

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 8, 2018

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, August 8, 2018, in the Buffalo Township Municipal Building and convened at 7:38 pm.

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

Roll Call

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

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

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

- a) The Board of Supervisors met with their Solicitor this evening in the Township Municipal Building.
- b) Albert Roenigk and John Zurisko attended the Planning Commission meeting Aug. 1
- c) The Board of Supervisors met with their Solicitor in the Township Municipal Building regarding litigation and personnel issues Aug. 2.

APPROVAL OF THE MINUTES of the July 11, 2018, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matthew Sweeny, seconded by John Zurisko. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for July 1-31, 2018, inclusive for audit, was on motion of Matthew Sweeny, seconded by Gary Risch. Motion Carried. Un. Approval.

MONTHLY BILLS

After reviewing the invoices and bills presented for payment, it was on motion of Matthew 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):**
 - **JULY 2018:** Twp. Real Estate Tax is \$6,439.50, Per Capita @ Face is \$690.00
- (2) THE APPOINTED TAX COLLECTOR’S REPORT (BERKHEIMER):**
 - **JULY 2018:** Earned Income Tax is \$48,018.20, Local Services Tax is \$7,061.47
- (3) THE APPOINTED TAX COLLECTOR’S REPORT (SHARPS):**
 - **JULY 2018:** Township share: \$193.28
- (4) WEEKLY STAMP SALES (DEED TRANSFER’S):**
 - **JULY 2018:** \$19,228.92
- (5) ZONING OFFICER’S REPORT (ROGER KELLY):**
 - **JULY 2018:** 17 Permits Issued, 3 Single Family Residences, 1 Residential Addition, 1 Residential Garage, 1 Storage Building, 4 Porch/Deck/Roof, 2 Pools, and 5 Grading Permits. Building Permit Fee: \$3,786.15, Mileage: 260, Grading Permit Fee: \$120.00, Lot Development Fund: \$2,164.26
- (6) THE DISTRICT JUSTICE’S REPORT:**
 - **JULY 2018:** Did not receive as of 8/8/18
- (7) BUFFALO TWP. POLICE REPORT**
 - **JULY 2018:** Total calls 173
- (8) BUFFALO TWP. VFC, CHIEF’S REPORT**
 - **JULY 2018:** Did not receive as of 8/8/18
- (9) SARVER VFC, CHIEF’S REPORT**
 - **JULY 2018:** Did not receive as of 8/8/18

OLD BUSINESS

MOTION TO HAVE SOLICITOR ADVERTISE AND SUMMARIZE THE ZONING ORDINANCE CHANGES – APPROVED

On a motion of Gary Risch, seconded by Matthew Sweeny to have the Township Solicitor advertise and summarize the Zoning Ordinance changes.

MOTION TO SET DATE AND TIME FOR PUBLIC HEARING REGARDING ZONING ORDINANCE CHANGES – APPROVED

A date was set for the Public Hearing regarding the Zoning Ordinance Changes on Wednesday, September 12, 2018 at 7:00 pm.

On motion of John Zurisko, seconded by Matthew Sweeny, to set date & time for changes to the Zoning Ordinance. Motion Carried. Un. Approval.

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NEW BUSINESS

PENN ENERGY’S REQUEST FOR PIPELINE EASEMENT ACROSS BUTLER-FREEPORT COMMUNITY TRAIL – DISCUSSION ONLY

Adam Benford stated that I am with Penn Energy but Pine Run Midstream will be operating the pipeline through the area. I have a working relationship with Atty. Lutz and have been working in the Southeast Butler County area for approximately 8 years and have done a bunch of deals through his office. Penn Energy has significant gas movement in Clinton and Winfield Township. Soon to be some wells that will be drilled from Winfield down into Northern Buffalo Township and with that Pine Run Midstream is needing to gather and move that gas and connect on either side of the Butler-Freeport Community Trail. With that, I have a proposal Right of Way with the exhibit here which shows us crossing the trail which is this gray line in the center of the map with a 12-inch pipeline which would be buried underground. We would like to cut the trail temporarily in that area and lay the 12-inch pipe and then cover the trail back up which should take about a day. The trail would not be able to be used during this time. I spoke with Atty. Lutz and he got me in contact with Ken Howard from Bankson Engineers. We were out there on Thursday of last week and walked to this spot on the trail which is about a mile and a quarter north, of the Buffalo – Winfield Line. From Winfield Road in Cabot, you are talking about 3000 feet south of there. Ron Zampogna asked, if you would go with an option of boring, you said one day to cut it, what are you talking about boring? Adam stated if we bored it, there would be a little bit more impact on the sides of the trail. I’ve got our Midstream manager, Tim Williams, Jay Cornman our project manager and Scott Sweeder our permit manager here. Jay stated that it would take approximately five days to do this. Obviously, it wouldn’t impact the surface. Atty. Lutz asked if they would have to be on the trail property or on the private property? Jay stated it would be on the trail property, we would dig those pits immediately adjacent to the trail. Adam stated that the trail in that area is about 60 feet wide. Ron Zampogna stated, that he doesn’t want to speak for the entire board and you said that you spoke with Ken. Probably the preference of ours, the township, the Audubon Society and the Rails to Trails have put a lot of money, effort and time into this trail. I think that if you open cut the trail that there will always be an impression in that area. If the rest of the Supervisors disagree with this then, that’s fine. Atty. Lutz stated that I spoke with Ken Howard since you met with him and it was noted that there is also an easement there, a sewer line that runs through that area. That raises a lot of issues as far as cross cutting and probably going to have to have the Municipal Authorities consent on any type of agreement. And possibly Winfield Township because it’s their sewer line. It’s the Municipal Authorities sewer line but Winfield Township is tapped in to that and they may want to have some input on that as well. I can’t speak for the Municipal Authority, but I can’t imagine they would want you to crosscut over their piping. Ken Howard stated the pipe is 6-7 feet at least. Boring seems to be the best option. Adam stated it would be our intent to bring the equipment in down the trail on the right of way, not on the trail. Adam asked if Atty. Lutz would be his main contact? Unless there are other issues, we will plan to be back here at the meeting next month.

PURCHASING OF NEW POLICE RADIOS – APPROVED

Ron Zampogna asked Chief Derringer to elaborate on this. Chief Derringer stated that this is in addition to the ones we are going to receive from the county. We are getting 4 mobile radios, 6 portables, an additional mobile radio, 3 additional portables and a trickle charger just to keep up with

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what we currently have. I spoke with an account representative Robert Puricelli with Bear Communications (Motorola). He gave me a bid of \$15,703.25 and that is for the additional equipment. I am requesting to get approval for this so that I can get it ordered and we can start to get this installed in the fall. That includes the one-year warranty, programming, set up and encryption. Atty. Lutz stated that is through the state correct? Chief Derringer stated yes, that is the discounted rate. Matthew Sweeny stated which is the exact same thing that the Fire Departments will be going through. This is a mandatory update that we have to do anyway.

On a motion of Gary Risch, seconded by Matthew Sweeny to approve ordering the new police radios in the amount of \$15,703.25. Motion carried. Un. Approval.

MOTION TO PURCHASE NEW DUMP TRUCK – APPROVED

Ron Zampogna stated that the Road Department is in need of a new dump truck. The one they have is several years old and is rusting, falling apart and in need of repairs. We have recently received some quotes. Matt Sweeny stated that this will be a smaller truck which will be easier to maneuver through the housing plans and it is definitely necessary. Ron Zampogna stated that one of the proposals would be through Costar. Atty. Lutz stated that if we would go through Costars then we would not have to go through a bidding process. You may want to authorize bidding just in case the lower bid is not through a Costars provider.

On a motion of Albert Roenigk, seconded by Matthew Sweeny to approve the purchase of a new dump truck body, 550 chasey, snowplow and spreader and/or to authorize if necessary bidding if the township doesn't go through Costar. Motion carried. Un. Approval.

ADVERTISING OF 3 BAY GARAGE – APPROVED

Ron Zampogna stated that we have discussed in the past about the 3-bay garage that is in the back. It has needed repairs for many years. The Road Department could use a place to store their trucks and equipment in the winter time that is climate-controlled area. Ken Howard has prepared some documents for structural purposes to have the building addressed as well as the concrete floor and some cosmetic work. Ron asked for a motion to authorize Ken Howard to prepare the bid documents for the 3-bay garage and anything necessary for the township to get the bids to see if this is something feasible that can be done.

On a motion of Gary Risch, seconded by John Zurisko to authorize advertising of bids for the 3-bay garage. Motion carried. Un. Approval.

DISCUSSION TO HIRE RICK HEALEY AS THE NEW TOWNSHIP ZONING OFFICER - TABLED

Ron Zampogna stated that they have had a couple people interested in the position of Zoning Officer. The opening was advertised in the newspaper, on Facebook and on the door of the Township Building. After reviewing the Letters of Interest, they have chosen Rick Healey, retired police officer for the Buffalo Township to fill this position. He is familiar with the area. Ron Zampogna stated that Roger Kelly will be retiring the end of November 2018. Roger stated he would like to train whomever gets this position until his last day and will continue to help them even after his last day. He promised he will not go away and leave his replacement without proper training. Board of Supervisors decided that since

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Rick was not present, and they still have items to discuss with him that they would table this discussion until next meeting after they have had a chance to speak with Mr. Healey.

On a motion of Matthew Sweeny, seconded by Albert Roenigk to table the hiring of Rick Healey as Buffalo Township Zoning Officer until determination of pay rate and start date. Motion carried. Un. Approval.

DISCUSSION REGARDING FIRST RESPONDER TAX BREAK – UPDATE

Matt Sweeny stated that they are still working on finalizing this with the area Fire Departments.

DISCUSSION REGARDING POSSIBLE AGREEMENT WITH WINFIELD TOWNSHIP – UPDATE

Matthew Sweeny stated that this is still under discussion.

LAND DEVELOPMENT

R. SYPULSKI PLAN – LOT LINE REVISION – 245 & 247 BEAR CREEK ROAD

R. Sypulski is proposing a lot line revision to reconfigure tax parcel A5D5 and A5D6 located on Bear Creek Road. Both parcels have existing dwellings with public water & sewage. Revised Lot 4 was 2.142 acres and will be 1.844 after the revision. Revised Lot 5 was 2.21 acres and will be 2.508 acres after the revision. There is currently a dwelling on revised Lot 5 that will be razed within 90 days of the occupancy of a new dwelling that will be added.

The Township Office received the Fee for each Lot Line, Lot Line Revision Application, 7 copies of Plan, Butler County Planning Commission comments dated 7/25/18 (BCPC did not have any comments on this plan. Municipal Authority comments dates 7/30/18 (MABT would like to offer the following comments: Public water and sewage is currently furnished to both properties. Because of the proposed distance of the new structure for Revised Lot 5, the customer will be required to furnish and install a meter pit. Customer is also advised because of the distance, a larger diameter waterline and meter may be necessary, which could incur additional costs. A 25' sanitary sewer right of way exists through the property for revised Lot 5. Customer is advised that if any damage occurs to the sewer main during construction of the proposed dwelling, customer will be responsible for repairs). Bankson Engineer comment letter dated 7/31/18 (Please show dedication of Right of Way on the Drawing that establishes 25 feet from the centerline of Bear Creek Road. Right of Way dedication shall be shown on the drawing for each of the Revised Lots). The Buffalo Township Planning Commission comments 8/1/18. (Favorable recommendation contingent upon Bankson Engineers comments and requesting that the Board of Supervisors do not issue a Certificate of Occupancy until Demolition Permit issued and house is razed within 90 days after construction of new home.

Ken Howard stated that they had a couple comments that Stan Graff's office has addressed and submitted the revised drawing to us. We recommend approval of the plan as presented with the understanding that the current dwelling would be razed in the 90-day period. Our Ordinance does not allow 2 dwelling on one parcel. Tim Rosenbauer stated that the property owners do not have any issues with removing the dwelling within the 90-day time frame.

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On a motion of Albert Roenigk, seconded by Matthew Sweeny, to approve the R. Sypulski Plan – Lot Line Revision – 245 & 247 Bear Creek Road. Motion carried. Un. Approval.

J. PFLUGH PLAN – LOT LINE REVISION – 165 CREEKSIDE DRIVE

J. Pflugh is proposing a consolidation of tax parcel numbers S15-A113 and S15-A114 into one parcel. Revised Lot 113 will be .26 acres after Lot 114 is added. Existing Lot 113 has an existing dwelling and shed.

The Township Office received the Fee for each Lot Line, Lot Line Revision Application, 7 copies of Plan, Revised copy of plan received 8/3/18, Butler County Planning Commission comments dated 7/25/18. (BCPC did not have any comments on this plan). Municipal Authority comment letter dated 7/30/18. (MABT currently has water and sewage service to this property and has no formal comment to officer regarding the proposed lot line revision). Bankson Engineers comment letter received 7/31/18. (In the Area Summary Table, please revise the Tax Map Parcel Number for Existing Lot 113 to match the number shown on the drawing). Planning Commission made a favorable recommendation contingent upon Bankson Engineer comments at 8/1/18 meeting.

Ken Howard stated that this is a simple Lot Line Revision. The owners purchased the vacant lot next to their property so that no one else could build on it. Ken Howard stated that there was only one small item that needed addressed on this plan. The Tax parcel number needed to match the one shown on the drawing and they received updated plans which showed this change. We recommend approval as presented. Tim Rosenbauer with Graff Surveying was present.

On a motion of John Zurisko, seconded by Albert Roenigk, to approve as presented the J. Pflugh Plan – Lot Line Revision – 165 Creekside Drive. Motion carried. Un. Approval.

PLANNING COMMISSION UPDATE

Ray Smetana stated that everything is good. No updates at this time.

BUTLER-FREEPORT TRAIL COUNCIL UPDATE

Chris Zeigler, President of the Butler-Freeport Trail Council was present and shared updates regarding the trail. They have cleared about 15 trees this month and are thankful for the volunteers that take the time and remove them. The pipes for the gates are to be delivered this week and the welders will start assembling them soon. The bollards are here. We have to build 24 gates and those should be done by September. Interstate Pipe is cutting everything to size. Rails Trails Conservancy visited the Trail on July 4th and road it, they are doing a new trail guide and I am also speaking to them in September about a blog on volunteerism because not many trails are volunteer maintained like ours is. The signs for no public creek access and no parking will be in on Monday. I will contact those land owners and get those put in. Ron Zampogna asked how the new equipment is working out? Chris stated awesome. The Volunteers really enjoy using it. The bridge on Keasey Road needs looked at. It is difficult getting the equipment through that area. We would like if Ken could possibly take a look at it in the fall.

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AUDUBON SOCIETY OF WESTERN PA UPDATE

Renee Alchier with Audubon Nature Society of Western PA stated that they had their first Parks and Recreation Committee meeting at the Audubon Todd Nature Store last evening which went very well. Hopefully we are moving forward. The next step is bringing the building down and putting the pavilion there.

PARKS & RECREATION COMMITTEE UPDATE

Terry Tague stated that they had to change one of the dates for the races. The date is for the Evangel Heights 5K Race. They are changing the date from September 8th to September 15th. All parties involved have agreed that the date will work. We are looking forward to getting things done with the Audubon Society.

SOUTH BUTLER COUNTY LIBRARY UPDATE

Michele Lesniak with the South Butler County Library in Saxonburg stated that she would like to give an update on some of the events and things going on at the library. We are winding down the summer reading and learning program with attendance of over 350 people who have been participating. We hope to keep growing the number over the years. We will be having a finale party on Saturday. We have invited adults, teens and kids to participate. Actually, kids are the most, but we have quite a few adults captured into doing some challenges. We have added a museum challenge so that people could visit the Saxonburg Museum and receive prizes for the scavenger hunt. We are continuing to run the endowment campaign. It has been on a hiatus over the summer, but we will resume it in the fall. We have a million-dollar goal and are at \$445,000 at this time, so we are almost halfway there. This has been a 3-year drive and we would appreciate any support with that. On August 23rd we have going to College debt free Seminar. You are invited to come to this. We have 2 fund raisers coming up. One is next week a .5K Race during the Mingle on Main next Thursday. On September 28th we are having Oktoberfest. At Cooper Hall, there will be several a silent auction, a Chinese auction, German inspired hors d'oeuvres, German Music and entertainment. It will be a great night out. September is Library card sign up month. If you have events that you would like the Library to attend, please let us know. We are hiring a Part time Youth Services person for about 20 hours a week and we will be posting that job opening as well.

REMARKS FROM THE FLOOR

Jim Jackson of Parker Road asked if the Website is up and running. Ron Zampogna commented. Rhonda is still being trained.

Bill Hank of 166 ½ Beale Road asked about what is going on with Beale Road. The Supervisors commented as did Ken Howard with regards to cleaning out the trench and putting rip rap in the ditch line along Beale Road and that they will be doing the same to the other side in the area of Coe Street and Parker Road. Ken Howard stated that this will fall under their Pollutant Reduction Projects that should be started next year.

Janice Zubrin stated that Jason Bodnar with ASTS would like the Supervisors to take a look at the New Website. Jason is interested in hearing their feedback.

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Kim Gentile of 112 Woodhaven Drive asked what the township is planning on doing with the stormwater runoff to stop the continued flooding of her property. She stated that she was here 5 years ago with the same issue and still nothing has been done to take care of this. Ken Howard stated that this could fall under the Pollutant Reduction Requirements Plan along with MS4. Ken stated that they are hoping to have a plan in place within the next 6 months and that this falls in a 5-year window. The Supervisors commented.

ADJOURMENT was on a motion of Gary Risch, seconded by Matthew Sweeny at 8:40 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY