

Board of Supervisors:  
*Philip Wulff, Chairman*  
*Robert Sloan, Vice Chairman*  
*Edward Latuska, Supervisor*  
*Donald Pringle, Supervisor*  
*Alan Smallwood, Supervisor*



*Anthony Amendolea, Treasurer*  
*Kayla Mosey, Secretary*  
*Michael Gallagher, Solicitor*  
*David Heath, Engineer*  
*John Nath, BCO/ Zoning Officer*

Center Township Board of Supervisors  
 Regular Meeting Minutes  
 August 14, 2024  
 6:30 p.m.

**CALL TO ORDER:**

Chairman Philip Wulff 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 Chairman Wulff, present were Vice Chairman Robert Sloan; Supervisors Edward Latuska, Donald Pringle, and Alan Smallwood; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Secretary Kayla Mosey.

**PUBLIC TO BE HEARD:**

1. Mr. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for July 2024.

Type of Calls	Number of Calls
Motor Vehicle Accidents	15
Automatic Fire Alarms	12
Service Calls	11
Structure Fires	6
Medicals	18
Brush Fires	0
Vehicle Fires	0
Water Rescue	0
Total Calls	62

Mr. Wulff mentioned that running EMS calls is causing stress on the vehicles and they are running out of space on the trucks. The fire department is looking into purchasing a dedicated EMS vehicle, either a pickup or SUV. They have been looking into grants, but the township might have to apply on behalf of the fire department for the one. Mr. Wulff also gave an update on the SCBA purchase. They have been received and inventoried. There was a training night the previous evening with the members. A photo was taken with the Board of Supervisors and some members of the department.

2. Butch Sloan – 157 Thompson Town Rd: Mr. Sloan is offering \$35,000 toward the lien put on 298 W Brewster Rd. All the taxes have been paid on the property.

*An executive session was called at 6:43pm for possible litigation. The meeting was reconvened at 6:49pm*

The supervisors let Mr. Sloan know that his offer seems fair and that it will be taken into high consideration. The board would like to see that everything is paid up to date. The official decision will be made at the next meeting on September 11, 2024.

3. Scott Bishop – 135 N Benbrook Rd: Mr. Bishop is having a property dispute between him and his neighbors. There was a utility right of way agreement signed by two of the owners changing it from 30ft to 20ft. Mr. Bishop asked if all three should have had to sign. Also, the 15ft setback from the utility right of way to the house is not being met. Township Solicitor Gallagher suggested getting a private attorney.

**MINUTES:**

1. Agenda Setting Meeting – July 8, 2024: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, July 8, 2024 with the following correction: under Miscellaneous, Section 1, it should read “The tar and chip” not “The stone & chip.” Pringle seconded. Motion carried.*
2. Regular Meeting – July 10, 2024: *Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, July 10, 2024 with the following correction: under Public to Be Heard, Section 2, “the supervisors agreed to send representation from the township if the Grays go to the magistrate,” should be added. Smallwood seconded. Motion carried.*
3. Special Meeting – July 25, 2024: *Wulff motioned approving the minutes of the Special Meeting held July 25, 2024. Sloan seconded. Motion carried.*

**TREASURER’S REPORT:**

1. July 2024: *Wulff motioned approving the July 2024 Treasurer’s Report. Pringle seconded. Motion carried.*
2. Warrant List 24-07-14: *Wulff motioned approving Warrant List 24-07-14. Pringle seconded. Motion carried.*
3. Warrant List 24-08-15: *Wulff motioned approving Warrant List 24-08-15. Sloan seconded. Motion carried.*

**ZONING REPORT:** July 2024: Construction costs were \$522,100, fees collected were \$1,257.89. Year to date fees collected are \$9,903.75

**SUBDIVISION & LAND DEVELOPMENTS:**

1. Black/Houk LLR No. 2024-06-05, Final, Expires 08/30/2024: *Wulff motioned to approve the Black Houk LLR No. 2024-06-05. Sloan seconded. Smallwood Abstained. Motion carried 4-0.*

**OLD BUSINESS:**

1. Ratify Henry Donation: *Wulff motioned to ratify the \$50 donation to the Butler County Humane Society in memory of Carol Henry. Pringle seconded. Motion carried.*

**NEW BUSINESS:**

1. Code Enforcement/Zoning Officer Replacement: *Wulff motioned to approve placing an ad in the Butler Eagle for a part-time Zoning Officer position. Sloan seconded. Motion carried.*
- 2.

3. Zoning Hearing Board Solicitor: *Wulff motioned to accept Kyrie Lokhaiser's proposal for the Zoning Hearing Board Solicitor. Sloan seconded. Motion carried.*

**PUBLIC WORKS:**

1. 2024 Paving Project Completion: *Wulff motioned to accept the notice of completion form Wiest Asphalt. Pringle seconded. Motion carried.*

**ENGINEER'S REPORT:**

1. Brown Rd (T-412): Gateway is still recommending reestablishing the ditch line to keep water off the road. The approximate cost is \$35,000.
2. Water and Sewer Grant: The township is getting multiple temporary right of way agreements from residents to continue with the water and sewer grant project.

*Wulff motioned to approve signing the Cable Temporary Right of Way and Easement agreement. Pringle seconded. Motion carried.*

*Wulff motioned to approve signing the Huber Temporary Right of Way and Easement agreement. Smallwood seconded. Motion carried.*

*Wulff motioned to approve signing the Hull Plan Temporary Right of Way and Easement agreement. Pringle seconded. Motion carried.*

*Wulff motioned to approve signing the Miller Temporary Right of Way and Easement agreement. Sloan seconded. Motion carried.*

*Wulff motioned to approve signing the Sullivan Temporary Right of Way and Easement agreement. Pringle seconded. Motion carried.*

**SOLICITOR'S REPORT:**

1. Walters vs Center Township: Mediation is scheduled for the Walters vs Center Township case. If mediation does not work, it will go to trial.

**MISCELLANEOUS:**

1. Road Foreman, Mike Iscrupe, gave the board the following updates: The trailer park on Red Dog Rd wants to have the road repaired. They just had new trailers brought in with heavy equipment. The supervisors recommended seeing if the trailer park is willing to pay for some of the repairs or a percentage and to also see when the rest of the trailers are going to go in. U1 still has not turned in their Road Bond papers. They say they will fix the road damage on Blossom Rd.

*An executive session was called to discuss litigation at 7:58pm. The meeting was reconvened at 8:34pm.*

**ADJOURNMENT:**

***Wulff made a motion to adjourn at 8:35 pm. Sloan seconded. Motion carried.***

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Kayla R. Mosey  
Secretary

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Philip B. Wulff  
Chairman

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Robert M. Sloan  
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

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