

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JANUARY 6, 2020

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Monday, January 6, 2020, in the Buffalo Township Municipal Building and convened at 7:25 p.m. The Meeting was called to order by the Chairman, Ron Zampogna III. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

ROLL CALL

Ron Zampogna III	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch Sr.	Present
Michael Oehling	Present

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

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

APPROVAL OF THE MINUTES of the December 11, 2019, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Michael Oehling. Motion Carried. Un. Approval.

MONTHLY BILLS

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

OLD BUSINESS

NEW BUSINESS

ANNOUNCEMENT: IRS DECREASED MILEAGE RATE FROM .58¢ IN 2019 TO .57.5¢ PER MILE IN 2020

MOTION TO SEND DELEGATE/DELEGATES TO STATE CONVENTION IN HERSHEY MAY 3RD – 6TH, 2020

On a motion of Matt Sweeny, seconded by Gary Risch to send Gary Risch, Robert Fletcher and Michael Oehling to the state convention in Hershey May 3-6, 2020. Motion Carried. Un. Approval.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JANUARY 6, 2020

ADOPTION OF CREEKSIDE DRIVE PHASE 1 (HOA), CREEKSIDE DRIVE PHASE 3 & PHASE 2R (SARVER'S MILL ASSOCIATES, LP) IN THE VILLAGE OF SARVER'S MILL BY THE MERITAGE GROUP - ADOPTED

Anthony Carmassi, Engineer with T3 Global Strategies stated we are here to enter an agreement along with the Meritage Group for the adoption of Creekside Drive Phase 3 & Phase 2R, Rock Cliff Court Phase 2R & III-B, Clubhouse Drive & Creekside Drive Phase 1. We are here to enter into an agreement where the Meritage Group would pay the township to clear snow up to Rock Cliff Court and from Lot 214 which is still owned by the Meritage Group, they are willing to create a temporary easement to use that for snow removal, there is already an easement for Rock Cliff Court. We are currently working on a bonding. So, we are just looking for the township to take over contingent upon bonding being complete and getting the Deed of Dedication. Ken Howard stated that we have received submittals from the Meritage Group and T3 Global. They have submitted drawings to us and requested that the township adopt these 3 sections of the roads in the Sarver's Mill Plan. Rock Cliff Court is mostly Phase 3, Creekside Drive is Phase 2R & part of Phase 3 and the original Phase 1 was from Sarver Road down into the area where Clubhouse Drive is which is also in Phase 1. They did do the paving in these areas this fall. Our people watched them, inspected them and paved all of these areas per the township's specs. They do need to establish the bonding amounts for these roads typically we get a 15% bond for the cost of storm sewers and paving for the sections of the roadways they want the township to adopt and takeover. We have asked the developer to provide us with so the Board can consider, what would the plowing sequence be? Because a portion of this roadway is not connected to any other portions of roadway in the plan that you are being asked to adopt. So, we see a little bit of a conflict and a problem as to how your snowplow could take care of Creekside Drive and then do plowing on Rock Cliff Court which is not connected? Maybe they have a plowing sequence in mind? Anthony stated that is what I was trying to say. We would enter into an agreement with the township, where they would pay the township and I am unsure exactly of the rate at this moment. There is 360 feet from Creekside Drive to Rock Cliff Court on Hidden Cliff Ron. Ron and Matt agreed that they don't feel that they could legally do that. Anthony stated from my understanding, they do this with Robinson Township. Albert Roenigk stated but that doesn't mean it's legal. Matt stated, it depends on what the bylaws state. Atty. Lutz stated I don't know the answer off of the top of my head, but I can tell you that I am uncomfortable with this. I haven't seen any agreement or proposed agreement and a couple years ago we were in quite a mess with a plan that wanted us to plow roads that we hadn't officially adopted yet and the townships position back then was consistent with that. So, you could consider just the one part of it and leave the cul-de-sac out for now until you get that squared away. I could certainly look into it further if the Board wants me too. Gary asked about the right in and right out and where would they put the snow? On that little piece? Ken replied that this lot is still owned by the Meritage Group and that is what he is recommending that you could push the snow there off of Creekside into that corner. Turn around here and go back out. Gary Risch stated that he does not like that private road stuff. Albert Roenigk asked if these are the first road that they are asking us to take over? Ken replied yes. They have not asked for any of these roads to be adopted yet. The first Phase of this was done a decade ago and since then they have made quite a few repairs to the paving on that section to bring it up to your standards. Projected build out of the last phase which is Phase 5 has not been started yet. They have not built any homes on that section as of yet. Ken asked Stuart Rulnick with the Meritage Group to speak regarding the timing of Phase 5. Stu stated that Phase 5 should be completed by the middle to end of this summer. At that

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JANUARY 6, 2020

time, we would be paving the rest of the plan. You guys are saying that you will not turn your trucks around on a private drive? Atty. Lutz stated, I don't know how we could. Stu replied, could they turn the truck around here and we will take care of the rest of the roads in the plan. Gary stated, he doesn't like the idea of the township guys going onto private property. Stu stated that he can guarantee that the snow will not lay there, his guys will take care of removing it from the area the township pushes it to. Atty. Lutz stated that what Gary's point is whether you guarantee or do not guarantee, if something happens then everyone will get sued. Matt suggested that we could at least sweep that bend and put it into the easement because it is a pretty wide bend and then take the right back out. Gary asked Bob Fletcher with the Road Department look at the map of the plan. Bob stated he personally doesn't see a problem with it and feels that it looks like the truck could turn around in that area. Anthony stated for now we will just go after this Creekside Drive and try to adopt the rest at another time. Atty. Lutz stated that anything that they do I am going to suggest that there are contingencies. Could you get me a draft and show me what you have in mind so that we can have something in writing. Ken stated that I have your bonding limitation of roadway adoption here, from there back, exclude these 2 at this point and get the bonds and the Deed of Dedication. Atty. Lutz stated that the bonds are going to have to include the whole way back to where they paved. Take it to the curve then. Peggy Bonfilio of Julia Road stated that a few years ago, I stood right there and was told that the Township insurance would not let township equipment on private property. The plan had to be 80% built out before the township would consider adoption of the roads. The Board agreed. Gary stated that we wouldn't adopt your plan until it was 80% built, right. Peggy replied, that is correct. Ken stated that from this wide curve back it is 100% built out. All of these lots have the homes already existing far exceeding the 80%. Albert asked if the construction equipment would be using that street. Stu replied no, the signs are up, they do not use those streets. If we get something in here that we can use for these streets from Robinson, should we bring that in? Atty. Lutz stated no. Ken stated that there are some things that are still outstanding. Bond, final as-builts, legal descriptions and the Deed of Dedication approved by the township Solicitor and the fee per road. Ron stated that it would be \$1,000.00 for just the 1 road. Renee Alchier, Parker Road asked it that will then let the school buses go on that road? Matt stated that would be up to the bus company. Where would they turn around? The roads will not be officially adopted until everything is taken care of. Gary Risch feels that this is opening a can of worms and stated that he doesn't agree with the adoption. Stu stated that the plan is well over 80% built and there are only 15 homes left which includes Meritage and Ryan. A resident asked how many homes are in the completed plan? Stu said there are 99 occupied and 15 lots left. Stu stated that we have just had our walk throughs with the sanitary water and sewers. Gary stated I just don't like that the township trucks will have to go in and turn around. Debbie Lightner, Village of Sarver's Mill stated that we are tax payers in this township and would like the roads adopted. These guys have completed the work as far as your specifications and it would be awesome if you could do your part with the snowplowing and maintenance. We want them out of there and ready to go as soon as possible. The roads look really good and there is a lot of space to turn truck around down there. Matt Sweeny stated that we just have to make sure we follow this to a "T". We want to make sure everything is taken care of properly.

On motion of Matt Sweeny, seconded by Michael Oehling, to adopt Creekside Drive Phase 1, Phase 3 & Phase 2R to Lot 214R with contingencies. Motion Carried on a Roll Call Vote. Resolution #2020-5 follows these minutes.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JANUARY 6, 2020

Ron Zampogna – yes

Matt Sweeny – yes

Albert Roenigk – yes

Gary Risch – no

Michael Oehling – yes

DISCUSSION OF TRUCK BIDS

Ron stated that we have some proposals that need to be discussed regarding some truck proposals that we have received for the Road Dept. Gary asked Matt to go over them because he is familiar with the trucks. Matt Sweeny stated that we have received 3 truck bids for a 33,000 GBW Plow Truck with a spreader. The first one that we saw was from Mac. It was a cabin chasey at \$119,000. Gary stated the one from Stephens was \$187,166.00. The Peterbilt bid from Hunter, the chasey came in at \$99,932.00 and there were 2 different bids for the equipment. One was from Walsh; it was \$68,750.00 and the other from US Municipal was for \$62,983.38. So, you are looking at \$162,000 and change for the Peterbilt. The quote from Tristar Motors on the Ford F750 and you are looking at \$72,360.00 which the specs are a little different on that because the engine is a little lighter but with get the job done and has a much cheaper cab chasey and equipment totaling \$41,986.00. That would definitely be the lowest bid. Gary asked Bob Fletcher with the Road Department what his thoughts were. Bob stated its is all about dollars and cents. It is up to you guys. With new equipment, they have to be shipped out for repairs because they are mostly electronic, and we cannot work on those. Gary stated that we do have the new garage that will keep the truck out of the weather. Bob stated that we have a lot of really old equipment. Are we going to upgrade these items quicker? Ron stated that we are going to try to turn it over and upgrade when we have the funds. We did not increase taxes this year, so we are not bringing in any extra money. Do we really want to upgrade, absolutely. Do we try to upgrade, absolutely. Can we always upgrade, no. That is the short of it right there. Believe me, we are on your side and we are trying to do what is best, but it is not an easy game we are playing up here. Bob replied, I understand but I just don't know if going for a bigger truck for \$160,000.00 or \$180,000.00 is better for us if we are going to keep it for 20 years because I don't know if the Ford 750 is going to last us 20 years. Ron replied, I think that is a great question, Matt what do you think? Matt replied, with the Ford, it is kind of a glorified pickup truck and it is built up, but it is not as heavy as the Mac and the Pete would be. With the Peterbilt you have a better built truck that is kind of scaled down. The Peterbilt has an aluminum cab versus the Mac or the Ford. So, the Peterbilt you would get 20 years plus service out of that. It all depends on what we want to spend. Bob stated we definitely need a new truck. Buck Buchanan asked what kind of warranties will you be getting with these? Matt replied, the Peterbilt is 1-year bumper to bumper, 2 year 100,000 on the drive train, 3 years on the transmission, 5 and 5 on the rear-end. Gary shared the warranty information for the Ford, 60 months for the Diesel, Transmission and Frame. Buck asked you're getting a diesel? Matt replied yes, for 3300 GBW, you have to go diesel. You can't push that with a gas job. Matt shared more information on the Peterbilt. The Ford truck would definitely save us money and do the trick. Bob shared more information regarding the deteriorating trucks. Gary stated if we buy a truck that is a little less expensive, we can get some other equipment that we are in need of. We need to discuss what we can afford and what we can do to get this taken care of. Albert stated that Allegheny Township has a Mac for sale. Matt and Gary replied they must be getting rid of it for a reason. It is probably 20 years old.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JANUARY 6, 2020

DISCUSSION OF BLACK TOP MILLINGS

Gary stated that he has been in contact with Plum Construction who is doing the construction work on the other side of Freeport in Allegheny Township. Derry Construction is doing the paving and will having millings for sale in the spring. We could get them delivered here for \$6.80 per ton. Bob stated that we Heilman’s charges at least \$30.00 a ton for their spillage. That is asphalt and that is better fill than spillage. Gary stated we could get the millings for \$150.00 per truck load and there is 22 tons on each truck. Ron asked Gary to get that on paper because he pays between \$30.00 & \$40.00 per ton for the same stuff. If we can do it then we should take as much as we can get. Matt asked Bob to see how much we need. Ron stated, if they put that on paper then we will sign up.

LAND DEVELOPMENT

REMARKS FROM THE FLOOR:

Buck Buchanan, 601 S. Pike Road was in attendance regarding the lights from First National Bank shining into his house that is located across the street. Mr. Buchanan stated that he contacted the bank and spoke with the bank’s manager regarding the lights. He said that she told him they just put the new lights in and that there is nothing she can do about this and that he should get blinds for on his windows. Ron stated that he would talk to her and suggested Rick Healey speak to her as well since this may be an Ordinance violation. Ken Howard stated that there are shields that can be placed over the lights so that the light is not shining out over to Mr. Buchanan’s property but only in the parking lot area. Ron asked Rhonda to have Rick go to the bank and talk with Debbie.

Gary Risch stated that there are street lights out at the Freeport Bridge and he left a message for the Mayor of Freeport to see who is responsible at fixing them whether it be Buffalo Township or Freeport Borough. Ron replied that when you here back from Mayor Swartz let us know so we can take care of the lights if we have to.

Matt Sweeny welcomed students from Mr. Wyatt’s class who were in attendance and asked if they had any questions. The students replied that they did not.

ADJOURNMENT was on motion of Gary Risch, seconded by Matt Sweeny, at 8:25 p.m. Motion Carried.
Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER