

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – NOVEMBER 13, 2019

AND

PRESENTATION OF 2020 BUFFALO TWP. BUDGET OF ALL FUNDS

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, November 13, 2019, in the Buffalo Township Municipal Building and convened at 7:35 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, Sr.	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.

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

- a) Ron Zampogna and Gary Risch attended the Zoning Hearing Board Public Hearing in the Township Municipal Building on Oct. 22.
- b) Albert Roenigk and Matt Sweeny attended the Planning Commission Meeting Nov. 3.
- c) The Board of Supervisors and Township Secretary/Treasurer met in the Township Municipal Building regarding the 2020 Budget of All Funds on Nov. 10.
- d) Gary Risch attended the Zoning Hearing Board Public Meeting in the Township Municipal Building on Nov. 12.
- e) The Board of Supervisors met with their Solicitor in the Township Municipal Building on Nov. 13.

APPROVAL OF THE MINUTES of the October 9, 2019, 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, 2019, 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 Matt Sweeny, seconded by Albert Roenigk to pay the monthly bills. Motion Carried. Un. Approval.

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PROPOSED 2020 BUDGET OF ALL FUNDS

Ron Zampogna stated we had a budget workshop on November 10, 2019 here at the Township Municipal Building. The proposed 2020 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 2020 line-item allocations. Budget Hearing/Adoption will be part of the December 11, 2019 Regular Monthly Meeting. As I stated, the 2020 budget will be posted tomorrow in the Lobby for the next 20 days.

REPORTS

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

- **OCTOBER 2019:** Twp. Real Estate Tax is \$633.35, Per Capita @ Penalty is \$77.00

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

- **OCTOBER 2019:** Earned Income Tax is \$35,903.98, Local Services Tax is \$5,516.18

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

- **OCTOBER 2019:** Twp. share: \$192.75

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

- **OCTOBER 2019:** \$30,147.24

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

- **OCTOBER 2019:** 17 Permits Issued, 4 Single Family Residences, 2 Storage Building, 1 Residential Addition, 1 Pool, 3 Porch/Decks/Roof, 1 Solar Panel, 5 Grading Permits
Building Permit Fee: \$5,348.70, Mileage: 185, Grading Permit Fee: \$510.00, Lot Development Fund: \$6,835.45

(6) THE DISTRICT JUSTICE'S REPORT:

- **OCTOBER 2019:** Ordinance & Statute Violations \$625.00, Vehicle Code Violations \$167.67

(7) BUFFALO TWP. POLICE REPORT

- **OCTOBER 2019:** Total calls 143

(8) SARVER VFC, CHIEF'S REPORT

- **SEPTEMBER 2019:** Calls for month 54, Fire related calls 21, Medicals 33, Calls out of Twp. 3, Calls out of Twp. for Year 38, Company Hrs. 103.03 hrs., Staff Hrs. 344.93, Calls for Year 529, Fire Damage for Month \$0.00, Fire Damage for Year \$280,000.00
- **OCTOBER 2019:** Calls for month 54, Fire related calls 24, Medicals 29, Calls out of Twp. 2, Calls out of Twp. for Year 40, Company Hours 162.60 hrs., Staff Hours 422.25 hrs., Calls for Year 581, Fire Damage for Month \$0.00, Fire Damage for Year \$280,000.00

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OLD BUSINESS

MOTION TO APPROVE RESOLUTION #2019-9 MULTIMODAL TRANSPORTATION FUND GRANT IN THE AMOUNT OF \$257,000.00 - APPROVED

Ken Howard stated that there was an opportunity to apply for a grant which was administered through PennDOT. It is called the Multimodal Transportation Fund Grant and working with Chris Zeigler we developed a plan to do some paving work on the Butler-Freeport Community Trail which would include pavement from Winfield Road north to Marwood Road and some paved parking lots with handicap accessible spaces for people who could potentially come down from Concordia and onto the trail in a wheelchair or something like that. We have developed a budget for that project, a total project cost for that paving and a cost for paving at five (5) of the bridges along that lower section of the trail below Winfield Road. The total project cost would be \$335,230.00. This grant is a 70/30 match so the amount that we are requesting is \$257,000.00 and the match would be \$78,230.00. The paperwork has been prepared in accordance with the guidelines for the Multimodal Project Funding.

On a motion of John Zurisko, seconded by Matt Sweeny to approve Resolution #2019-9 Multimodal Transportation Fund Grant in the amount of \$257,000.00. Motion Carried. Un. Approval.

NEW BUSINESS

MOTION TO APPROVE RESOLUTION #2019-10 AS PART OF THE CFA GRANT FUNDING APPLICATION - APPROVED

Ken Howard stated that this is another round of grants that are available to the Municipalities through the Commonwealth Financing Authority. This is a 15% match and an 85% project fund grant. We have looked at 2 areas in the township where we would like to replace storm sewers and inlets that were experiencing flooding conditions. We have developed a budget for replacement of a storm sewer along Edgewood Drive and Woodland Drive. These are two different areas. The total project cost is at \$242,700.00. The grant amount we would be requesting would be in the amount of \$206,295.00 and the local match amount would be \$36,405.00. This grant application is due in the next few weeks and we have prepared the paperwork in accordance with that grant request.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve Resolution #2019-10 CFA Grant Funding Application. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION REGARDING STREET LIGHTS AT COLE ROAD AND MONROE ROAD

Ron Zampogna stated that the Township was contacted by the Freeport Area High School regarding installing street lights at the intersections of Monroe Road and Route 356 and Cole Road and Route 356. They are pretty dark right now which I am sure Tim could attest to so in an effort to brighten it up for all reasons including sporting events that are going on and the students wellbeing, they have requested to put one at each intersection and have asked the township to share in the cost of the installation of the two (2) lights. The total amount for the installation of the lights is \$1,665.64. Our share that they are requesting we contribute is \$832.82. Donnie Martin Roenigk asked since it is such a small amount have the businesses around those intersections been contacted rather than the tax payers

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being placed with the burden? Ron replied that is a good question and I am not aware they have done that. Gary Risch stated that the school board brought this to us, it wasn't our idea. Bob Fletcher, Bear Creek Road and Township Road Department employee asked, isn't it pretty lit up? John Zurisko replied, I think for sporting events, so many people park on the opposite side and Tim could tell you more about this because the police have to sit there with their lights on for safety reasons and for the people to across the highway. Bob stated that it is pretty lit up. You have Sheetz and Get Go at Monroe Road and they just put up that new sign that is lit up on the opposite side of the road. I think it looks pretty lit up, but I could be wrong. Tim Derringer stated that when you are standing there it is pitch black and if something isn't done there could be a tragic accident. If you can split the cost great but it definitely needs done. Albert Roenigk stated I can see what Bob is meaning, there is a lot of light there especially with that new sign but not on the Monroe Road side. Renee Alchier, Parker Road stated that there is always a lot of kids crossing there all random times of the day. Bob stated that the school takes more taxes than we do, why should we have to pay, they should just eat the \$800.00. That is my personal opinion. Albert replied, I think we feel the same as you Bob. Bob replied that's what I think. They get a lot more tax dollars than the township gets. Atty. Lutz stated if you were to go with pitching in the money towards the street lights, then the next item on your Agenda is possible motion regarding the street light monthly fees. I think it should be contingent upon us having an agreement in writing with the school district as to future maintenance and what happens if school is not there anymore, so it runs with the land to lineate that very clearly so if there is a change in the school board that this agreement would still be in place. Bob stated that we do put police officers out during school zone times, 15 mph like school starts and lets out. That is an hourly rate when they are sitting out there monitoring the school zones. I feel the school board should put something towards this, not just us. Ron Zampogna replied, I don't think any of us disagree with you regarding this. It is more of a good faith effort on the townships part than anything. Albert stated when the lights were put in, we should have had street lights put on top of them just like they have when you are coming north on 28 but neither one of them were working there tonight. Bob asked if since Monroe Road is a state road, could PennDOT get involved in this? Ron replied no. Gary stated that the only way you will get anything off of PennDOT is if they redo the road. I think that it is the boards consensus that we do pay for 1 light to be installed but do not pay to maintain them, the school should maintain them. Atty. Lutz stated, just make your motion contingent upon getting an agreement in writing with the school district.

On a motion of John Zurisko, seconded by Matt Sweeny to authorizing the township to pay for one of the street lights in the amount of \$832.82 contingent upon the Solicitor's agreement with the school district regarding future maintenance of lights. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION REGARDING STREET LIGHT MONTHLY FEES

Ron Zampogna stated that we are not in favor of this and asked Atty. Lutz if they have to make a motion on it? Atty. Lutz stated no, it just needs to be clear in the agreement with the school. Bob Fletcher brought up about the Sarver Light Fund and that it was negated. Bob stated that he pays \$15.00 a month for a light across from his house and that there a still a few lights in the township that residents pay for. Bob stated that you negated it one time and now you are going to pay for the

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schools? Ron stated we are not going to pay the monthly fees. Atty. Lutz stated that we are not going to start the Sarver Light Fund Tax again.

DISCUSSION REGARDING SNOW REMOVAL

Ron stated that the Board had discussed possibly a different approach to the salt application process that we currently use. We currently use salt and anti-skid and maybe just going to straight salt in some areas. So, there isn't as much clean up in the spring, but we spoke with Mr. Howard and he feels that the way we are doing it now which is 50% salt and 50% anti-skid is the best way to go. Gary stated that we wouldn't get any benefit from the MS4 by doing it that way. Ron stated that there is no savings on the money or credit to be had. Matt Sweeny stated that we might gain some ground on the MS4 but that isn't going to do us any good with that. Bob Fletcher asked what is the difference in pricing? Ken Howard stated that the salt works at 15 degrees and above and costs \$78.00 per ton for the salt and if below 15 degrees we would have to use the anti-skid which is around \$30.00 per ton. If you are taking a 5-ton truck load of your half and half mix out you are spending approximately \$270.00 for material, \$195.00 of that would be salt and \$75.00 would be of the anti-skid. If you converted to 100 percent of salt then that 5-ton truck load would cost you approximately \$390.00 for each 5-ton load, so it would be \$120.00 more per load. So, if you use 10 or 11 loads to do all of the roads and housing plans then you would be spending \$1,200.00 more if you were using straight salt. It is much more expensive for the material. The down side would be that you wouldn't have any anti-skid on the road and if the temperature were to drop below 15 degrees then you would be in trouble. Other side things to consider in the MS4 BMP Manual, the DEP recommends trying to get away from using the salt and not having the chlorides on the roads to contaminate the streams. I don't recommend putting more salt, other chemicals are an option or blending of some mixes so that you could use a liquid to help you stretch your salt use but that is something that costs a lot and you would have to retrofit your trucks. So, I think your half/half mix seems to work well and I wouldn't deviate from that unless you find something else that works well. Bob Fletcher asked what we pay for sweeping? Ron replied, around \$3,200.00 but I could be wrong. It's \$4,000.00 and that is subcontracted out. Bob stated I thought we got a better deal with COG. When you are in housing plans with hills, once the salt melts, it's gone. We should just stick with the anti-skid mixture.

DISCUSSION REGARDING TOWNSHIP ROAD DEPARTMENT EQUIPMENT

Ron stated that a lot of the Road Departments equipment is aging. We have recently tried to upgrade some of it and have purchased a couple new vehicles. We are going to try and move in that direction. We recently discussed a new dump truck that we would need four township. Matt said it would cost around \$160,000.00 for one dump truck. It is hard to keep up with the times. Bob Fletcher with the Road Department stated that a fellow from Stephenson's Equipment came out today and he is going to give us some figures on a Peterbilt. Jefferson Twp. bought a Mac Truck which is a lot more money. So, he is going to spec everything out for us. We need a new truck. The 95 is not going to pass inspection the next time. If it were my truck, I would not drive it because it is not safe. We dropped a truck off at Freeport Transport today. It has broken springs and hopefully they can fix it, if not we will have to take it someplace else. Things need replace here. We can probably get by with the high lift for a couple more years, but we definitely need a new truck. Gary asked Bob what order to feel things need

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to be replaced? Bob replied the dump truck for sure for plowing and stuff. They are going to spec the new truck out with a plow and all. We just put \$1,000.00 into a cylinder. I told him to spec it out with a spreader and everything on it. Matt Sweeny asked who did you talk with? Bob answered, Bill Shaw. We were in Jefferson Twp. and I looked at the Mac there. They are farmers up there, but I think they know their equipment. The truck is nice, and the township will be spending more money because it's a Mac, but it will be worth it. Matt replied, Peterbilt's are more expensive. Bob stated this one is not. Matt answered spec for spec, Peterbilt's are more expensive. I do this everyday and they are more expensive. Bob replied, okay but that is not what this salesman said. Matt replied, that's good then we will be saving a lot of money then. Bob stated as far as the high lift goes... Gary asked Bob again what are the 3 or 4 main items that you need? Bob answered, the truck. Actually, that guy is going to spec out a truck, a side deck mower with brand new tractor and they deal with JCB's, a high lift. So, he is going to spec out three different pieces of machinery, but that Massey needs to go. We need a side deck mower for our township. We mow the township twice a year, sometimes 3 times. The boom mower is 20 years old and I am sure we can use it for 3rd or 4th cuts it could probably last us, but it is not something that we will be able to take out every day. Matt replied, we just have to figure out what we can afford because we have to get a dump truck and another police car, we have to keep up with that, we just built that new building so that we can get everything housed, we will have to figure out what is best. Gary stated that I would like to run down this list, we have a paver that we use that is 50 years old, a roller, a back hoe and a grader that is 35 years old, another paver that is 30 years old, a Massey 38 years old, Bob's truck which we just replaced that he is still using is almost 25 years old, the payloader is 20 years old, John Deere tracker is 20 years old, Brennie's truck that won't pass inspection again is 22 years old, Chad's truck that they just sent to the shop today with broken springs is only 10 years old, Steve's truck is 13 years old and John's truck is 5 years old. So that is the kind of stuff that we have to get replaced. I think we should cut back on the paving for 1 year and upgrade some of our equipment. We have left our equipment go for too long and it is now too old. Most townships that I have spoken to don't let their equipment get any older than 10 years, some 15 years and some 20 years. Ron asked if any of these townships have Police Forces? Gary replied, I couldn't tell you that. No offense to the Police force but they take a good percentage of the budget. Gary replied, I don't disagree. We have a nice program going on now replacing our police cars and we get a nice trade in. The last car we traded in we got around \$7,000.00 for it instead of letting it run until its junk, we replace them before they get that far. It would be nice if we could get the same thing going for the road department, so it doesn't get to the point where we have so many things that are old and need replaced. Even if we get a truck that is 10 years old until we would be able to afford a new truck. I am just trying to save the township some money and try to get us back on line. Ron replied, I am all in favor of upgrading but the budget this year is plus/minus \$2.4 million dollars and like Matt said we just built a new garage which we paid cash for that with was over \$200,000.00. Gary replied, with the new garage and we can upgrade some of our equipment, it will last longer because it will be inside on the dry floor and they won't be rusting out. Ron replied, I don't disagree. Gary stated that with the nice new building it will help the equipment last longer and in 10 or 15 years the equipment will be worth a lot more to either sell or trade because it would be in decent shape. Albert stated, I don't agree with cutting back on paving because we do the minimal right now. Gary stated that he feels that the township has really done a good job on our roads

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and they are in really good shape. I am just looking at one year to try and get caught up on the equipment. Bob Fletcher stated that we need something, just get us a new truck.

RICH CRAFT WITH OLSEN CRAFT ASSOCIATES, LLC WAS IN ATTENDANCE REGARDING MS4 AND THE OPPORTUNITY TO COORDINATE WITH OTHER MUNICIPALITIES IN THE BUFFALO CREEK WATERSHED REGARDING STREAM RESTORATION

Rich Craft with Olsen Craft Associates was in attendance and shared a presentation regarding the MS4 and coordinating with other municipalities along the Buffalo Creek watershed for stream restoration. He shared his contact information if the township would be interested in future collaboration.

Ken Howard stated that Rich and I have spoken briefly about this and that there are a lot of good benefits municipalities that do collaborate where some municipalities don't have land or stream banks that they can restore but other municipalities can piggy back with that MS4 community to achieve the DEP requirements. So, this is not a bad thing to contemplate in the future. Gary Risch stated that he and Ken went to several seminars at the State Convention about this. Something has to be done. If we can find a way to save money, because the government is not going to give us any money to do this. It is mandated. Rich stated that one of the things they discussed at the conference was PSATS are opposing it on the state level. They are trying to reduce the implementation, the fact that it is an unfunded mandate and at the same time arm the townships so that they can be prepared for when it does come and not be caught off guard. Renee Risch with the Audubon Society stated that they have been doing some repairing and planting along the stream banks. We have just completed the 10-year watershed plan for Buffalo Creek. Gary Risch stated that he was at a seminar and they were writing all kinds of questions down and after it was over, I went and asked them what they were going to do with this and they couldn't give me an answer because it wasn't going anywhere. Anything we can do to try to save us some money we are going to have to do. Ken has been doing an excellent job trying to get everything together as far as things we might have to do and things that we can do ourselves. Rich stated that one of the things that they highlighted on was maintenance. Most of the BMP have a maintenance cost with it and in certain communities it could be very significant. So, stream restoration is a low-cost alternative.

DISCUSSION REGARDING ELIMINATING THE SECONDARY SUPERVISOR MEETINGS

Ron Zampogna asked the Board what they thought about eliminating the secondary meeting? He stated that we haven't had one for quite some time. John Zurisko replied since May of last year. Ron asked everyone their opinion. Gary Risch stated that he feels we need the secondary meeting. Ron stated that the meeting is only on the schedule 7 out of the 12 months. Atty. Lutz stated that you can do that and then if you need to have a secondary meeting then you could advertise for a Special Meeting but then you would have to pay for advertising in the paper. If you leave it the way it is, then all you would have to do is have Rhonda post it on the website and put a sign on the door. After much discussion with the Board and Atty. Lutz, it was decided to leave the meetings as there are.

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LAND DEVELOPMENT

BUFFALO CREEK NATURE CENTER – 154 MONROE ROAD – FINAL SITE PLAN & LOT LINE REVISION

This proposed project involves site improvement to a property formerly known as the Oregon Club, owned by Buffalo Township, to support the renovation of an existing building as a nature center by the Audubon Society of Western Pennsylvania. The present zoning of this property is C-1 and is proposed property is 5.88 acres. Bankson Engineers supplied the Lot Line Revision Plans.

The Township office is in receipt of the Site Plan, Filing Fee was waived per Board of Supervisors 9/11/19 RMM, Application, Stormwater Management Plan, Erosion & Sediment Control Plan, Butler County Planning Commission Comments: Received 9/20/19. BCPC did not have any comments on this plan, Municipal Authority revised comment letter received 10/29/19 Public water is not available for this location. A tap for public sewage does exist at this location & contractor is approved to use these tap. Inspection of the tap will need to be coordinated with our office as well as a meter set on the well (fee applies). The work in and around the Authority's sewage force main line is a concern. There is an area planned for cleaning and grubbing, which crosses the force main in some areas. The bituminous walking trail and aggregate paving of the private lane crosses the force main in some areas. The authority requests involvement with pre-construction meetings for work within the Authority's easement and force main line. The contractor/owner is reminded that if there is an issue with the main line and works needs done, the Authority is not responsible for damage caused to any paths, walkways, driveways, etc., that cross the main line. Bankson Engineer revised comment letter received 11/1/19.

Ken Howard stated that we reviewed this submittal and feel it can be approved as presented so that they can move forward with the construction phase of the project.

On a motion Matt Sweeny, seconded by Gary Risch to approve the Buffalo Creek Nature Center Final Site Plan and Lot Line Revision as presented. Motion Carried. Un. Approval.

WEAVER HOMES – HERITAGE CROSSING – S. PIKE ROAD – FINAL SITE/SUBDIVISION PLAN

Gateway Engineers, Inc. is submitting the proposed Heritage Crossing Final Site/Subdivision Plan on behalf of Weaver Homes. The proposed site is a 25.033-acre parcel consisting of 3 lots located at S. Pike Road, an open parcel south-west of the intersection of Mulone Drive and S. Pike Road. The present zoning of the property is B-1 & B-2. The proposed construction of multi-family units will be comprised of 20 buildings containing 4 residential units per building, for a total of 80 residential units, common area-clubhouse with pool and a public road to be dedicated to the township. Public water & sewage are available in the vicinity of this proposed site.

The Township office is in receipt of the Final Site/Subdivision Plan, Filing Fees, Applications, Post-Construction Stormwater Management Report, Highway Occupancy Plan, DEP Approval Letter, Butler County Planning Commission Comments received 7/19/19. BCPC did not have any comments on this plan. Municipal Authority Comments: Public water and sewage is available to the Heritage Crossing Plan. The Developer submitted two copies of water and sewer construction plans to our office which

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are currently under review. The developer will need to enter into an agreement with the Authority. Bankson Engineer revised comment letter received 11/1/19.

Mike Ogin with Gateway Engineers and Brett Schultz with Weaver Homes were both in attendance. Ken Howard stated that we have done an extensive review of their submittal and recommend that this can be approved as presented with the contingencies that are noted in our comment letter dated 11/1/19. The contingencies are minor in nature. Mike Ogin gave a brief overview of the plan. Everything is moving along with the project. We had some clean up items with Ken and are waiting on some permits. Other than that, we are in pretty good shape. Ken stated that the permits are in the works, your NPDES Permit is probably out some number of months. Approving tonight with some contingencies helps them move on with the project. Mike stated that we changed a modification with the Planning Commission regarding the fencing. We will be going with a 6-foot fence instead of a 4-foot split rail as originally submitted. Ken read the letter of contingencies along with the modifications. Brett Schultz stated that they are working with JKess regarding an agreement with Mulone Drive and Sandridge Drives. He stated that he will email a signed copy to Rhonda so that she can disperse to the Board of Supervisors, Township Solicitor and Engineer. Discussion regarding a street light at the right in/right out of the proposed Heritage Drive. Matt asked when they will start construction. Brett replied that we will closing in February or March and earth work through the summer, build the Clubhouse first and then move along with model homes. Albert asked where the turn around with snow removal will be. Mike pointed out where this will be located. Bob asked some questions regarding a driveway in Ridgeview Estates and Ken stated that he can look at that.

Grant McConnell, Chairman of the Planning Commission asked about the sidewalks. Brett replied, yes there are sidewalks. Christina Myers of 2219 Garden Way asked about the impact this plan would have on Route 356 and if a traffic study will be performed. Ron Zampogna stated that they will exit right out toward Route 28 or go to the stop light. Brett stated that this is a very low volume item. Mike stated that this was discussed at the Scoping meeting with PennDOT. Ken stated that they are in compliance with what PennDOT requested. Christina Myers stated that it is so difficult getting out at Silverville Road to go to the left now is nearly impossible. Ron stated that Silverville is a definite issue.

On a motion of Gary Risch, seconded by John Zurisko to approve the Weaver Homes Heritage Crossing Final Site/Subdivision Plan contingent upon satisfying Bankson Engineers comment letter received 11/1/19. Motion Carried. Un. Approval.

OAK CREEK FARMS – PRELIMINARY DISCUSSION WITH MIKE OGIN OF GATEWAY ENGINEERS

Mike Ogin with Gateway Engineers stated that he is here with a preapplication tonight which we have called Oak Creek Farms. There eventually will be 36-38 lots that come off of Parker Road. This is the back side of the Twin Oaks Development. I am here with F & H Development looking at purchasing these 26 acres with 36 lots. We are looking to get feed back from the township. We have a few items we would like to discuss. There a utilities that will be servicing these lots. We made the lots larger that the ones that are in Twin Oaks. This will be a PRD Open space, small cluster type lots to compliment the Twin Oaks Development. This will be purchased separately. It will be a separate development, separate

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name with separate permitting and separate everything. It would not be attached to Twin Oaks at this point. A question we have for the township relates to traffic. There were initial traffic studies done when Twin Oaks was being developed and there were over 300 some units purposed there at that time. Right now, Twin Oaks has 98 approved lots and it is moving along. We are only looking at 36 lots at the end of Twin Oaks and we do not have a connection here right now. We know right now, even before Twin Oaks went in, the speed on 356 requires turning lanes anywhere along 356. This is a stand-alone project and there is no change in the level of service at the Parker Road intersection as well as the route 228 intersection. There are no changes there. So, our question to the township is, these other intersections are off site intersections for this development and there is no way a small development like this could support the infrastructure improvements along route 356. I am aware that there has been discussion regarding a corridor improvements up through there. So, we just want to get feedback from the township. The Planning Commission recommended that we take a look at some of the traffic numbers which we did and what I am reporting to you is what we found. There is no level of service changes at these intersections. From a developer point of view, they do not want to move forward with anything if we are not on board with what the townships plans are as far as the 356 Corridor. Mike told Ken that he will send him their findings. Mike stated that it would be better if Twin Oaks and the purposed development were not connected because you would have people cutting through the plan and it would be better to push Twin Oaks out at the light. Parker Road would be better for this standalone plan. Ron Zampogna asked Ken Howard to shed a little light on what is going on with the current ownership of property. Ken stated that currently that is part of the farm that is being developed as the Twin Oaks PRD by the John Allen Family Trust. There are 30 plus or minus lots that are under way and they have submitted a second phase which is another 30 or so lots and that has been tabled because they needed to take care of some house cleaning before they can start the next phase such as stormwater management and erosion controls. They are taking action on that Twin Oaks site to remedy some of these problems. This being a separate permit, it would not impact the current Twin Oaks Farm. This could move forward as a separate stand-alone development and not have any impact with what is going on at the Twin Oaks Development. Ron asked for the sake of clarity this was already approved in the Twin Oaks Plan. Ken replied, yes. It was part of the Master Plan for this road to come out onto Parker Road. They had a connection to come in off of Parker Road into the bottom part of the plan. Mike asked if that was formally approved? Ken replied it was submitted as part of their master on site development. They did submit that master plan before the township, yes. Joe McGuire, Pasture Crossing Drive. Adding 36 units, you are looking at 72 more cars coming off of Parker Road making that left onto route 356 or making the left from Giant Eagle if you are coming back home. I think I would be a huge mistake for the township to not have a light or turning lanes in that area. Albert Roenigk stated that Parker Road and 356 definitely need a turning lane now. Is there a way to dedicate so much per lot because if you want PennDOT to do anything, if you have a little skin in the game they work a little quicker. Ron stated that there have been discussions regarding that with PennDOT. PennDOT has to give their blessing/approval. My opinion from the meetings that we have sat in on, PennDOT doesn't think that it is as bad as it is. Weaver Homes took counts. Ken asked Mike if he took counts when the original Twin Oaks went in. Mike replied yes and we just used those same counts. Mike Ogin stated that they will take counts if needed but doesn't feel that the outcome will be any different and discussed more regarding Twin Oaks Master Plan. Economically a small development can't move

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forward if there are any improvements such as widening 356. It just couldn't work, and the project budget would just die. We're just trying to get feed back and do our due diligence. Ken stated that it might be a good idea to sit down with Dave Thomas and the PennDOT group to discuss your numbers and your study. We could set up a meeting here at the township building. Bob Fletcher asked if Mr. Allen has met all of the other requirements as far as stormwater and erosion control? Ron stated that we are going to get to that. There is a representative with Ryan Homes here and we will discuss that after this. Atty. Lutz stated that there is nothing being approved tonight; this is just a preliminary discussion. Gary stated that this is something different, it isn't part of the Twin Oaks Plan. They are looking at possibly purchasing property off the Allen Family. Gary Herbert, F & H Development. We did Chesterfield across the street from Twin Oaks. We are looking at purchasing this off of Mr. Allen. The watershed goes a completely different direction that what Mr. Allen's does on the other side. Looking at his whole master plan a lot of what he has purposed will probably never get developed. The center section was drawn up with towns houses along with commercial properties to be developed. I don't see where they would sell that many townhouses. There is not a demand for them in this area. It is probably going to take at least 10 years to get that all developed. This plan is a stand alone and we would not have to go to PennDOT because it is out of our scope of offsite improvements. We will not have to submit anything to PennDot and doing another traffic study, it will just show what it is now. If it is a requirement then our plan would not have to have one. If there were 150 homes in that plan, we still wouldn't be required to have one. Gary Risch asked about the property below being wetlands. Mr. Herbert discussed that area. If you are talking about a contribution fund, something like that could work. Atty. Lutz stated that we should have a meeting with PennDOT to get some feel for what their plans are. There are somethings in the works right now. I think Ken's suggestion is good and you should sit down with PennDOT. Renee Alchier, Parker Road stated that as a resident of Parker Road it is almost impossible pulling out onto 356 in that area. I have to do this several times a day. It is difficult to get out and dangerous. Bob Fletcher asked what time of day the traffic studies are to be done? Mike replied several different times of the day.

REMARKS FROM THE FLOOR

Chris Zeigler, President of the Trail Council was not able to be present but sent Ron Zampogna an email which he read. Buffalo Creek Half Marathon has 848 registered runners, 738 crossed the finish line. We were pleased with the success of this year's race in that everyone crossed the finish line and there were no injuries. Thanks to Ouch and John Zurisko for helping out and to the road crew for repairing north of Monroe. During the last rain storm the trail sustained damage form Marwood north to the powerline. I am coordinating repairs; the ditches were clear. We believe it is an issue with the size of the cross pipes, we are looking at adding another pipe at each existing cross pipe. A few smaller issues north of Bonniebrook. The repairs done before the half marathon held. A letter of support and commitment was drafted and sent to Ken for the PennDot Mulitmodal grant from the Trail Council and Concordia. Trail Council is drafting another letter to be sent to area nursing homes and the county. Trail Council will be submitting a grant for a dump trailer to haul material for spot repairs, the skid loader and mower. Flag pole was installed in Cabot in Memory of Don Amadee. Amy and family were there to

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raise the flag for the first time. Ouch also attended. Two memorial benches were installed south of Cabot and South of Keasey.

Peter Robertson with Ryan Homes was in attendance to give an up date on the Twin Oaks Plan. The Allen Family has progressed in knocking out the number of items within the community. Hepler Road is now paved, and that item is complete. There were a number of E & S issues identified on the developer requirements for the Allen Family from the Butler County Conservation District. This morning I thought we were 100% but on my way over I found out that we are missing a large piece of silt sock and that will be finished up this week. The site engineer did an inspection today and said we still have a piece to go. There were some stormwater issues that needed taken care of. They are currently being worked on. The contractor is currently building the storm sewer in Phase 1, and Bankson is reviewing the design of the storm sewer for Phase 2 once Mr. Howard gives us the okay, we will then start the process in Phase 2. The Stormwater basin fencing has been started and the street signs have been installed. Peter asked if it would be possible for the township to release 2 of the 3 grading and building permits released. We are now down to 2 because our customer was frustrated with the delays and decided to pursue another opportunity. We would like to have the 2 outstanding permits released to us now so that our obligations with those 2 customers moving into their homes in the early spring can be met. We still have 16 additional lots in Phase 1 that we are okay with you holding on until the Allen Family has 100% compliance and also Phase 2 is not approved yet and we have that as leverage to get the community buttoned up and 100% satisfaction for the township and Mr. Howard. Ron Zampogna asked when the silt sock will be installed? Pete replied that he doesn't see that where this couldn't be completed in the next few days. Mr. Allen did hire a third party, E & S Contracting to come in. They took care of the punch list in 4 days but did miss the piece of silt sock. Ron stated, In my opinion item number 3 is the most important specifically for the protection of the property owners below that when we have a rainstorm and I guess we have a plan but now we are into this time of year when it is hard to execute that with the season change. So, what is the plan time wise to get that done? Pete replied, we need approval, authorization from the Township Engineer but the plan is to go from Phase 1 where Bauer is working now and rolling right into Phase 2. Ron asked if the weather was going to hold this up and Ken replied no, they dug today and installed storm sewer. Ken stated that he is on site today installing the piece of storm sewer along the Phase 1 section. Pete stated that we can get the berm and the system in but the germination that you are talking about won't pop until spring, but we can get the work done. Ron stated that we need to have some sort of buffer or dam there for the people living below that are getting hammered and that is why we are in the position that we are. We are glad that you have satisfied what you have but feel bad that you lost business over it. We have to get this remedied for sure. Ken stated that the storm sewer and berm system that they have purposed in their corrective action does appear to be the realistic approach to keep their water up on their property and to run it into a system so it gets it into the storm water pond on the west side of their property far from the residents that are skirting around their farm. We would like this done as soon as possible. We are sitting on 2 grading permit applications. Pete replied yes, Lot 117 and Lot 120. Ron asked if there are any occupancy permits that you are waiting for? Pete replied yes, there are 2 we will need by the end of November. Ron stated so you will be needing 2 Occupancy Permits and 2 Grading/Building Permits? Atty. Lutz stated that we would have to wait until the next meeting which will be December 11th, or we will have to have contingencies and as soon as he meets these then we can issue the permits. Albert

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stated that he feels that the work they have on Hepler Road and are doing is a definite improvement. Ken stated that they are on site doing work and have made great advancements currently. Bob Fletcher, Bear Creek Road stated that he feels that they are holding us hostage. Pete replied and stated us too. We had no idea that the township was having an issue with us. The letter was sent out in July and was never shared with Ryan Homes and it was regarding Phase 2's approval. We are working and selling in Phase 1 and had no idea there were any issues and we have been pretty proactive to take care of these issues. I was here last week; I am here today and will be at the next meeting until we are on the same page as the township. We are here with a new developer who is not used to this business and has had to learn a lot. Ron asked Bob why he feels that they are holding us hostage? Bob replied because they have started working in Phase 2 and you have given them occupancy permits for 2 houses that were built in that Phase 2. Ron and Matt both replied that Phase 2 hasn't even been approved. Ron stated that they will not get Phase 2 approval until all 6 of these items are completely taken care of. Bob stated that it seemed like at the last meeting they were given 2 occupancy permits that were for houses in Phase 2. Ron replied that is not correct. It was denied in July until everything in Phase 1 is taken care of. Bob stated that they need to fix the problems before any more permits are handed out. Ron replied, I think they are. Gary stated that they are moving dirt. We gave them 2 Occupancy permits and the work still isn't completed, and our township residents are getting flooded. I am not here for you; I am here for the residents living in that area. Those people have rights too and they need to be taken care of. Matt asked what do you still need to finish on that list? Pete replied that we still need review, approval and authorization to start the work from the Township Engineer. Assuming that happens in the next week to 10 days, it is about a 3-week process to complete that work. Ken stated that we have received some revisions to that design late this afternoon by email. We should be able to turn around approval to that design by tomorrow for the Phase 2 storm sewer and berm. They upsized a piece of pipe to a 15-inch pipe that we asked them to do and stated that we could issue that approval tomorrow. Ron asked if they would be able to have everything taken care of by the next meeting? Pete replied, I think we could. Ron stated that his opinion would be to grant the permits and not hold them. Atty. Lutz stated that someone needs to make a motion and see where everyone stands. Ken stated for the 16 lots would still be on hold until everything is in the ground, I think that is what he is presenting. Pete stated yes, that is what I am presenting.

Chris Reese with Lope, Casker & Casker Law Firm in Zelienople and Rich Craft was in attendance representing Mr. Stack regarding the issues Mr. Stack has been dealing with from the Twin Oaks Development behind his property. Ken spoke regarding this.

John Zurisko asked Pete when he would be needing the Occupancy Permits and Grading Permits? Pete replied, I will need the Occupancy permits by the end of November and we need the Grading Permits now.

On a motion of John Zurisko, seconded by Albert Roenigk to approve 2 Occupancy Permits to Ryan Homes but not the Grading Permits/Building Permits at this time. A roll call vote was taken. Motion Carried on a roll call vote.

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Ron Zampogna: yes Matthew Sweeny: yes Albert Roenigk: yes
Gary Risch: no John Zurisko: yes

Pete asked Atty. Lutz if it was illegal to withhold a Certificate of Occupancy and Atty. Lutz replied no, our Ordinance allows us to withhold any permits including Certificates of Occupancy.

Albert Roenigk asked Ken about a drain that was to be installed behind Mr. Stack’s property. Ken replied that with the new storm sewer that they are installing it will take care of that.

Brenda Golembesky, 627 Stanton Avenue, Mars, PA was in attendance regarding vacant property that she owns at 136 Beale Road. Brenda stated that is thinking about building a house off of Beale Road. She has 5 acres in that area. I called the Municipal Authority about public utilities and this issue of public utility space has been mentioned to me. What is this? Atty. Lutz stated that he had a call from Michael Hnath who is the Solicitor for the Municipal Authority about your property and explained. Brenda stated that there is no easement on my property, and I have to believe that there are private lines in public utility space. Atty. Lutz suggested that she get together with Ken Howard, Bankson Engineers and Kristy Donaldson, Municipal Authority Manager. Ken Howard also spoke regarding this.

Mike Kostie of 646 Bear Creek Road, member of Buffalo Twp. VFC was in attendance regarding the fire hall being flooded 4 or 5 times in the past 3 months and was wondering if the township has been looking into this. I did speak with Mr. Howard a little bit about it. The water is running down Sarver Road, across the trail and down over the hill and flooding into the building. I was wondering if something could be done. I am also the treasurer for the department and I just sent State Serve a big check to help us clean up. Gary asked what you are looking for. Mike stated that for years, the water has never come down and flooded the fire department as bad as it has in the last 4 – 5 months. Halloween it was really bad, and we had to do a major clean up before we could even take the trucks out on patrol for Trick or Treat. I am just here asking questions. Can someone look at this? Ken said that he took a brief look at that a month or so ago and it might be a good idea to put a ditch along the trail and build a berm to divert the water. Matt stated that we have had some large rains lately. Mike replied, yes, I do realize that. Ron stated we get someone to take care of it.

Gary Risch thanked the Fire Departments for going out on Halloween and keeping the children in our township safe.

ADJOURNMENT was on a motion of Gary Risch, seconded by John Zurisko at 9:25 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY