

**MINUTES OF THE  
REGULAR MEETING HELD  
October 15, 2018**

The regular meeting of the Butler Township Board of Commissioners was held on October 15, 2018 at 6:30 p.m. at the Butler Township Municipal Building, 290 S. Duffy Road, Butler, PA 16001. The following Commissioners were present: Pres. Dave Zarnick, Vice-Pres. Sam Zurzolo, Commis. Joseph A. Wiest, Commis. James Lokhaiser, Jr. and Commis. Fred M. Vero.

Also present were Manager Tom Knights, Asst. Manager Cheryl McNeill, Solicitor Rebecca Black, Zoning Officer Jesse Hines, Township Engineer Dan Deiseroth, Township Engineer Bill Braun (Senate Engineering), Chief of Police John Hays, Fire Marshal Chris Switala and Student Representative Joe Atkinson.

Pres. Zarnick called the meeting to order followed by a moment of silence and the pledge of allegiance to the flag.

Pres. Zarnick stated that anyone taping the meeting is required to state their name and address at the beginning of the meeting. There was none.

Pres. Zarnick asked if there were any corrections or additions to the minutes of the October 1, 2018 meeting. There being none, the minutes will stand as presented.

Fire Marshal Switala and Commis. Lokhaiser presented the awards for the 2018 Fire Prevention Week Poster Contest to the following individuals:

*First Place:*

Kindergarten – Harper Gerlesky-Danahey - Connoquenessing  
 First Grade – Faith Melnick - Connoquenessing  
 Second Grade – Greyson Steadman - Northwest  
 Third Grade – Casey Ewart - Connoquenessing  
 Fourth Grade – Aaliyah Grossbauer - McQuistion

*Runner-up:*

Kindergarten – Corbin Undercuffler - McQuistion  
 First Grade – Blake Giocondo – Northwest & Eric Jarnagin, Jr. - McQuistion  
 Second Grade – Vyolet Carlson – Northwest, Kenna Claypoole - McQuistion & Gracie Huff - McQuistion  
 Third Grade – Taylor Lutz - McQuistion  
 Fourth Grade – Peyton Ponteous - Connoquenessing & Sydney O'Donnell - Northwest

A total of 119 posters were submitted by students from McQuistion, Northwest and Connoquenessing Elementary Schools. McQuistion Elementary School won the participation award. Fire Marshal Switala thanked Menchie's for partnering with the Township this year and for providing Frozen Yogurt for the children in attendance for the awards.

Pres. Zarnick noted receipt of the monthly Treasurer, Road, Police and Fire/Zoning Department Reports.

Commis. Vero reported that he has received numerous comments from residents concerning the litter that is accumulating on Greenwood Drive between Route 422 and Benbrook Road. He requested help from the media in asking for a group to adopt this section of roadway through the Adopt-A-Highway Program. Commis. Zarnick stated that he has also received complaints about that section of roadway. He also thanked the individual that recently cleaned up Litman Road.

Commis. Lokhaiser thanked Menchie's for coming out and serving frozen yogurt to the children and parents of the poster contest and for providing the gift cards that were presented to the winners of the Poster Contest.

Commis. Lokhaiser reminded everyone that the Budget hearing is scheduled for November 8<sup>th</sup> at 5:30 p.m. at the Municipal Building. The meeting is open to the public.

Commis. Lokhaiser reported that the three Township Volunteer Fire Departments have voted to merge into one department. He thanked the men and women of the three departments for their hard work and dedication to get this accomplished.

Commis. Zurzolo thanked Commis. Wiest for having his company pave a basketball court in the City of Butler.

Commis. Zurzolo reported that on Sunday, October 21 from noon to 4:00 p.m., there will be a Tornado Tuff Run at Alameda Park sponsored by the Golden Tornado Scholastic Foundation, Inc. Go to [www.goldentornadoscholasticfoundation.org](http://www.goldentornadoscholasticfoundation.org) to register.

Commis. Zurzolo requested a proclamation be prepared for a resident who turns 100 years old.

Commis. Wiest reported on the work of the Road Department.

Commis. Zarnick thanked AGR and AGR, International, UPS, Butler County Community College, C. W. Howard Insurance Co., Peoples Natural Gas Co., and Westinghouse for volunteering their services to Butler Township during the Week of Caring. He asked that thank you letter be sent out to these companies, along with John Furman from the United Way.

Asst. Manager McNeill reported that the Township has received an anonymous donation of \$25.00 to the Park Development Fund following the recent Tour of Preston Park.

Student Representative Atkinson reported on his meetings with various organization to try to get local teenagers involved in volunteerism.

Chief Hays reported that the donated police vests have been delivered to the Indiana University of Pennsylvania and they are very appreciative of the donation.

Fire Marshal Switala reported on the Fire Prevention Week Poster Contest and thanked the staff for their assistance with the program.

Zoning Officer Hines reported that as of October 1, 2018 the 2015 I Codes are in effect State-wide. Any commercial or residential building would have to comply with the new

code. He also reported that with the new building code taking effect, he has received notification that the Township's ISO rating has been revised. We are back to a rating of four out of ten, with ten being the worst. The Township had been rated at nine because of the use of the older code.

Township Engineer Deiseroth had nothing to report.

Solicitor Black had nothing to report.

Manager Knights had nothing to report.

Commis. Zarnick asked for public comment on agenda items.

Joyce Keefer, 113 Lawrence Avenue, commented on the lights and noise issues with the current Sheetz on Meridian and Route 68 and would like them addressed with the new development.

Manager Knights opened the bids for the Solid Waste and Recycling Contract. It is a five year contract with the Township having the option to extend the contract for an additional three years. Three bids were received.

<b>Company</b>	<b>Vogel Disposal Service</b>	<b>Waste Management</b>	<b>Advanced Disposal Services</b>
<i>Bid Bond</i>	Yes	Yes	Yes
<i>Cost/Month – 2019</i>	\$ 22.47	\$ 19.65	\$ 24.95
<i>Cost/Month – 2020</i>	\$ 23.15	\$ 20.24	\$ 25.87
<i>Cost/Month – 2021</i>	\$ 23.85	\$ 20.85	\$ 26.83
<i>Cost/Month – 2022</i>	\$ 24.57	\$ 21.48	\$ 27.82
<i>Cost/Month – 2023</i>	\$ 25.31	\$ 22.12	\$ 28.85
<i>Cost/Month – Extension 2024</i>	\$ 26.07	\$ 22.78	\$ 29.92
<i>Cost/Month – Extension 2025</i>	\$ 26.86	\$ 23.46	\$ 31.02
<i>Cost/Month – Extension 2026</i>	\$ 27.67	\$ 24.16	\$ 32.17
<i>Rear Yard Service/ yr – 2019</i>	\$ 300.00	\$ 415.80	\$ 60.00
<i>Rear Yard Service/ yr – 2020</i>	\$ 300.00	\$ 422.88	\$ 60.00
<i>Rear Yard Service/ yr – 2021</i>	\$ 312.00	\$ 430.20	\$ 60.00
<i>Rear Yard Service/ yr – 2022</i>	\$ 312.00	\$ 437.76	\$ 60.00
<i>Rear Yard Service/ yr – 2023</i>	\$ 324.00	\$ 445.44	\$ 60.00
<i>Rear Yard Service/ yr – 2024</i>	\$ 324.00	\$ 453.36	\$ 60.00
<i>Rear Yard Service/ yr – 2025</i>	\$ 324.00	\$ 461.52	\$ 60.00
<i>Rear Yard Service/ yr – 2026</i>	\$ 330.00	\$ 469.92	\$ 60.00

Motion by Commis. Zarnick to table the bid award until later in the meeting to allow the Manager time to review the bids. Seconded by Commis. Zurzolo. The vote was Ver0: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

Zoning Officer Hines presented information on the Sweesy/Daurora Subdivision. The referenced Subdivision Plan is located at the intersection of Ferguson Avenue, Campbell Way, Campbell Avenue, and Murphy Lane in the R-1 (Single Family Residential) Zoned

42 District. The plan proposes to consolidate lots. Mr. Frances Sweesy was in attendance to represent to answer any questions. The plan is in order for approval.

Motion by Commis. Vero to grant final approval of the Sweesy / Daurora Subdivision. Seconded by Commis. Lokhaiser. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

Zoning Officer Hines presented information on the Highfield Community Association Subdivision. The referenced Subdivision Plan is located along North Boundary Street in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide one lot into three lots. He explained that two notes were added to the plan which state, "Subject to any private rights or interests to unopened streets and allies that may be held by other landowners, Butler Township assumes no responsibility for unopened streets and allies and takes no position regarding the rights of private landowners therein." and "Butler Township, in approving this plan of lots, does not certify the adequacy of Lot 5 and 6 for home construction." The plan is in order for approval contingent upon compliance with Gateway Engineers' letter dated September 18, 2018. Mr. Dave Savage was in attendance to represent the Highfield Community Association Subdivision.

Solicitor Black commented on the note that was required to be added to the plan.

Motion by Commis. Vero to grant final approval of the Highfield Community Association Subdivision contingent upon compliance with Gateway Engineers' letter dated September 18, 2018. Seconded by Commis. Lokhaiser. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

Zoning Officer Hines presented information on the Ritenour Subdivision and the Sheetz Land Development. The referenced Subdivision Plan and Land Development are located along Evans City Road and Meridian Road in the C-2 (Convenience Commercial) and R-1 (Single Family Residential) Zoned District. Gateway Engineers is the designing engineer for the plan. Bill Braun, with Senate Engineering is the reviewing engineer for the Township.

David Mastrostefano, representing Sheetz, presented information concerning Ritenour Subdivision. The plan proposes to consolidate two lots.

Zoning Officer Hines stated that the Ritenour Subdivision is in order for approval.

Engineer Braun stated that all their comments have been addressed and he recommended approval.

Solicitor Black noted for the record that Lutz and Pawk have represented the Ritenours in the past in a separate civil matter, but wanted to make full disclosure of the relationship.

Motion by Commis. Vero to grant final approval of the Ritenour Subdivision. Seconded by Commis. Lokhaiser. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

David Mastrostefano, representing Sheetz, presented information on the Sheetz Land Development. The plan proposes the re-development of the Sheetz Store. Questions were taken from the Board.

*Fire Marshal Switala stated that he has reviewed the plan and it is order for approval.*

*Zoning Officer Hines presented additional information on the plan. He stated that this will be a complete rebuild. The plan is in order for approval with contingencies.*

*Engineer Braun presented information on the storm water plan.*

*Motion by Commis. Vero to pass Resolution 18-21, granting final approval of the Sheetz Land Development contingent upon:*

- 1. Compliance with Senate Engineering Company's letter dated October 11, 2018, #12282*
- 2. Executed Developer's Agreement approved by the Township Solicitor,*
- 3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor, and*
- 4. Butler Area Sewer Authority Approval*

*Seconded by Commis. Wiest. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.*

*Zoning Officer Hines presented information of the LeFevre Grading Permit at 127 Crosslands Road. He attached a drainage line onto the existing Township drainage line where it crosses Township Line Road and extended it into his property. The project has been completed and with its completion, Mr. LeFevre is dedicating an easement and right-of-way to the Township along with the infrastructure that he improved on his property, which the Township will maintain going forward. Everything is in order for approval.*

*Engineer Deiseroth made additional comments.*

*Solicitor Black explained that a resolution is needed to accept the easement that was dedicated by Mr. LeFevre.*

*Motion by Commis. Vero to pass Resolution 18-22, accepting the Easement and Right-Of-Way, as well as the improvements made for the Ryan LeFevre Grading Permit project on Crosslands Road. Seconded by Commis. Wiest. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.*

*Chief Hays presented the request of playground signs at Lohner Park. He presented a summary of the traffic report generated from the traffic sign that was placed near the playground for 6 days. Even though the results of the traffic study does not show that there is a speeding problem near the park he does recommend that playground signs be placed on David Drive on either side of the entrance to the park just to indicate that there is a park in the area.*

*Motion by Commis. Zurzolo to authorize the installation of Playground Signs at Lohner Park on a thirty day trial with the signs becoming permanent after the trial period if there is no objection. Seconded by Commis. Vero. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.*

Manager Knights presented a summary of the three bids received for the Solid Waste and Recycling Contract. He recommended the Solid Waste and Recycling Contract go to Waste Management, the lowest responsible bidder meeting specifications. Questions were taken from the Board.

Motion by Commis. Wiest to award Waste Management the five year Solid Waste and Recycling Contract and addendum including a three year extension option. Seconded by Commis. Zurzolo. Commis. Lokhaiser asked an additional question regarding the extension option. The vote was Vero: Yes; Lokhaiser: Yes; Wiest: Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

Manager Knights reviewed the bills report and the following totals were noted: General Fund - \$134,951.83; Highway Aid Fund - \$12,043.47; General Fund (added after September Bills Report) - \$144,138.37; Payroll Fund (prior month) - \$264,843.67.

Motion by Commis. Zarnick to pay the bills as per the bills report. Seconded by Commis. Lokhaiser. The vote was Vero: Yes; Lokhaiser: Yes; Yes; Zurzolo: Yes and Zarnick: Yes. Motion carried.

There was no correspondence.

Commis. Zarnick asked for public comment on any item of concern.

Mike Denny, 120 Grove Avenue, presented a statement to the Board concerning a sewer line that was installed in the paper alley on Grove Avenue. Solicitor Black requested a copy of the statement which Mr. Denny agreed to email to her by the end of the day on Tuesday. She will look into the issue and report back to the Board.

Doug Vogel, with Vogel Disposal, requested a copy of the bid sheet for the Solid Waste and Recycling Contract Bids.

Questions were taken from the media.

Motion was made by Commis. Zarnick to adjourn the meeting to Executive Session on personnel and real estate matters at 8:25 p.m. Seconded by Commis. Vero and carried unanimously. The Board will not reconvene.

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