

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – NOVEMBER 14, 2018**

**AND**

**PRESENTATION OF 2019 BUFFALO TWP. BUDGET OF ALL FUNDS**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, November 14, 2018, in the Buffalo Township Municipal Building and convened at 7:30 pm.

The Meeting was called to order by the Chairman, Ron Zampogna. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

**Roll Call**

Ron Zampogna II	Present
Gary L. Risch	Present
Albert T. Roenigk	Present
Matthew J. Sweeny	Present
John Zurisko	Present

A majority of the Board of Supervisors being present, the Chairman declared the Meeting open for the transaction of business.

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**ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD**

- a) Albert Roenigk and John Zurisko attended the Butler County Association of Township Officials Fall Seminar Oct. 23.
- b) Albert Roenigk, Gary Risch and Ken Howard met with Contractors regarding the renovation of the 3-bay Storage Garage Nov. 7.
- c) The Board of Supervisors met with their Solicitor in the Township Municipal Building regarding personnel matters Nov. 7.
- d) The Board of Supervisors met with their Solicitor in the Township Municipal Building on Nov. 14.

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**APPROVAL OF THE MINUTES** of the October 10, 2018, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Albert Roenigk. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER'S REPORT** for October 1-31, 2018, inclusive for audit, was on motion of John Zurisko, seconded by Matt Sweeny. Motion Carried. Un. Approval.

**MONTHLY BILLS**

After reviewing the invoices and bills presented for payment, it was on motion of Albert Roenigk, seconded by Matt Sweeny to pay the monthly bills. Motion Carried. Un. Approval.

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**PROPOSED 2019 BUDGET OF ALL FUNDS**

Ron Zampogna stated that the proposed 2019 Buffalo Township Budget of All Funds has been prepared and will be posted tomorrow on the bulletin board of the Municipal Building Lobby and will remain posted for 20 days. Township residents are invited and encouraged to review the proposed budget and to submit written and /oral questions and comments to the Supervisors, regarding the proposed 2019 line-item allocations. Budget Hearing/Adoption will be part of the December 12, 2018 Regular Monthly Meeting. Various requests for 2019 Budget consideration were received. We had a budget workshop a month or so ago. As I stated, the budget will be posted tomorrow for the next couple weeks. If you have any questions, comments, requests or suggestions, we ask that you attend the meeting next month.

**REPORTS**

**(1) THE ELECTED TAX COLLECTOR'S REPORT (CARLA GARIA):**

- **OCTOBER 2018:** Twp. Real Estate Tax is \$1,148.36, Per Capita @ Face is \$0.00, Per Capita @ Penalty is \$176.00

**(2) THE APPOINTED TAX COLLECTOR'S REPORT (BERKHEIMER):**

- **OCTOBER 2018:** Earned Income Tax is \$49,634.53, Local Services Tax is \$5,915.95

**(3) THE APPOINTED TAX COLLECTOR'S REPORT (SHARPS):**

- **SEPTEMBER 2018:** Twp. share: \$157.50
- **OCTOBER 2018:** Twp. share: \$292.23

**(4) WEEKLY STAMP SALES (DEED TRANSFER'S):**

- **SEPTEMBER 2018:** \$12,300.04
- **OCTOBER 2018:** \$21,625.95

**(5) ZONING OFFICER'S REPORT (ROGER KELLY):**

- **OCTOBER 2018:** 18 Permits Issued, 7 Single Family Residences, 1 Storage Building, 1 Pool, 9 Grading Permits  
Building Permit Fee: \$6,766.60, Mileage: 170, Grading Permit Fee: \$470.00, Lot Development Fund: \$2,064.26

**(6) THE DISTRICT JUSTICE'S REPORT:**

- **OCTOBER 2018:** Ordinance & Statute Violations \$1,077.05, Vehicle Code Violations \$549.17

**(7) BUFFALO TWP. POLICE REPORT**

- **OCTOBER 2018:** Total calls 163

**(8) BUFFALO TWP. VFC, CHIEF'S REPORT**

- **OCTOBER 2018:** Calls for month 31, Fire related calls 18, Medicals 13, Company Hours 17 hrs. 58 min., Staff Hours 187 hrs. 59 min., Calls for Year 360, Fire Damage for Month \$0.00, Fire Damage for Year \$300,000.00

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**(9) SARVER VFC, CHIEF'S REPORT**

- **OCTOBER 2018:** Calls for month 42, Fire related calls 11, Medicals 31, Company Hours 144.38 hrs., Staff Hours 355.26 hrs., Calls for Year 511, Fire Damage for Month \$0.00, Fire Damage for Year \$21,000.00

**OLD BUSINESS**

**NEW BUSINESS**

**DISCUSSION REGARDING SETTING A FEE FOR SOLAR PANELS**

Roger Kelly stated we don't have a fee at this time for permitting Solar Panels. Code Systems has to be involved and they charge a fee and feel that we should charge some type of a fee to cover the time on our end with doing the paper work. It could be \$50.00 or \$75.00, it's not that much work but it does take time. Matt Sweeny asked so basically just enough to cover doing the paper work, getting the permit and stuff through here. We have had several requests recently regarding Solar Panels. Ron Zampogna asked Atty. Lutz if he has run into this anywhere? Atty. Lutz stated no, but it is coming, and we will have to address it. The concerns I have would be what is required regarding inspection. What the size is? They make little panels that you can put in a window to charge a cell phone. Is it going to be attached to the side of the house? Is it going to be one panel or 50 panels? I don't know what other municipalities are doing right now. It might be worth investigating that. I don't think that anyone is going to be putting any in within the next couple months. Well, they might because of the Tax Credit that you will get. There may be a push to get them in before year end. Maybe get some assistance from Code Sys and I'll have Brian look at some other ordinances because we are certainly not the first to do this. This is going on everywhere. Ron stated maybe we can investigate it and readjust it at the moment. Atty. Lutz stated if we are going to charge \$75.00 with out defining what the fees are for and what they are connected to. Matt stated that the paper work will be the same no matter what the size is. We could possibly have a minimum size and if it's anything over that then the fee would be different. Atty. Lutz stated we just went through all of the changes to the Zoning Ordinance, but you may want to consider having a discussion with one of these Solar Farms. I don't know if they would come to this area or not. John Zurisko asked if these are standalone panels or are, they attached to the roof? Atty. Lutz stated that is another question too. There is nothing in the Zoning Ordinance regarding these at all. Albert Roenigk asked if Code Sys would have to inspect them either way? Atty. Lutz stated because you are making an electrical connection to the house. Roger is that correct? Roger replied there is one in Chesterfield Estates that I did a couple months ago. The one I am waiting on today is in a front yard. It will be sitting on posts. They are not going to build a cabinet to set them on. It is 207 square feet and it will be used for their home. Matt stated that there is one on Cole Road. Roger replied, yes and we were not involved it that at all. It's been there for about a couple of years. Atty. Lutz stated we can get some information and have it for the December meeting. Ray Smetana stated that we had people come to us a few years ago regarding a wind mill but it fell through.

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**RAILS TO TRAILS**

Ron Zampogna stated we discussed a month ago about having a significant slide on the trail between Bear Creek Road and Monroe Road. Chris Zeigler stated that I believe that some of the invoices for the stone were sent to the township building. There were 100 tons of stones put in and 100 tons taken out. So, the Trail Council has taken care of paying for the majority of the project but there are still some outstanding invoices. Ron asked Janice what the amount is for the stone. Janice stated it is \$26,408.24. Matt Sweeny asked if the stone bills that came to the township where part of the bills that were paid by the Trail Council to Holbein's? Chris replied no and stated that the Trail Council has paid their share to Holbein's. Ron asked Janice if that is all of the invoices? Janice replied yes, that is all I have received. Ron stated that puts the project at over \$76,000.00. Ron asked Janice if there is enough money in an account that we could get the money from? The Railroad Fund or the Recreation Fund? Janice replied yes. Matt Sweeny made a motion to approve payment of invoices for the stone. Chris stated that I am working on some grants so if this happens again, we will have some funding since it has happened 2 years in a row. The Supervisors thanked Chris and the Trail Council for all the time and money that they put into the Butler-Freeport Community Trail.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Township to the invoices for the stone used on the Trail. Motion Carried. Un. Approval.

**BID ON POLICE CAR**

Ron stated that we have an out of commission police cruiser. It is a 2011 Crown Victoria. We recently purchased a new Ford Explorer Interceptor. We received a letter with an offer of \$300.00 from Miles Smolic. Matt Sweeny stated that the car needs a lot of work. Gary Risch made a motion to sell it.

On a motion of Gary Risch, seconded by John Zurisko to accept the offer of \$300.00 from Miles Smolic for the 2011 Crown Victoria. Motion Carried. Un. Approval.

**LAND DEVELOPMENT**

**STOVER/NEYMAN – 109 HIDDEN CLIFF ROAD & 135 SARVER'S MILL DRIVE – LOT LINE REVISION & CONSOLIDATION SUBDIVISION PLANS**

George R. & Angela M. Stover, 109 Hidden Cliff Road – Lots 220R3 & 221R2 and Debra Neyman, 135 Sarver's Mill Drive – Lot 123R are proposing to divide Lot 221R2 to increase the size of their existing lots.

The township office has received the Lot Line Revision Fee, Lot Line Revision Application, 4 Copies of Plan & 1 Mylar, Butler County Planning Commission comments were not supplied, Municipal Authority of Buffalo Township comments received 10/25/18, MABT furnishes water & sewage service to this area. There are no formal comments to offer regarding the requested Lot Line Revision, Bankson Engineer comments received 10/5/18 are as follows: We are in receipt of the subject Lot Line Revision and Consolidation Subdivision Plans drawings for the Sarver's Mill Planned Residential Development.

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These plans are submitted on behalf of the Applicant by The Meritage Group, L.P. We have been requested to review these documents for conformance with the applicable portions of the Township Zoning Ordinance, Ordinance No. 121 and Subdivision and Land Development Ordinance, Ordinance No. 122. We have reviewed the submitted documents and offer the following comments: Please display the acreage of existing lot 221R2, which is to be abolished per the subject revision, and display the acreage to be added to proposed lot 126R and 220R3, as well as the total acreages of these lots, following consolidation. Please correct spelling and grammatical errors present in the title block and signature blocks of Drawing Number MG-SM 126R.

Ken Howard stated that we had a couple minor comments that have been taken care of and have a revised plan here on the table ready to be approved.

On a motion of Gary Risch, seconded by Matt Sweeny to approve the Stover/Neyman Lot Line Revision & Consolidation Subdivision Plans. Motion carried. Un. Approval.

**AUDUBON SOCIETY TODD NATURE RESERVE – KEPPLER ROAD – SIGN**

The Audubon Society of Western PA is proposing to replace the original sign at the Todd Nature Reserve located on Kepple Road with a new permanent sign.

The township office has received a picture with detailed description, location of the sign, Municipal Authority of Buffalo Township comment letter received 10/30/18, MABT does not have sewer and water service within the vicinity of this project. Bankson Engineers comment letter received 11/5/18. We are in receipt of Audubon Society Todd nature Reserve sign submission drawings. These plans are submitted on behalf of the applicant by Pashek + MTR, Ltd. We have been requested to review these documents for conformance with the applicable portions of the Township Zoning Ordinance, Ordinance No. 121. Our comment relative to our review are as follows: 410.2 The Audubon Society is proposing a sign structure containing two signs with a total aggregate area of 30.5 square feet. Per the Ordinance, parcels within the C-1 Zoning District are permitted to display 32 square feet of sign area. No individual sign may have an area larger than 16 square feet. No sign may be taller than 7 feet. As noted in Section 410 Signs of the Buffalo Township Zoning Ordinance. The area of the "Sign Panel" shown on sheet number SGN1, which contains the following text, "Todd Nature Preserve, Audubon Society of Western Pennsylvania", exceeds the maximum allowable area for the C-1 Zoning District, per the Ordinance. The Chimney feature of the structure exceeds the maximum height, per the Ordinance.

Ken Howard with Bankson Engineers stated that we reviewed that plans that were submitted. They just do not quite meet the Ordinance requirements. I believe it may be worthy of considering a modification and granting approval of this sign as permitted with the modification. Atty. Lutz stated that he doesn't have any problem with it. Ray Smetana stated that they will be putting another one up at the Buffalo Creek Nature Park on Monroe Road and they want to keep conformity to the signs. They serve a good purpose and we thought it would be best to go ahead a move them on. Atty. Lutz replied

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more so are the good purposes and the good cause. I believe the modifications are okay because of the type of construction.

On a motion of John Zurisko, seconded by Albert Roenigk to approve the Audubon Society Todd Nature Reserve Sign with Amended Modification Request. Motion carried. Un. Approval.

**REMARKS FROM THE FLOOR**

Ron stated that we have some students in attendance from Mr. Wyant's class. Do you have any questions or are you here just for observance? Matt Sweeny stated that Mr. Wyant is my all-time favorite teacher. The Supervisors thanked them for coming.

Chris Zeigler, President of the Butler-Freeport Trail Council stated that we had the Half Marathon on the 20<sup>th</sup> of October. We had 890 registered and 759 ran. It rained immediately after the race. Registration opens January 1, 2019 for next years race. We had a work day on Saturday and installed the Bollards. We had 11 people show up and it was 19 degrees. They look great! We didn't get them all in. We did get them installed in Sarver, Marwood and Cabot. We will have another work day soon to get the rest of them installed. We will be holding a last day hike on December 31<sup>st</sup> at 11 am from the Cabot parking lot. We did the same thing last year and had a great turn out.

Renee Alchier with the Audubon Society stated that we are having an open house at our Nature Store on December the 1<sup>st</sup> with 20% off of everything. There are flyers on the table in the back that you can bring in to the store during the month of November and receive a free tote bag. So, tell your friends and family to shop at the Audubon Nature Store. We have also been doing a lot of different programs at the Freeport High School, Middle School and the Elementary Schools helping them to become nature friendly and be aware of the New Nature Park that will be coming soon.

Bob Fletcher with the Buffalo Township Road Department stated that everything is running, and we are supposed to be getting a new truck. I was wondering what is going on with the old ambulance building on Ekastown Road. Has it been sold? Atty. Lutz stated that we have approval from the courts and it is just about a done deal. Bob stated the reason I was asking is because we do a lot of things on the other side of the township and thought that might be a middle point to have a stock pile of material for the roads instead of having to come clear back over here. Gary Risch stated that the Bids will be coming in for the renovation of the garage. Ron asked if they need anything. Bob stated yes, if would be nice to have a Plasma Cutter and a Mig Welder. Something to help make job easier. The Supervisor's stated that they would see what they could do.

Amanda Richardson and Alexis Hurlbut teachers at Evangel Heights Christian Academy. We are looking to partner each of our classes with a business in the township. From Kindergarten to 12<sup>th</sup> grade. We want to reach out and help in the community. We are asking for ideas and will be happy to help in any way. Ken Howard stated that the school has helped in the past with the MS4 Storm drain stenciling. Maybe once the weather breaks, they could help with that. Amanda replied yes, that would be great. Renee Alchier stated that they could always use extra hands with their projects.

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Vicky Hoffman, Bear Creek Road asked if the Township Website is up and running. Ron Zampogna stated that it is and has been for quite some time. Rhonda has put a lot of time into and information on the website. Vicky stated well I can't find it. What is the address. Rhonda stated that it is [www.buffalotownship.com](http://www.buffalotownship.com) all spelled out. If you are having difficulty with the website, I will be more than happy to help you.

Bob Fletcher with the Road Dept. asked about the 811 System. PA 1 Call is now going to be computerized. Ron asked Ken is that correct. Ken stated yes. Bob stated that I have been the person who has been put in charge of this and would like some training or guidance.

**ADJOURMENT** was on a motion of Gary Risch, seconded by John Zurisko at 8:05 pm. Motion carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**