

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – FEBRUARY 13, 2019**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, February 13, 2019, 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
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	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) The Board of Supervisors met with their Solicitor in the Township Municipal Building after the Reorganization/Regular Monthly Meeting regarding a personnel matter Jan. 7.
- b) John Zurisko attended the Municipal Code Association Reorganization Meeting Jan. 15.
- c) John Zurisko attended the PennEnergy Training at the Saxonburg VFD on Jan. 22.
- d) Matt Sweeny & Gary Risch attended the Planning Commission Meeting Feb. 6.
- e) Albert Roenigk, Ken Howard & Chris Zeigler met regarding the CRA Grant for the Trail Feb. 8.
- f) Albert Roenigk, Ken Howard & Chris Zeigler met regarding the Butler County Parks & Recreation Grant Feb. 8.
- g) The Board of Supervisors met with their Solicitor in the Township Municipal Building on Feb. 13.

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**APPROVAL OF THE MINUTES** of the January 7, 2019, Reorganization Meeting & Regular Monthly Meetings, as recorded, was on motion of Matt Sweeny, seconded by John Zurisko. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER’S REPORT** for December 1-31, 2018, January 1-31, 2019 inclusive for audit, was on motion of John Zurisko, seconded by Albert Roenigk. Motion Carried. Un. Approval.

**MONTHLY BILLS**

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

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**REPORTS**

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

- **DECEMBER 2018:** Twp. Real Estate Tax is \$2,068.67, Per Capita @ Penalty is \$847.00
- **JANUARY 2019:** Twp. Real Estate Tax is \$0.00, Per Capita @ Penalty is \$44.00

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

- **DECEMBER 2018:** Earned Income Tax is \$109,667.48, Local Services Tax is \$18.07
- **JANUARY 2019:** Earned Income Tax is \$62,462.17, Local Services Tax is \$5,215.53

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

- **DECEMBER 2018:** Twp. share: \$414.68
- **JANUARY 2019:** Twp. share: \$321.66

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

- **NOVEMBER 2018:** \$11,018.39
- **DECEMBER 2018:** \$15,344.62
- **JANUARY 2019:** \$15,644.79

**ZONING OFFICER'S REPORT (RICK HEALEY):**

- **DECEMBER 2018:** 14 Permits Issued, 7 Single Family Residences, 7 Grading Permits  
Building Permit Fee: \$7,008.05, Mileage: 100, Grading Permit Fee: \$610.00, Lot  
Development Fund: \$5,468.36
- **JANUARY 2019:** 7 Permits Issued, 2 Grading Permits, 3 Single Family Residences, 1 Storage  
Building, 1 Sign, Building Permit Fee: \$3,045.00, Mileage: 136, Grading Permit Fee: \$200.00,  
Lot Development Fund: \$0.00

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

- **DECEMBER 2018:** Ordinance & Statute Violations \$197.00, Code Violations \$280.89
- **JANUARY 2019:** Ordinance & Statute Violations \$174.38, Code Violations \$258.52

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

- **DECEMBER 2018:** Total calls 131
- **JANUARY 2019:** Total calls 135

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

- **DECEMBER 2018:** Calls for month 45, Fire related calls 27, Medicals 18, Company Hours 48  
hrs. 29 mins., Staff Hours 677 hrs. 3 mins., Calls for Year 482, Fire Damage for Month \$0.00,  
Fire Damage for Year \$300,000.00
- **YEAR END TOTALS FOR 2018:** Calls for year 482, Fire related calls 286, Medicals 196,  
Company Hours 359 hrs. 43 mins., Staff Hours 3,537 hrs. 49 mins., Fire Damage for Year  
\$300,000.00
- **JANUARY 2019:** Calls for month 49, Fire related calls 26, Medicals 23, Company Hours 26 hrs.  
13 min., Staff Hours 249 hrs. 59 min., Calls for Year 49, Fire Damage for Month \$0.00, Fire  
Damage for Year \$0.00

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

- **DECEMBER 2018:** Calls for month 64, Fire related calls 20, Medicals 44, Company Hours  
202.82 hrs., Staff Hours 318.56 hrs., Calls for Year 647, Fire Damage for Month \$0.00, Fire  
Damage for Year \$21,000.00
- **YEAR END TOTALS FOR 2018:** Calls for year 647, Fire related calls 225, Medicals 422,  
Company Hours 1,592.47, Staff Hours 3,265.48, Fire Damage for Year \$21,000.00
- **JANUARY 2019:** Calls for month 70, Fire related calls 20, Medicals 50, Incidents out  
of Buffalo Twp. 5, Company Hours 295.79 hrs., Staff Hours 437.17 hrs., Calls for Year 70,  
Fire Damage for Year \$0.00

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**OLD BUSINESS**

**RETROACTIVE MOTION TO APPROVE RESOLUTION #2019-5 TAX & REVENUE ANTICIPATION NOTE WITH FNB – APPROVED**

Ron Zampogna stated that the Tax Anticipation Note was approved at a previous meeting, but this is a new requirement from the DCED for this year.

On a motion of Matt Sweeny, seconded by Albert Roenigk to retroactively approve Resolution #2019-5 Tax & Revenue Anticipation Note with FNB. Motion Carried. Un. Approval.

**NEW BUSINESS**

**BOND REDUCTION REQUEST NO. 1 FROM THE MERITAGE GROUP FOR THE VILLAGE OF SARVER'S MILL PHASE IV PERFORMANCE BOND #S31800 IN THE AMOUNT OF \$97,940.98 – APPROVED**

Ken Howard stated that we have reviewed everything that was submitted and feel that Bond Reduction Request No. 1 from The Meritage Group for the Village of Sarver's Mill Phase IV Performance Bond #S31800 in the amount of \$97,940.98 can be approved because they have completed the improvements with regard to the Stormwater Management and the base coat on the streets.

On a motion of Gary Risch, seconded by Matt Sweeny to approve Bond Reduction Request No. 1 from the Meritage Group for the Village of Sarver's Mill Phase IV Performance Bond #S31800 in the amount of \$97,940.98.

**MOTION TO HIRE JOHN GILLETTE AS FULL TIME POLICE OFFICER – APPROVED**

Chief Tim Derringer stated that the township is growing, there are more and more calls that are becoming more violent. Right now, we are under staffed. Moving forward I believe the township money should be used to staff full time police officers versus part time. So, with that, I recommend to the board to promote Officer Gillette to full-time. Matt Sweeny stated that we are down to one part time officer at this time. Part time help is hard to come by. Tim stated its not just here, its everywhere. No one wants to do it. So, the ones that you do have you need to keep them. Atty. Lutz stated that her prefers full time police officers over part time officers for liability concerns. We put money into training these people and programs that they have to attend, updated training and things. With part time police officers, if they get a better job they leave. So, this is a much better way to go. Gary Risch asked how many training hours did they have just this past week? Tim asked for each individual officer? Gary replied, no as a group. Tim stated that we had our yearly update this week which was 8 hours and we will have an additional 8 hours in 2 weeks. There is also training that I send them to periodically. If you have full time police officers, in most cases you'll have them for 20-25 years.

On a motion of Gary Risch, seconded by John Zurisko to approve the hire John Gillette as full-time police officer. Motion Carried. Un. Approval.

**MOTION TO APPROVE APPLYING FOR BUTLER COUNTY 2019 LOCAL PARK RENOVATION GRANT RESOLUTION #2019-6 – APPROVED**

Ken Howard stated that they have prepared the grant application and have reviewed the application with Chris Zeigler. What it is for in the total amount of \$10,000.00. The grant is actually a \$7,500.00 grant but you have a \$2,500.00 local match which then makes it in the amount of \$10,000.00. The township used that money last year to install bollard gates on the trail and this is what we applied for again. For the total \$10,000.00 total project cost. The Grant application has been presented to you

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it does need to be approved as a resolution or by you signing and agreeing to the \$2,500.00 match. We hope that you get this grant again so we can get more bollards up. It does need to get to Butler County by in a week or so. Chris stated this grant should take care of just about all of them, if not all of them. They will all be consistent, they will all be the same.

On a motion of Matt Sweeny, seconded by Gary Risch to approve Resolution #2019-6, applying for the 2019 Local Park Renovation Grant through Butler County. Motion Carried. Un. Approval.

### **MOTION TO APPROVE AGREEMENT BETWEEN BUFFALO TWP. & WINFIELD TWP. REGARDING WORKER'S COMPENSATION INSURANCE INVOLVING BUFFALO TWP. VFD. – APPROVED**

Atty. Brian Farrington stated that with Winfield Township no longer having a Fire Services and Buffalo Twp. VFC covering a certain percentage of that. It is necessary for Buffalo Township to have an agreement in place so that Winfield essentially pays a fair share of our Worker's Compensation Insurance. This agreement has been drafted by the Solicitors office and we have presented it to Winfield Township. Their Solicitor has given preliminary approval on it and they are going to put to their board. We would recommend that Buffalo Township enter into this agreement.

On a motion of Matt Sweeny, seconded by John Zurisko to approve Agreement between Buffalo Twp. & Winfield Twp. regarding Worker's Compensation Insurance involving Buffalo Twp. VFD. Motion Carried. Un. Approval.

### **DISCUSSION REGARDING EAGLE SCOUT PROJECT – APPROVED**

Terry Tague stated that they sent all of the information to the board. Erik Bodily will be doing the work. He is with me this evening. I emailed all of the information, so the Board of Supervisors knows what is going on. We would like permission to move on with this project. Erik Bodily stated that he will be installing a picnic table on the rails to trails half way between half way between the Monroe Road Butler Trail entrance approximated 20 feet off of the trail. It will be a trail with mulch leading to a picnic table with some grass around it. Terry stated that the maintenance will be taken care of by the troop and the Parks and Recreation Committee. Chris Zeigler asked if it was on the trail or on the Shuster property? Terry answered that it is on the Shuster Property. Ron asked Chris if there would be another area that she felt it would be better positioned. Chris answered, I don't think people will really see it if it is behind the rain shelter. Terry answered that it will be further back and there will be a trail going to it. Chris asked how will people know that it is back there? How will people know that is for public use and doesn't belong to someone who lives along the trail. Terry stated that we will put a sign up. Chris stated I really think that you have to define where people are allowed to go and not allowed to go. Chris stated that Matt and I get phone calls that people are trespassing. Matt asked if everyone could meet at the site to discuss where this picnic area should be placed? Terry stated that would be good if you could come down and identify where the picnic table should be put. Chris also stated that there should be a sign put in place that states this is public access, this is not public access. Albert Roenigk asked Chris if she would like the picnic table up on the trail and she stated yes, closer to the trail to make it very clear what that space is for. How do people know? If it is closer to the trail, then they know it is for public use. If it is off to the side, how would they know? Much discussion was had regarding the placement of the picnic table. Matt Sweeny stated that signage and a definite boundary is going to be key and I think that everyone needs to work together to find the right spot. Atty. Lutz stated if we have the appropriate signage, that should work well. Atty. Lutz stated for Terry to meet with Chris. Before Erik starts digging, get Chris's input. Ron stated that Ken Howard has printed out a map of the

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site. Go ahead and take that. Ken Howard stated that they are welcome to have the map and there is also a copy of the survey that may be useful. Chris stated that she just wants to avoid any drama that may occur dealing with the trail. The Board of Supervisor's thanked Erik Bodily for his interest in the trail.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Eagle Scout Project of constructing a picnic table on the mutually agreed upon property down on the trail. Motion Carried.  
Un. Approval.

### **PRESENTATION OF PRELIMINARY MAP & OPEN DISCUSSION REGARDING THE MS4 NPDES PERMIT POLLUTANT REDUCTION PLAN GIVEN BY BANKSON ENGINEERS**

Ken Howard stated that Bankson Engineers has prepared a map to go over. Ken stated that everyone was given a handout that basically, he is going to go over with regard to the MS4 NPDES Permit. This is a conceptual pollutant reduction plan that we have developed. One of the requirements in this MS4 Permit that the Township holds is that a pollutant reduction plan needs to be submitted and approved by the counsel and then by DEP as part of the permit renewal for this MS4 Permit that you are turning in. That permit will need to be renewed towards the end of this year. There is a lot of work that goes into preparing a pollutant reduction plan. The requirements of MS4 require that in the urbanized area, we are required to reduce sedimentation by 10% in areas where they (DEP & EPA) determine there are impaired streams with what they call an Appendix E classification. In those streams we've determined watershed areas that we have identified on this map. The conceptual drawing shows 14 different areas that we would need to reduce the sediment by 10%. In the summary table that we have prepared, there are 14 areas that we've shown in color on this map that would be classified for qualifying for the sediment reduction plan. The first one is the Oaks Plan. In this area we have a housing plan and a stormwater basin that discharges to an impaired stream. The second area is the Woodbury area where we have flow that comes out of Edgewood Drive and down along the street into the Woodberry Village Plan. There are multiple locations in the Woodbury Plan where there are impaired streams and stormwater basin in this plan of the Woodberry Village Plan is one, we are looking at for as a sediment reduction facility. We have an area in the Buffalo Trails Plan. They have multiple sediment stormwater basins in the Buffalo Trails area. These are impaired Appendix E streams that we need to do pollutant reductions at. Another area is off of Beale Road. Where Coe Street and Beale Road intersect. This is also an Appendix E impaired stream. What we've developed and what you have a handout of is a Pollutant summary table of the Appendix E Impaired Stream Planning Areas. It appears that we will need to reduce sediment in these 14 areas, and we detail these areas on our map. So, you can see the concept of where this effects the Township. We need to find a way to reduce 16,000 pounds per year and what the DEP recommends is that we look at the areas in these housing plans and do a conversion or a retrofit of these ponds. We could modify the outlet structure or modify the size or the height of what's in that pond so we can capture sediment. The DEP has a complicated formula that they make us adhere to that shows us how much sediment we reduce by what changes you make in those ponds. What we are seeking tonight is the Townships concurrence that we contact the landowners in these areas regarding approval to see if these landowners are willing to work with this township regarding this plan. If we get a positive response from the landowners in these areas and they are willing to work with us, then we would come back to the township with a final pollutant reduction plan and set up a public hearing date. We are hoping to have the public meeting sometime in May with comments being taken into consideration prior to the final adoption by the Township and recommend final adoption in July or August. Rich Jarmul, 184 Bear Creek Road asked if are the people that live on Oak Drive involved in this. Ken answered no, that is not in one of the Impaired Appendix E Streams.

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Bob Fletcher, 431 Bear Creek Road asked about the retention ponds in some of the plans. Ken stated that we are looking at retrofitting these ponds, if possible, in order to capture the sediment. Bob asked if that is up to the township or the HOA's. Ken answered that the township is obligated to build infrastructure to reduce sediment. So, whatever we finalize through this planning process, the Township will be obligated by DEP to do the infrastructure necessary to remove sediment within the next 5-year window of your MS4 Permit. Matt Sweeny stated just to recap that a little bit as we have discussed at previous meetings. This was put on to us by the state. There are 2 spots in Butler County, one being Cranberry Township and the other being Buffalo Township to apply by this tightened MS4 Regulation and it will be on our dime. No help. This will be thousands of dollars that the township will have to put out in order to comply with the MS4 Permit and we have to do it. So, there is the challenge. Ken stated the challenge is that we do have to pay for this or fund it somehow by working with local groups or do it yourself for a combination of that. Bob Fletcher asked if the retention ponds that were built in all these house developments, weren't they built to these specifications to handle the sediment? Atty. Lutz stated yes, to the specifications that were in place at that time. They are making the specifications more stringent and it's your problem Buffalo Township. Even though we have been complying all times with what their requirements were. Ken stated that the ponds we would like to look at are in Buffalo Trails, Woodbury/Woodberry and the Oaks Plan. Those are the stormwater basins that we would like to retrofit. That has got to be the most cost-effective way to accomplish this sediment reduction, in a pond that has already been built. Bob Fletcher asked how these ponds will be retrofitted since we, the township workers will have to do the work. I would like to know what is involved? Ken stated that it will be a combination of efforts and we will not know until we get in to these ponds and look at them. We have to see what condition they are in. Probably removal of sediments and rebuilding of the outlet structures. Bob asked is it something that the Road Department can do the work, or will McCutcheon have to come in? If we can get permission from the landowners, I don't see why the Township couldn't do some of this work. Certainly, it could be a benefit. What the DEP really promotes is that you raise the outlet structure a few feet so that you have water in the pond at all times and the water is like a stilling basin where the sediments drop out and the sediments are captured but then every so many years you would have to go in and clean that sediment out. That will be part of the PRP Plan. We will spell out what needs done in each one of these basins, what we need to build along the stream below the Woodbury Plan by your house John. There is a stream area there that we could do some restoration on and that would also count as part of the Pollutant Reduction. The area down here on Beale Road, we have already talked to Mr. Hank about building a storm water detention facility there, where the water runs over the road and floods everybody out. That area would qualify, and we would be constructing a brand-new basin and some additional piping channelizing that stream to get the water into a basin and capturing that sediment. What we're hopefully looking at is anyway to do this in the most cost-effective way and working in those existing basins is the best place to start. Matt stated and once we look at these projects and see and determine what our guys can handle, and what we would have to contract out, but we will cross that bridge when we get to it. Ken stated, that our goal tonight is approaching the subject, opening the door here. This is something that we have to do, we can't avoid it. There has already been a lot of work that has gone into this to determine the watershed areas and there is a formula you use that determines the amount of impervious and pervious area in each of these watersheds. Ken referred to the colored map. There is a formula that determines the amount of sediment in each of these watersheds based on the percent of impervious area and the acreage. If we are permitted by the landowners on these properties to do this, then we will come back to you with an official plan that says we believe we can do these things in these certain areas. Albert Roenigk stated, when Ken said sediment, you have to have water. We had to have the one over by the

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school drained, so it did not hold water. Ken replied yes. Ken stated so, we are going backwards, but it is a DEP mandate. They have a very narrow mind about that, they are determined to make you hold back 10% of that sediment. Rich Jarmul of Bear Creek Road stated that Mr. Sweeny stated Cranberry Township is also doing this. Is there something that we can learn from them? Ken stated that we are all doing the same thing and we have gone to several training seminars there. Our office and some of our employees have gone to three or four seminars with the DEP regarding this. They have spent many hours in training at the Cranberry Municipal Building. We have manuals, books and all kinds of information on hand. There are expert panel publications. The DEP is going by the guidelines that are being followed in the Chesapeake Bay area. These are restrictions that are maybe over kill for our area because we are in the Allegheny River Basin. Chesapeake Bay has a different level of standards, but those standards are coming our way in the state and we can't avoid dealing with it. Gary Risch asked if we are in the same situation with Cranberry. Ken replied yes and that is because of when your renewal date is. Some other Municipalities have already done their PRP plan and adopted it last year. Your permit is not due until the end of this year, which gives us this year to get through this. We will have to get the information, come back to the Board with the information, set a Public Hearing, have 30-days for the public to comments. Part of our plan will be to determine cost estimates of what it's going to cost to build these improvements and determination of how you would fund those improvements. These are the details that we still have to work out. Matt Sweeny stated with open communication with Cranberry and other Townships and communities to see what they are doing we can try to figure out the best solutions for the areas. Ken replied so if you are open with this, if you think that is the direction to go looking at these ponds, we would like to seek out those landowners, homeowners and Home Owners Associations with your approvals. Hopefully, in the next week or two we could get some positives and move to the next level.

On a motion of Albert Roenigk, seconded by Matt Sweeny to approve Bankson Engineers to move forward with contacting the land owners and working on budget numbers and come back to the Board and the township with. Motion Carried. Un. Approval.

### **UPDATE FROM JIM BONNER WITH THE AUDUBON SOCIETY OF WESTERN PA REGARDING THE BUFFALO CREEK NATURE CENTER PROJECT**

Jim Bonner with the Audubon Society of Western PA in attendance with an update regarding the Buffalo Creek Nature Center Project. Jim thanked the township for doing all of the MS4 work because it keeps the creek clean and that is something that we are really interested in. We are updating the watershed conservation plan for the entire Buffalo Creek watershed which is about 170 square miles. We created the first one about 10 years ago and now we are doing an update to it. It includes many of the things you are talking about. Somethings that all 21 communities that are apart of the watershed are looking at. Buffalo Township is in a different category because of the being MS4. But everything seems to run together and goes down stream and so we are interested in that. On Wednesday, February 27<sup>th</sup> there will be a public meeting regarding the watershed at the Worthington Civic Center. Please attend if you are interested. We will be taking public comment. This is a large document that catalogs all of the historic, recreation, natural history and other elements that take part within this entire watershed. We will be prioritizing projects that could be done. When it is approved by the state, municipalities get extra bonus points when they are going to get state grants, whether that is for dirt and gravel road projects, stream bed stabilization, including recreational activities. We encourage input and participation. If you would like to fill out a questionnaire, there a some at the Audubon Nature Store. We would be available to help with any of the projects going on as Ken was talking about. We have worked with a number of MS4 communities in Allegheny County on projects and things. We can

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help with repairing buffer work and stream bed stabilization, we would be able to help with those projects. There are some other monies from other things that we have just recently have been successful in getting money to do that. It comes from different parts of the state funding. We can do some green infrastructure to help with the gray stuff. With regards to what is going on at the Buffalo Creek Nature Center, for the past year we have been working on a variety of things in that area. What is a considered a joy and a curse is that we are located right along the Buffalo Creek. It is a narrow property and about half of it falls into the buffer zone. The DEP doesn't want you to do any significant developing there. So, we have been working to push things around there. We did some test pits and some infiltration on the property. At this point the ground is not suitable for construction. We are going to do some deeper test bores and go down to where ever bed rock might be. We are also going to go back and revisit possibly using the existing building. Rehabbing it or taking it down to the original foundation and building the center on that. We have been chatting with Ken Howard regarding that about what would be required from township ordinances. That is where we were wanting to put the building, but it is looking like it would be better to put the pavilion there. We will have our engineer in to look at the building. If we will have to demolish it, checking for asbestos. While we were waiting for the DEP permits, we were going to demolish the existing building, put up the pavilion and consider bringing in modular units to be in operation sooner while we continue to do the rest of the work. That is still Plan A. Plan B will be repurposing the building for becoming the new center and if that happens, we may be able to move ahead quicker because it may fall under the DEP's requirements to look at it because it is not a new footprint. I am imagining in a few weeks we will kind of know more about which direction we are going to go. Albert Roenigk reminisced about the building. Jim Bonner stated that they are more concerned with the foundation and what it was built on. Could it be legally built on for something permanent. Gary Risch shared his memories regarding the building. Jim Bonner stated that the part of the building closer to the bridge falls in the 100-year floodplain area. If we rebuild, it would not be as large as the existing building. We would move it away from the bridge to get it out of the floodplain area. We are getting more creative with it so we can move forward. Gary Risch and Jim discussed what it was like back when the building was the former Oregon Club. Gary stated that he could find out some history on the building.

**MOTION TO AWARD BID FOR 3 BAY GARAGE CONTRACT #18-1 TO HOLBEIN INC. – APPROVED**

Ron Zampogna stated that we have been discussing during the last several meeting about the 3 Bay Garage behind the township building. We have thrown around a few ideas. One of our original ideas was to take it down and put a new 3 Bay Garage up. After discussion we have decided to ask for a motion to award Holbein Inc. Lump Sum Bid No. 2 in the amount of \$130,800.00, Contract #18-1. Holbein Inc. was the lowest bidder.

On a motion of Gary Risch, seconded by John Zurisko to award the 3 Bay Garage Contract #18-1 to Holbein Inc for their lowest, lump sum bid of \$130,800.00. Motion Carried. Un. Approval.

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**LAND DEVELOPMENT**

**G. CURFMAN PLAN – 622 SARVER ROAD - SUBDIVISON PLAN #4 - APPROVED WITH CONTINGENCIES**

G. Curfman is proposing to subdivide 2.7 acres of land which includes a house and lawn from the remainder 77.5± of this undeveloped property in A-1 Agricultural. This property is located at 622 Sarver Road. As a condition of subdivision plan approval, the existing house will be connected to public sewer at Sarver Road.



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The Township office has received the Subdivision Plan, Subdivision Application, Subdivision Filing fee, Butler County Planning Commission comment letter dated 1/28/19, BCPC did not have any comments on this plan. The Municipal Authority comment letter dated 1/25/19, both public water & sewer exist within the vicinity of this property. Public water is currently furnished to this property and a point of connection for public sewage is available. Upon approval of this subdivision, the owner of this property must connect to public sewage within 90 days. A sewage tapping fee of \$3,100.00 is currently due. Contractor must install building sewer and lateral according to Authority specification and contact MABT for project coordination and inspection. Additional comments from MABT dated 2/5/19, Sewage service does not exist within the vicinity of the proposed 77.5± acres agriculture land tract. The main line, however; does end at the western foot of the property know as 629 Sarver Road. Any development of the land may require main line extension at the cost of the developer/land owner. Depending on the project and slope of the land, gravity flow may not be an option. A pumping station may be necessary at the cost of the developer/land owner. Currently, our system does have available EDU's, but availability is generally dependent upon the scope of the project. Bankson Engineers comment letter dated 2/4/19, Zoning: The Applicant shall list the Zoning class and requirements on the plan drawing. Zoning: The Applicant shall show all setback lines on the plan drawing. The Applicant shall submit for review lot closure report calculations for all applicable parcels. The Applicant shall provide a Form B waiver for the remainder of the farm, documenting that sanitary sewer service has not been provided or confirm sanitary sewer service is available. The Applicant shall confirm compliance with Section 401 of the Zoning Ordinance specifically that the number of lots and parent tract acreage requirements have been met. Subdivision: 213: The Applicant shall provide a dedication of required recreational land or provide a fee in lieu of. 303: The Applicant shall show a proposed dedication of 25 feet of right-of-way along Sarver Road.

Ron Zampogna stated that in addition to the Fee In Lieu of that we are waiting for, Ken do you have any other comments? Ken Howard stated that they have satisfied our requests for the plan modifications and the other contingency was that Municipal Authority of Buffalo Township requested that they make the connection of that home to the sanitary sewer system within 90 days and pay the tap in fee of \$3,100.00. We would grant approval as long as these are conditions in the approval. Mr. James Day was in attendance for the Curfman Plan No. 1 and stated that they are aware of all the contingencies.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Curfman Subdivision Plan No. 4 contingent upon complying entirely with the Municipal Authority comment letters dated 1/25/19 and 2/5/19 and Bankson Engineers comment letter dated 2/4/19 and paying the Fee In Lieu of. Motion Carried. Un. Approval.

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## **VILLAGE OF SARVER'S MILL PHASE V – SUBDIVISION – SITE PLAN – APPROVED WITH CONTINGENCIES**

The Sarver's Mill phase V plan consists of 13 single family lots and one designated amenity lot for a total of 14 lots. These lots are located along Hidden Cliff Road. All lots meet the required standard of the R-2 Zoning District as prescribed in the Zoning Code of Buffalo Township and are graded based on the Buffalo Township, Subdivision and Land Development Ordinance. The infrastructure will include approximately 454 linear feet of roadway and waterline. The sanitary sewer will be an extension of the existing sanitary sewer within the Sarver's Mill Phase II and Phase III.

The Township office has received the Subdivision Plan, Subdivision Application, Subdivision Filing Fee, Butler County Planning Commission Comments: On Agenda 2/20/19. The Municipal Authority comment letter dated 1/25/19, Public water & sewer exist within the vicinity of this project. Both water & sewer plans have been submitted for review and approval for this phase of development

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and are currently under review. Bankson Engineers comment letter dated 2/4/19, **Subdivision:** The Applicant shall submit for review closure reports to verify the accuracy and precision of the bearings and distances shown on the Subdivision Plan. A note shall be added to the Subdivision Plan drawing stating a revision to a previously recorded plan at Plan Book Volume 365. Pp. 44-45. The Applicant shall include a note stating that no obstructions are to be built within the snow removal easement area. Please also include dimensions and labels demonstrating compliance with the Ordinance. The Applicant shall provide descriptions of Parcels F, G, and E, and describe how access to these parcels will be achieved. All parcel lines shall include bearings and distances. The Applicant shall add a road name for the cul-de-sac shown as part of Phase V. Road name shall appear on all applicable plan drawings. **Stormwater Management:** Please clarify if and where Seepage Pits/Dry Wells will be used on Phase V of the project. The construction sequence and stormwater narrative reference their use; however, they are not shown on the drawings. Please add flow direction arrows to the time of concentration hydraulic pathways and label the top of the drainage area and the point of interests for all drainage basins. TR-55 Tc Worksheets included in the Appendix of the SWM Narrative for Drainage Area 1 show that the post-construction flow path is nearly 700 feet longer than the pre-construction path. This is causing the post-construction Tc to be longer than the pre-construction, even though significant grading has taken place and impervious additions have been installed. Please provide justification for the increase in Tc and clearly label hydraulic paths on the drawings. On page PCSM-10 of the Narrative, where volume calculations are displayed, a labeling system that differs from the TC calculations and the drawings is utilized. Is "Drainage Area B" the same as Drainage Area 2" as shown on the drawings? Please clarify. Additionally, please ensure that the acreages used in the calculations match what is shown on the drawings. 304: Please provide a summary table demonstrating that the post-development runoff volume was not increased compared to the 2-year, 24-hour pre-construction storm volume. 305: Please provide a summary table showing that all rate control provisions have been met for all design storms. Additionally, please provide pond reports for all design storms, not just the 1-year storm event. Please also demonstrate how the BMP/s associated with Phase V will comply with the Township's MS\$ PRP Requirements for 10 percent sedimentation reduction. 501.B: On PCSM Drawing 4.1, please revise Detail Drawing 1 SW 4 and 9 SW 4 to include the following items: dimension lines, bottom elevations, top elevations, slope and invert elevations of the 18-inch culvert pipe, existing ground level, proposed ground level, rip rap sizing (depth, length, width, supporting calculations, etc.). The following items constitute a discrepancy between the drawings and the calculations provided in the Stormwater Management Narrative: The drawings demonstrate an 18-inch culvert leaving the Bio-Retention Area, and the calculations show the culvert to be 24-inches. Please revise drawings and/or calculations for consistency. The Basin Outlet Modification Detail shows a 2-foot by 4-foot Type M inlet at the top of the outlet control structure. This structure, when acting as a weir overflow, would have a crest length of 12-feet. The calculations show the Bio-Retention Area weir overflow to be 6.28 feet. Please revise the calculations to reflect an accurate weir length. The Bio-Retention Area Construction Detail shows vertical walls from the bottom of the pond, rising 4-feet, to be backfilled with lifts of crushed 2B stone and bio-retention soil mix. The pond report for the Bio-Retention Area shows increasing contour areas and increasing available volume from elevation 1034.00 to 1038.00 should be the same for each depth interval. 501.B.19: An emergency spillway is shown on PCSM Drawing 4.1. Please provide additional details showing that the emergency spillway fully complies with the requirements of the Ordinance. 501.B.20: Please demonstrate that the Bio-Retention area is in full compliance with the Ordinance. Anti-seep collars, cutoff and key trenching, a 10-footwide embankment, and appropriate soils for filling will be required. 501.B.22: Please demonstrate adequate capacity of the storm sewer network to convey the appropriate design storms (25-year). Additionally, please revise inlet spacing to comply with the Ordinance requirements. Please update the Detail Drawing, Sheet No. 7.1 to the current Buffalo Township Inlet Details, attached. **Erosion and Sedimentation Control:** On E&S Drawing 5.4A, side slopes of 2:1 are shown for the Sedimentation Basin. Slopes may not exceed 3:1. Please revise. The elevations shown on the Sedimentation Basin Detail (ES 5.4A) are significantly lower than the design

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elevations of the Bio-Retention Area shown on the PCSM drawings. Per the construction sequence, the Sedimentation Basin will be converted into the Bio-Retention Area following the completion of construction. Please provide additional information or clarification regarding the grading that is to take place in this area. **General Comments:** The Developer shall comply with Grading Ordinance, Ordinance Number 113, and obtain a Grading Permit. No cut or fill grade wall exceed a slope of 3:1 or thirty-three percent unless such cut or fill grade is approved by the Township Engineer; said approval to be made when the Township Engineer is satisfied that the proposed cut or fill grade shall not adversely impact the environment and shall not create a condition hazardous to the safety and welfare of Township residents or other persons. A soils report by a geotechnical engineer should be submitted to address the stability of any proposed slopes with a grade steeper than 3:1. Design of water and sewer systems must be reviewed and approved by the Buffalo Township Municipal Authority. Receipt of approval should be forwarded to the Township upon receipt. Documentation of Approval from Butler County Conservation District for Soil Erosion & Sedimentation Control, as well as Approval of and NPDES permitting modifications will be required. A Developer's Agreement which lists the maintenance responsibilities, bonding requirements and ownership of facilities will be required. Any and all permits, including by not limited to those shown below, shall be obtained prior to approval: Sanitary Sewage Facilities Planning Module and General Permit for Outfall Structures. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. A sign permit will be required for all signs. Please include a note in the development data stating that the plan is part of the R-2 Zoning District and that that plan was previously approved as a Planned Residential Development (PRD). A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. vertical walls from the bottom of the pond, rising 4-feet, to be backfilled with lifts of crushed 2B stone and bio-retention soil mix. The pond report for the Bio-Retention Area shows increasing contour areas and increasing available volume from elevation 1034.00 to 1038.00 should be the same for each depth interval. 501.B.19: An emergency spillway is shown on PCSM Drawing 4.1. Please provide additional details showing that the emergency spillway fully complies with the requirements of the Ordinance. 501.B.20: Please demonstrate that the Bio-Retention area is in full compliance with the Ordinance. Anti-seep collars, cutoff and key trenching, a 10-footwide embankment, and appropriate soils for filling will be required. 501.B.22: Please demonstrate adequate capacity of the storm sewer network to convey the appropriate design storms (25-year). Additionally, please revise inlet spacing to comply with the Ordinance requirements. Please update the Detail Drawing, Sheet No. 7.1 to the current Buffalo Township Inlet Details, attached. **Erosion and Sedimentation Control:** On E&S Drawing 5.4A, side slopes of 2:1 are shown for the Sedimentation Basin. Slopes may not exceed 3:1. Please revise. The elevations shown on the Sedimentation Basin Detail (ES 5.4A) are significantly lower than the design elevations of the Bio-Retention Area shown on the PCSM drawings. Per the construction sequence, the Sedimentation Basin will be converted into the Bio-Retention Area following the completion of construction. Please provide additional information or clarification regarding the grading that is to take place in this area. **General Comments:** The Developer shall comply with Grading Ordinance, Ordinance Number 113, and obtain a Grading Permit. No cut or fill grade wall exceed a slope of 3:1 or thirty-three percent unless such cut or fill grade is approved by the Township Engineer; said approval to be made when the Township Engineer is satisfied that the proposed cut or fill grade shall not adversely impact the environment and shall not create a condition hazardous to the safety and welfare of Township residents or other persons. A soils report by a geotechnical engineer should be submitted to address the stability of any proposed slopes with a grade steeper than 3:1. Design of water and sewer systems must be reviewed and approved by the Buffalo Township Municipal Authority. Receipt of approval should be forwarded to the Township upon receipt. Documentation of Approval from Butler County Conservation District for Soil Erosion & Sedimentation Control, as well as Approval of and NPDES permitting modifications will be required. A Developer's Agreement which lists the maintenance responsibilities, bonding requirements and ownership of facilities will be required. Any and all permits, including by not limited to those shown below, shall be obtained prior to approval: Sanitary Sewage

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Facilities Planning Module and General Permit for Outfall Structures. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. A sign permit will be required for all signs. Please include a note in the development data stating that the plan is part of the R-2 Zoning District and that that plan was previously approved as a Planned Residential Development (PRD). A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. Revised comments received 2/13/19: The applicant was granted site approval at the Buffalo Township Planning Commission meeting on February 6, 2019, contingent upon satisfying all comments from the Bankson Engineers comment letter dated 2/4/19. We received additional information from T3 Global Strategies, addressing the unresolved subdivision, zoning and stormwater management comments. We recommend approval of the plan, contingent upon satisfying the remaining comments and receipt of all additional approvals outlined below. All other unresolved comments in Bankson Engineers previous letter have been satisfied. **General Comments:** The Developer shall comply with Grading Ordinance, Ordinance Number 113, and obtain a Grading Permit. Design of water and sewer systems must be reviewed and approved by the Municipal Authority of Buffalo Township. Receipt of approval should be forwarded to the Township upon receipt. Documentation of Approval from the Butler County Conservation District for Soil Erosion & Sedimentation Control, as well as Approval of any NPDES permitting modifications will be required. A Developer's Agreement which lists the maintenance responsibilities, bonding requirements and ownership of facilities will be required. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. A final inspection of all improvements will be required prior to issuance of the Occupancy Permit.

Bob Bednar with the Meritage Group stated that this is the final phase of this plan. The first phase was approved in 2004. There were 256 lots designed and when all said and done there will be a total of 137 lots. Bryan Metzler is here to answer any engineering questions. Ken Howard stated that they have submitted the revisions to us. We have the current plans here that we received yesterday. We are satisfied that they met their requirements of the ordinance. There would be a couple of conditions that we would recommend approval on. One is completing a grading application prior to movement of dirt in phase 5, second that they would design and comply with the comments given by the Municipal Authority of Buffalo Township. They have submitted a letter stating that they are requiring a second connection for the water system. Documentation that they received their approval and or modification of their County Conservation or NPDES or permitting updates. The Developers Agreement would need worked on with Atty. Lutz' help. Bryan Metzler stated that the revised plans have been submitted to the Municipal Authority. I spoke with Kristy yesterday and they do have everything. The offsite water connection that Ken talked about, there is existing water at Clubhouse Drive but nothing that runs down Sarver's Mill Drive to Sarver Road. The solution that we came up with was to come up from the Clubhouse onto Sarver's Mill Drive and tie into the existing public line coming from the Elementary School. They are on board with that, they like the solution but they have not had time to review and approve the final plans yet, but they are on the same page as us. So, we are working that out. Then the Conservation District, we have submitted revised plans to Ian Harrell. He confirmed with the DEP that this is just a minor modification to our permit, and it does not have to go up to the DEP for their approval. Bob Bednar stated the one of the things with the school is, we are talking with the Superintendent Ian Magness and when the school addition was put on in 2001 that they ran an 8 inch line beside the school back to the hydrant so ultimately there is only one feed so tying this in to the schools line will benefit the school also. If they had any problems with that line, they could zero it in and come from the development. Gary Risch asked about the lots. Bryan replied because of the bad soil in that area. Bob Fletcher, Bear Creek Road asked if this will affect our MS4? Bryan replied that this site applies to all of the latest rules. This site is designed to meet 85% removal of the suspended solids. Bob asked, will the township have to take over the retention ponds? Bryan replied that the HOA will maintain and operate these. Barbara Dunn, 136 Sarver's Mill Drive asked about the retentions ponds and the maintenance that is involved and how the HOA is associated with this? Bryan Metzler explained

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about the area around the Village of Sarver's Mill and what is involved as far as taking care of it. Bryan stated that there is really no maintenance, you just stay out of the area. The structural facilities such as rain gardens. What it consists of is a depression in the ground and under the ground there is a layer of gravel and soil mixture with plants on it. It collects the water into that area, it infiltrates into the ground, into the plants and removes the pollutants out of the stormwater. They need to be maintained, trash needs to be removed and make sure that it is draining properly. If not then, you have issues. Barbara asked about the cost. Bryan stated that the HOA is set up and funded with long term maintenance in mind. A resident asked about the sanitary sewer system. Bryan answered his question. Jason Checko, 134 Sarver's Mill Drive asked about parking on Goldenrod Way. Bryan stated that this is an alley way that is behind the homes on Sarver's Mill Drive. Phase 5 abuts Goldenrod Way. Bob Bednar stated that there is an 18 foot right of way in this area. We are leaving a 50-foot open space that can be used as additional parking. It is had trying to park an 18-foot truck in a 15-foot garage. Jason stated all we are asking is for a place to park additional cars, for family get togethers. Most of the people that live here have 2 cars. Bob Bednar stated that there will be an amenity that will have additional parking spaces. These spaces can be used. Jason stated that this is a unique situation. Ken stated that this was approved as a PRD with a traditional neighborhood approval which has narrow alleys and small lots. I don't believe that this is the townships issue to resolve the parking situation, but I believe all along that the parking area at the amenities have been dedicated for these uses. Ken stated that he did not feel that the open spaces along Goldenrod Way couldn't be used as additional parking spaces. Atty. Lutz suggested having something with the HOA that you could lease that area. Bob Bednar stated that there is a 50-foot area that can be used for additional parking. Bob Bednar and Bryan Metzler discussed the parking situation and how it could work for the residents along Goldenrod Way. Jason Checko asked that the township not approve this phase of the plan. Atty. Lutz stated that he should talk with the Home Owners Association regarding this. Debbie Leightner, 132 Sarver's Mill Drive stated that the alley needs to be widened. You have to drive into the neighbor's yard in order to get into the alley. Barbara Dunn, 136 Sarver's Mill Drive stated that she lives on the corner lot and now her property is being damaged by all of the trucks going in and out of the plan with the new homes being built. Bob stated that we will gravel parking spaces in that 50-foot section, giving them 5 additional spaces. The alley is either 10 or 12 feet wide. Fire trucks would not have rear access to this alley, they all will have access from the front. Ron Zampogna stated that they have met all of the regulations, so we can't deny them an approval. Bob Bednar stated that he will take a look at that and see what can be done with the parking situation.

On a motion of Matt Sweeny, seconded by Gary Risch to approve the Village of Sarver's Mill Phase V Subdivision contingent upon complying with the Municipal Authority review, Bankson Engineers comments, Butler County Planning Commission Review, Conservation Districts review, DEP Permits and amending of the Developers Agreement by Atty. Lutz. Motion Carried. Un. Approval.

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**REMARKS FROM THE FLOOR**

A resident at 572 Sarver Road stated that he pays \$300.00 per year for the Street Lights to West Penn Power for the Sarver Light Tax. He stated that he is paying for half of his elderly neighbors' bill. Ron Zampogna stated that we have discussed this in the past. Bob Fletcher, 431 Bear Creek Road stated that he pays \$13.00 per month. Atty. Lutz stated that you will need to discuss that with West Penn Power.

Bob Fletcher, 431 Bear Creek Road asked if it would be possible that he could have a tutorial regarding the MS4. Yesterday we were given a tutorial on google earth for the 811 calls. Ken stated that this is something that we can help with. We can schedule an hour or two to help you with this.

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Matt Cypher, Chief of Buffalo Township VFC asked for clarification on the Volunteer Tax Credit Ordinance that was passed in July. I spoke with Atty. Lutz' office about the requirements and it was approved through the Board and we have not received any correspondence until this year. After reading through the Ordinance several times, it seems that we have missed the opportunity to retroactively apply for 2018. The way I read it was that we had to have a notarized roster submitted by October and then submitted again by the 15<sup>th</sup>. I have looked through all of my emails, I have talked with the former president of the firehall and also with Chief George of Sarver VFC and we are unsure where the communication dropped. I just need to have clarification. Atty. Lutz asked if a list can be provided to his office. Matt Sweeny asked if Matt Cypher could reach out to Sarver VFC as well.

Chris Zeigler, President of the Trail Counsel stated that they are receiving donations for the little boy that was killed in Herman. We are working with Renee Alchier regarding a yearly event for children this summer and see if we can make it a yearly event. Our membership drive starts in March. We are waiting for the weather to clear so we can get some work done on the trail.

Grant McConnell, Planning Commission Chairman stated that the Solar Panel Fee schedule was discussed at their meeting on February 6<sup>th</sup>. They made the decision to take a month and then discuss it at the meeting in March and hand it off to you.

Renee Alchier with the Audubon Society thanked everyone for completing the questionnaires regarding the Buffalo Creek Watershed.

**ADJOURNMENT** was on a motion of Gary Risch, seconded by John Zurisko at 9:10 pm. Motion carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**