

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



Kayla Mosey, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Code Enforcement/Zoning Officer

Center Township Board of Supervisors
Regular Meeting
May 14, 2025
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/Treasurer Kayla Mosey.

PUBLIC TO BE HEARD (3 MINUTE LIMIT):

1. Cathy Novorolsky – 202 Muirfield Ct: Ms. Novorolsky is following up from Monday night's meeting for the answers to the following questions from the township engineer:
 - a. What township holds the bonds for the detention ponds? Center Township.
 - b. Will the township retain 15% of the bond for 18 months after the final inspections of the ponds, to ensure they are working properly?
 - c. Who will be performing the final inspections of the ponds before they are turned over to the HOA? DEP will do a final inspection.
 - d. As part of your BMP (best maintenance plan) required by the Dep who does the yearly inspections?
 - e. If you have guidelines regarding maintenance for detention ponds, could you forward a copy to us? The maintenance guidelines are in the NPDES.
 - f. Lastly, could we receive a copy of the "Stormwater Facility Map"? Yes, file a right-to-know request with the township for a copy.
2. William Coughenour – 107 Crabapple Dr: Mr. Coughenour was asking if there was an update on the road situation in Blossom Ridge. The plow trucks are tearing up the roads, there are loose stones, and tar is still going into residents' driveways.
3. John Sicilia – 114B Blossom Dr: Mr. Sicilia attended the last meeting when there were 30 Blossom Ridge residents in attendance. He wants to know if we did not just wait to pave if we did not have the budget for it. He doesn't feel this is fair.

4. Dan Stutz – 831 Sunset Dr: Mr. Stutz bought property and was wondering if Pringle would be interested in a Cherry Tree that is on the property.

MINUTES:

1. Agenda Setting – April 7, 2025: *Wulff motioned approving the minutes of the Agenda Setting Meeting held on Monday, April 7, 2025. Pringle seconded. Motion carried.*
2. Regular Meeting – April 9, 2025: *Wulff motioned approving the minutes of the Regular Meeting held on Wednesday April 9, 2025. Pringle seconded. Motion carried.*

TREASURER'S REPORT:

1. April 2025: *Wulff motioned approving the April 2025 Treasurer's Report. Pringle seconded. Motion carried.*
2. Warrant List 25-04-08: *Wulff motioned approving Warrant List 25-04-08. Pringle seconded. Motion carried.*
3. Warrant List 25-05-09: *Wulff motioned approving Warrant List 25-05-09. Sloan seconded. Motion carried.*

ZONING REPORT: April 2025: Construction costs were \$1,200,300. Fees collected were \$1,766.27. Year-to-date fees collected were \$5,662.10.

SUBDIVISION & LAND DEVELOPMENTS: None

OLD BUSINESS:

1. Ratify Installation of Morgan Lane Sign: *Wulff motioned to ratify the installation of the Morgan Ln Sign. Pringle seconded. Motion carried.*
2. Adopt Chapter 6 (Fire Prevention) Revision Ordinance No. 2025-05-01: *Wulff motioned to adopt Chapter 6 Revision Ordinance No. 2025-05-01. Pringle seconded. Motion carried.*
3. Adopt Chapter 15 (Sewage Disposal) Revision Ordinance No. 2025-05-02: *Wulff motioned to adopt Chapter 15 Ordinance No. 2025-05-02. Pringle seconded. Motion carried.*

NEW BUSINESS:

1. Authorize Ad for Armstrong Franchise Agreement Ordinance: *Wulff motioned to approve placing an ad in the Butler Eagle for the Armstrong Franchise Agreement Ordinance. Smallwood second. Motion carried.*

PUBLIC WORKS:

1. Authorize Ad for 2025 Paving Program: *Wulff motioned to approve placing an ad in the Butler Eagle for the Mahood Rd paving program. Smallwood seconded. Motion carried.*

Wulff motioned to approve placing an ad in the Butler Eagle for the Mack Rd paving program. Smallwood seconded. Motion carried.

2. Authorize Ad for 2025 Seal Coat Program: *Sloan motioned to approve placing an ad in the Butler Eagle for the 2025 Seal Coat Program. Pringle seconded. Motion carried.*
3. Authorize Columbia Gas Bond Release: Tabled.
4. Gate Repair: *Pringle motioned to approve replacing the keypad for the gate for a cost no more than \$1,500. Smallwood seconded. Motion carried.*
5. 811 Safety Day: *Wulff motioned to approve sending up to 5 road crew members to the 811 Safety Day at no cost. Smallwood seconded. Motion carried.*
6. Tree Trimming: Table
7. Authorize Ad for Aggregate: *Wulff motioned to approve placing an ad in the Butler Eagle for Aggregate. Pringle seconded. Motion carried.*

ENGINEER'S REPORT:

1. Lakeshore Dr Final Payment: *Wulff motioned to approve the final payment for Lakeshore Dr in the amount of \$9,752.50. Pringle seconded. Motion carried.*
2. Glenwood Way Final Payment: *Wulff motioned to approve the final payment for Glenwood Way in the amount of \$58,692.08. Pringle seconded.*
Pringle motioned to have the engineer provide a letter to the township that the guiderail is within the proper specs or to remedy/correct the guiderail by shortening or other manufacturing. Wulff seconded. Motion carried.
3. Award Brown Rd Stabilization Bid: *Wulff motioned to award the bid to Wiest Asphalt in the amount of \$48,137.20 contingent on the county being okay with the bid not being advertised. Pringle seconded. Motion carried.*
4. ARLE Grant Work Authorization (SR 8 & Mahood Rd/Unionville): *Wulff motioned to approve the work authorization for Gateway for the ARLE grant. Pringle seconded. Motion carried.*
5. DCED Multimodal Grant: *Wulff motioned to apply for the DCED Multimodal Grant for Pinehurst Bridge. Pringle seconded. Motion carried.*

SOLICITOR'S REPORT: None**MISCELLANEOUS:**

1. Heath gave an update on the GIS software upgrades. He met Randy and Mike in the office to come up with what they needed.
2. Heath also informed the board that Gateway was approached about doing a proposed land development for a 2-story office building on Sunset Dr and wanted to know if the board had an issue with Gateway doing the plans. The board did not, we will use an alternate engineer.
3. Zoning Officer, Randy Brown, informed the board that Gallagher had provided changes for the Chapter 14/20 revisions.

ADJOURNMENT:

Wulff motioned to adjourn the meeting at 7:16 PM. Pringle seconded. Motion carried.

Kayla R. Mosey
Secretary/Treasurer

Phillip B. Wulff
Chairman

Robert M. Sloan
Vice Chairman

Edward G. Latuska
Supervisor

Donald E. Pringle
Supervisor

Alan H. Smallwood
Supervisor