. Reorganization/Regular Meeting - January 3, 2023: *Latuska motioned approving the minutes of the Reorganization/Regular Meeting held on Tuesday, January 3, 2023. Sloan seconded. Motion carried.*

**TREASURER’S REPORT:**

A. January 2023: *Sloan motioned approving the January 2023 Treasurer’s Report. Wulff seconded. Motion carried.*

B. Warrant List 23-01-02: *Sloan motioned approving the Warrant List 23-01-02. Latuska seconded. Motion carried.*

C. Warrant List 23-02-03: *Sloan motioned approving the Warrant List 23-02-03. Latuska seconded. Motion carried.*

**ZONING REPORT:** January 2023: Construction costs were \$70,000.00 fees collected were \$97.50. Year to date fees collected were \$97.50.

#### **SUBDIVISION & LAND DEVELOPMENTS:**

A. Duffy Highlands Phase III Land Development # 2023-01-01, Final, Expires 4/25/2023: Mr. Robert Brennan proposes to create forty (40) lots with a mixture single family homes and duplex residential dwellings. Butler County Planning Commission had no comments per review letter dated January 19, 2023. Township Engineer, David Heath, had comments on Phase IV as follows:

1. §14-603.B.5.a.2 After final construction, a registered professional shall provide certification to the township that all cuts/fills are table and suited to design intent.
2. §14-603.B.5.a.3 Fill operations shall follow benching requirements as shown in Center Township Construction Detail 'Exhibit #4'.
3. §14-603.B.5.a.6 Per the ordinance, berms are required along edge of paving.
4. §14-603.B.5.g Road construction grading is to be completed between May 15 and November 15 of each calendar year unless permission is otherwise granted by the Board of Supervisors.
5. §14-803.A. Grading shall ensure proper drainage away from buildings and dispose of runoff without ponding, except where arrangements are approved by the Township engineer.
6. §14-803.D.1. Cut and fill slopes shall not exceed 2:1 and 3:1, respectively, except as approved by the Township Engineer.

Mr. Brennan had the following responses to Township Engineer Heath's comments:

1. §14-603.B.5.a.2 After final construction, a registered professional shall provide certification to the township that all cuts/fills are table and suited to design intent. **Response: Acknowledged**
2. §14-603.B.5.a.3 Fill operations shall follow benching requirements as shown in Center Township Construction Detail 'Exhibit #4'. **Response: Fill operations will follow benching requirements per Center Township Construction Detail Exhibit #4.**
3. §14-603.B.5.a.6 Per the ordinance, berms are required along edge of paving. **Response: Acknowledged**
4. §14-603.B.5.g Road construction grading is to be completed between May 15 and November 15 of each calendar year unless permission is otherwise granted by the Board of Supervisors. **Response: Acknowledged**
5. §14-803.A. Grading shall ensure proper drainage away from buildings and dispose of runoff without ponding, except where arrangements are approved by the Township engineer. **Response: Acknowledged**
6. §14-803.D.1. Cut and fill slopes shall not exceed 2:1 and 3:1, respectively, except as approved by the Township Engineer. **Response: Acknowledged**

Mr. Brennan explained there were two issues that he is addressing. There is only 17 to 18 feet in between some of the homes. There needs to be 20 feet per the Township ordinance. His engineers are working on adjusting the lot lines to provide adequate distance.

The Planning Commission motioned, contingent on the lot lines being revised and approved by Township Engineer, David Heath, recommending final approval of the Duffy Highlands Phase III Land Development # 2023-01-01.

*Pringle motioned (1) to grant final approval of the Duffy Highlands Phase III Land Development No. 2023-01-01 subject to new plans being provided for Heath’s approval, (2) receipt of developers agreement, and (3) Posting of the maintenance bond Sloan seconded. Motion carried.*

*Smallwood motioned to amend the agenda to add Duffy Highlands Phase IV Grading.*

*Sloan motioned to approve Duffy Highlands to move forward with grading Phase IV. Pringle seconded. Motion carried.*

**OLD BUSINESS:**

- A. Zoning Violation – 5160 Elliott Road: Pringle visited the site on January 12, 2023. There has been no progress. He requests Code Enforcement/Zoning Officer Brown take necessary action to proceed filing with the District Magistrate / Court of Common Pleas.
- B. Intermunicipal Agreement Ordinance No. 2023-02-01: Center Township agree to enter into an Intermunicipal Development Agreement with Butler Township and Duffy Highlands LP. *Sloan motioned (1) to authorize his signature on the Intermunicipal Development Agreement and (2) adopt the Intermunicipal Agreement Ordinance No. 2023-02-01. Latuska seconded. Motion carried.*
- C. Administrative Assistant Bond: The cost to bond Kayla Amendolea, Administration Assistant, is \$1,764.00 per year. *Latuska motioned authorizing bonding Kayla Amendolea, Administrative Assistant, at a cost of \$1,764.00 per year. Pringle seconded. Motion carried.*

**NEW BUSINESS:**

- A. Group Home Complaint: The office received complaints from residents concerning a group home located on Cherokee Drive. Sloan talked to a resident who contacted the owner and was satisfied.
- B. Release Consultant Fee: Township Secretary/Treasurer Amendolea requests release of the following consultant fee:

Development	Type	Approval	Instrument Number	Amount
Moseley	Lot line Revision	08/10/2022	202210180021838	\$566.03

*Sloan motioned, based on Township Secretary/Treasurer Amendolea’s recommendation, releasing Moseley’s consultant fee in the amount of \$566.03. Wulff seconded. Motion carried.*

- C. Dollar General Complaint: Code Enforcement/Zoning Officer Brown received complaints concerning potholes in the Dollar General, 1627 North Main Street Extension, parking lot. He has been contacted by the Corporate Office who stated repairs will be made.
- D. Adopt Records Destruction Resolution No. 2023-02-08: Township Secretary/Treasurer Amendolea requests authorization to destroy records as noted in the resolution. *Sloan motioned adopting the Records Destruction Resolution No. 2023-02-08. Wulff seconded. Motion carried.*
- E. Community Grant Resolution No. 2023-02-09: The Center Township Athletic Association is

applying to the Butler County for possible grant monies to update the ball fields. ***Sloan motioned adopting the Community Grant Resolution No. 2023-02-09. Latuska seconded. Motion carried.***

- F. Generator Maintenance Agreement: Wulff presented a maintenance agreement from Cleveland Brothers for the generator. After much discussion, the consensus of the Board was not to enter into the agreement.

**PUBLIC WORKS:**

- A. Award Bid for 2006 Ford F350 Truck: ***Sloan motioned awarding the bid to Kareem Compton for the sale of the 2006 Ford F350 Truck, without the plow, in the amount of \$1,900.00. Smallwood seconded. Motion carried.***
- B. 2023-2024 Salt Contract: The Township must enter a contract with the Commonwealth if we want to participate in the Costars Salt Contract. The Township will enter the contract for 3,000 tons. We are required to purchase at least sixty percent (60%) (1,800 tons) or a maximum of 140% (4,200 tons). ***Sloan motioned to enter the 2023 – 2024 Costars Salt Contract 6810-02 Sodium Chloride (Road Salt) for 3,000 tons. Smallwood seconded. Motion carried.***

**ENGINEER’S REPORT:**

- A. Brown Road (T-412) Repair: Gateway Engineers, John P. Malizia and Mark W. Reidenbach, met with Wulff at the site on January 17, January 25 and January 30, 2023 discussing the project.

**SOLICIOR'S REPORT:** None

**MISCELLANEOUS:**

- A. Pringle stated that he called Dorcas Bature about the Brown Rd grant for more clarification. Ms. Bature has provided more details on the grant.
- B. Pringle also asked for an update on tree trimming. Mike Iscrupe said the company went out looked at Jamisonville Rd and that would take about a day to do. Pringle would like a couple day notice to go out and check progress.

**ADJOURNMENT:**

*The meeting adjourned to an executive session at 8:10 to discuss litigation. The meeting reconvened at 8:25 p.m. with no action taken.*

***Sloan made a motion to adjourn at 8:26 p.m. Latuska seconded. Motion carried.***

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Kayla R. Amendolea  
Township Secretary/Treasurer

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Robert M. Sloan  
Chairman

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Phillip B. Wulff  
Vice Chairman

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Edward G. Latuska  
Supervisor

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Donald E. Pringle  
Supervisor

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Alan H. Smallwood  
Supervisor