

FBUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 10, 2022

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, August 10, 2022 and convened at 7:30 p.m. 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 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

- a) The Board of Supervisors met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on August 10.

APPROVAL OF THE MINUTES of the July 13, 2022 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 July 1-31, 2022 inclusive for audit, was on motion of Michael Oehling, seconded by Matt Sweeny. Motion Carried. Un. Approval.

MONTHLY BILLS

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

REPORTS

(1) THE ELECTED TAX COLLECTOR’S REPORT (ROBYN FLEISHMAN):

- **JULY 2022:** Twp. Real Estate Tax is \$1,351.49, Per Capita @ discount is \$0.00
Per Capita @ Face is \$100.00, Per Capita @ Penalty is \$110.00

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

- **JULY 2022:** Earned Income Tax is \$40,904.64, Local Services Tax is \$5,341.38

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

- **JULY 2022:** Twp. share: \$50.00

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

- **JULY 2022:** \$28,328.36

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

- **JULY 2022:** 32 Permits Issued, 16 Single Family Residences, 2 Residential Garage, 1 Residential Storage, 1 Porch/Decks/Roof, 6 Pools, 4 Grading Permits, Building Permit Fee: \$14,014.60, Mileage: 158, Grading Permit Fee: \$400.00, Lot Development Fund: \$0.00

(6) THE DISTRICT JUSTICE’S REPORT:

- **JULY 2022:** Ordinance & Statute Violations \$68.69, Code Violations \$85.57

(7) BUFFALO TWP. POLICE REPORT

- **JULY 2022:** Total calls 204

OLD BUSINESS

MOTION TO ADOPT AMENDMENT #8 TO ZONING ORDINANCE #135 CHANGING TAX PARCEL 040-S2-AB FROM M-2 TO R-1

Tabled at July 8, 2022 Board of Supervisors Meeting. Remove from table.

On a motion of Matt Sweeny, seconded by Gary Risch to remove motion to adopt Amendment #8 to Zoning Ordinance #135 changing tax parcel 040-S2-AB from M-2 to R-1 from table. Motion Carried. Un. Approval.

Ron Zampogna stated that this item was on last months Agenda. Darlene Zubal from Garden Way stated that she wasn’t able to make that meeting but did have a few concerns and questions. She asked if signs could be posted since the proposed entrance to that parcel is in a very dangerous area for entering and exiting and if there was any way that the entrance could possibly come off Silverville Drive instead of Sunset Drive. She also asked about stormwater flow and said that she lives in a low spot and the water floods her property. She was told that Bankson Engineers will make sure that everything will be done in accordance to the Buffalo Township Zoning Ordinance.

On a motion of Gary Risch, seconded by Albert Roenigk to adopt Amendment #8 to Zoning Ordinance #135 changing Tax Parcel 040-S1-AB along Sunset Drive from M-2 to R-1.

Roll Call: Ron Zampogna – yes Matt Sweeny – yes Albert Roenigk – yes
 Gary Risch – yes Michael Oehling – no

Motion Carried on a Roll Call Vote.

MOTION REGARDING ROOF REPAIRS TO THE TOWNSHIP BUILDING

Ron Zampogna stated that they are still in need of another quote and that at this time there will be no action taken regarding this Agenda item.

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NEW BUSINESS

MOTION TO APPROVE POLICE SERVICES CONTRACT WITH FREEPORT AREA SCHOOL DISTRICT

Atty. Farrington spoke and stated that this is something that is done every year. They are just updating the contract between the Freeport Area School District and the Buffalo Township Police. The School District pays the police for their services during Football Games. They are needed for Traffic Control. Vicky Hoffman, Bear Creek Road asked how much they are being paid? Ron stated \$95.00 per hour and asked if we have enough police to handle this. Michael Oehling stated that if the School District choose they can get their own security. Barb Panza of Kimberly Drive asked if this was over extending the Police Department. Chief Derringer stated this is over time for the Police and we are only needed for traffic control.

On a motion of Matt Sweeny, seconded by Michael Oehling to approve the Police Services Contract with Freeport Area School District. Motion Carried. Un. Approval.

REAPPROVAL OF JACK – PAR MAR – 298 SARVER ROAD & 698 EKASTOWN ROAD LOT CONSOLIDATION PLAN FOR RECORDING

Ken Howard with Bankson Engineers spoke regarding this and stated that it was over the 90 days for recording of the plan so, they just needed reapproval and revised signatures in order to get the plan recorded.

On a motion of Michael Oehling, seconded by Albert Roenigk to reapprove the Jack-Par Mar – 298 Sarver Road & 698 Ekastown Road Lot Consolidation Plan for recording. Motion Carried. Un. Approval.

MOTION TO RETAIN ARGOS HR SOLUTIONS, LLC FOR COMPILATION OF NON-UNION EMPLOYEE HANDBOOK

Atty. Farrington spoke and stated that since the Township does not have a Non-Union Employee handbook they felt it necessary to have one. Argos will get all the information needed and put one together.

On a motion by Gary Risch, seconded by Matt Sweeny to retain Argos HR Solutions, LLC for Compilation of Non-Union Employee Handbook. Motion Carried. Un. Approval.

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MOTION TO ADOPT RESOLUTION #2022-14 EXCESS MAINTENANCE AGREEMENT WITH PENNERGY

Atty. Farrington spoke and Ken Howard with Bankson Engineers stated that this should be approved as presented. Janice stated that she has received the Bond and Application Fee. Barb Panza of Kimberly Drive commented on the number of truck that are now traveling along Sarver Road and that the speed has increased and so has the jake braking noise which there is a sign stating no Jake Brakes, going down the hill to Route 356 since the well was put in especially during the hours of 10-11 pm. Gary Risch, Matt Sweeny and Michael Oehling all agreed that lately they are trying to miss the construction on Route 356. Janice stated that PennDOT put those signs up.

On a motion of Matt Sweeny, seconded by Albert Roenigk to adopt Resolution #2022-14 Excess Maintenance Agreement with PennEnergy. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO ADVERTISE FOR THE HIRING OF A PUBLIC WORKS EMPLOYEE

Ron Zampogna stated that since the Township Manager, Rich Hill is unable to be here for personal reasons that we are going to hold off on discussing this at this time.

On a motion of Gary Risch, seconded by Matt Sweeny to table the hiring of a Public Works Employee. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE WEAVER HOMES PERFORMANCE BOND REDUCTION #1

Ken Howard stated that a formal request was received to reduce the Bond amount and the work has been completed according to the Township specs.

On the motion of Albert Roenigk, seconded by Michael Oehling to approve Weaver Homes Performance Bond Reduction #1 in the amount of \$567,414.87. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE OAK CREEK FARMS PERFORMMANCE BOND REDUCTION #1

Ken Howard stated that a formal request was received to reduce the Bond amount and the work has been completed according to the Township specs.

On the motion of Matt Sweeny, seconded by Michael Oehling to approve Oak Creek Farms Performance Bond Reduction #1 in the amount of \$131,673.00. Motion Carried. Un. Approval.

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MOTION TO APPROVE SUBMITTING A FUNDING REQUEST TO THE BUTLER COUNTY MUNICIPAL INFRASTRUCTURE PROGRAM FOR CONSTRUCTION OF MS4 POLLUTANT REDUCTION PLAN IMPROVEMENTS

On a motion of Matt Sweeny, seconded by Michael Oehling to approve submitting a funding request to the Butler County Municipal Infrastructure Program for construction of MS4 PRP Improvements. Motion Carried. Un. Approval.

ANNOUNCEMENTS:

MS4 STORMWATER PROGRAM UPDATE

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Over the past month the following Stormwater Program Activities have occurred: Pollutant Reduction Plan easement acquisition is ongoing. Four easements have been obtained along Coe Street. PRP Improvements are being evaluated and construction cost estimates are being prepared for utilization in the Butler County Municipal Infrastructure Program Grant Application. The stormwater system and MS4 outfall location map, Bankson Engineers, Inc. Drawing Number 5-701-43-1, is being updated. Announcement of Audubon Society Stormwater Workshop to be held September 29, 2022 from 6:30 to 8:00 pm at the Buffalo Creek Nature Park. A sign in sheet was passed around to all in attendance and the public was asked if they had any questions or comments to share.

BUTLER-FREEPORT COMMUNITY TRAIL COUNCIL UPDATE

Chris Zeigler, President of the Butler-Freeport Trail Council was in attendance gave an update regarding the trail. Looking at building a garage in Marwood. Someone who has a neighboring property is will to donate land to the Trail Council. They are looking into purchasing a tractor for widening the trail like they did from Bonniebrook to Butler and for mowing and cutting. They will be Celebrating their 30-year Anniversary on October 29th. The Caboose will be decorated for Halloween and they will be having an Open House. Their will be food truck and they are looking or anyone who may have Old photos and articles regarding the trail to share them. They will be starting repairs on the Caboose in September. Thanks to Bob Fletcher for ordering Bike Crossing signs for Jefferson Township.

LAND DEVELOPMENT

There were no Land Development Items.

REMARKS FROM THE FLOOR

There were no remarks from the floor.

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ADJOURNMENT was on motion of Gary Risch, seconded by Michael Oehling, at 8:10 p.m. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER