

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – NOVEMBER 9, 2022

AND

PRESENTATION OF THE 2023 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors and Presentation of the 2023 Buffalo Township Budget of All Funds was held Wednesday, November 9, 2022 and convened at 7:50 pm. The Meeting was called to order by Chairman, Ron Zampogna. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

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|----------------------|---------|
| Ron Zampogna II | Present |
| Matthew J. Sweeny | Present |
| Albert T. Roenigk | Present |
| Gary L. Risch, Sr. | Present |
| Michael Oehling, Jr. | 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 minus Gary Risch, met in the Township Building with Township Manager, Richard G. Hill, Jr. and Secretary Treasurer, Janice L. Zubrin, Chief Tim Derringer & Road Master, Bob Fletcher regarding Buffalo Township Budget of All Funds on Nov. 6.
- b) The Board of Supervisors met in the Township Building with their Solicitor for an Executive Session regarding personnel matters on Wed. Nov. 9.

APPROVAL OF THE MINUTES of the October 12, 2021, 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.

ACCEPTANCE OF THE TREASURER’S REPORT for October 1-31, 2022 inclusive for audit, was on motion of Michael Oehling, seconded by Matt Sweeny. Motion Carried. Un. Approval.

MONTHLY BILLS

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

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PROPOSED 2023 BUDGET OF ALL FUNDS

Ron Zampogna stated we had a budget workshop on November 6, 2022 here at the Township Municipal Building. The proposed 2023 Buffalo Township Budget of All Funds has been prepared and will be posted tomorrow on the bulletin board at 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 2023 line-item allocations. Budget Hearing/Adoption will be part of the December 14, 2022 Regular Monthly Meeting. Does anyone have any questions regarding the Budget? Gary Risch suggested that since we have so much Covid Funding available, is it possible to give the fire departments extra funding this year? Ron & Matt stated that they could look into that.

REPORTS

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

- **OCTOBER 2022:** Twp. Real Estate Tax is \$3,061.75, Per Capita @ Penalty is \$198.00, Tax Duplicate is \$0.00

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

- **OCTOBER 2022:** Earned Income Tax is \$37,391.28, Local Services Tax is \$5,078.40

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

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

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

- **OCTOBER 2022:** \$25,575.93

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

- **OCTOBER 2022:** 00 Permits Issued, 00 Single Family Residences, 0 Residential Garages, 0 Porch/Decks/Roof, 0 Storage Buildings, 0 Commercial Building, 00 Grading Permits, 0 Pools, 0 Sign, 0 Demolition, Building Permit Fee: \$0.00, Mileage: 000, Grading Permit Fee: \$0.00, Lot Development Fund: \$0.00

(6) THE DISTRICT JUSTICE’S REPORT:

- **OCTOBER 2022** Ordinance & Statute Violations \$0.00, Code Violations \$0.00

(7) BUFFALO TWP. POLICE REPORT

- **OCTOBER 2022:** Total calls 258

OLD BUSINESS

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NEW BUSINESS

MOTION TO ADOPT RESOLUTION #2022-17 GRANTING CONDITIONAL USE FOR PLANNED RESIDENTIAL DEVELOPMENT TO TWIN OAKS DEVELOPMENT, LLC ON BUTLER COUNTY TAX PARCEL 040-S2-AB-0000

Atty. Farrington read through some of the changes that were discussed at the Public Hearing and said he would send the changes over to the Township in the morning.

On a motion of Michael Oehling, seconded by Albert Roenigk to adopt Resolution #2022-17 granting conditional use for Planned Residential Development to Twin Oaks Development, LLC on Butler County Tax Parcel 040-S2-AB with the changes discussed by Atty. Farrington. Motion Carried. Un. Approval.

TWIN OAKS PRD PHASE 2 AND PHASE 3 BOND REDUCTION REQUEST

Atty. Farrington stated that they failed to comply with the landscaping plan that was approved and in his opinion the bond reduction should be denied. Ken Howard with Bankson Engineers concurred. It was suggested that they come back with the changes that need to be made in order to receive the requested bond reductions.

On a motion of Gary Risch, seconded by Albert Roenigk to deny the Twin Oaks PRD Phase 2 and Phase 3 Bond requests for Phases 2 & 3. Motion Carried. Un. Approval.

MOTION TO ADOPT RESOLUTION #2022-18 CONCERNING THE H2O PA GRANT FUNDING APPLICATION

Ken Howard with Bankson Engineers spoke regarding this Resolution. This is a grant request to make application. We need the Board to approve so we can get this sent through. The deadline in December 21, 2022. The sooner we apply the better. If we get this grant, it will be a 50% cash match in the amount of \$1,433,000.00 for funding. The cash match is only contingent upon receiving the funding.

On a motion of Matt Sweeny, seconded by Michael Oehling to adopt Resolution #2022-18 concerning the H2O PA Grant Funding. Motion Carried. Un. Approval.

MOTION TO RETAIN GENERAL CODE FOR THE CODIFICATION OF BUFFALO TOWNSHIP ORDINANCES, TO BE ALLOCATED AND PAID OUT OF ARP FUNDS

Township Manager, Rich Hill spoke regarding this. Right now, the Ordinances are in books and it is hard to find what you are looking for. All of the Ordinances have to be scanned and sent to General Code for codification so that they can be put on the website for anyone to see. They will be able to punch in a word and the ordinance they are looking for will pop up. The Township can then make any changes that they feel need made.

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On a motion of Michael Oehling, seconded by Matt Sweeny to retain General Code for the Codification of Buffalo Township Ordinances, to be allocated and paid out of ARP Funds. Motion Carried. Un. Approval.

On a motion of Albert Roenigk, seconded by Matt Sweeny to pay the fee for this out of the ARP Funds. Motion Carried. Un. Approval.

ANNOUNCEMENT

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 Infrastructure Design is being prepared for the Buffalo Trails Pond C Retrofit. Pollutant Reduction Plan easement acquisition is ongoing. The Township is soliciting public input and involvement regarding MS4 stormwater issues. If a possible illicit discharge is observed, please notify the Township. The 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.

LAND DEVELOPMENT

YOUNG – CONRAD LANE – LOT LINE CONSOLIDATION PLAN

Graff Surveying is proposing a consolidation of two existing tax parcels for Robert and Cindy Young along Conrad Lane, Sarver, PA. Parcel 1F90-A13C2 is a 1.884-acres vacant parcel and will be consolidated with parcel number 1F90-A14JJ for a total of 17.062-acres. The new tax parcel 040-1F9-A14JJ has an existing dwelling. The property at 121 Conrad Lane does not have public water or public sewage service.

The Township office is in receipt of the Application, Filing Fee, Plans, Butler County Planning Commission comment letter received 10/24/22, Municipal Authority of Buffalo Township comment letter received 10/24/22, Bankson Engineers comment letter received 10/26/22.

Ken Howard with Bankson Engineers stated that this plan can be approved as presented it is another great plan by Stan Graff. Stan Graff of Graff Surveying was present and had no comments.

On a motion of Albert Roenigk, seconded by Matt Sweeny to approve the Young – Conrad Lane Lot Consolidation Plan. Motion Carried. Un. Approval.

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REMARKS FROM THE FLOOR

Chris Zeigler, President of the Trail Council was in attendance with an update regarding the Butler-Freeport Community Trail. The Open Caboose was held October 29, 2022. We had a E-Bike demonstration, sale, and test ride. We had a food truck which was Galaxy Donuts. It was a very nice event and got to see a few folks that were involved years ago. We will be having a work day soon. Looking at putting new gates at Lernerville and Bear Creek. We are planning a last day walk on December 31st at 10 am, meeting at the Caboose Parking Lot.

There were a few unnamed students from Mr. Wyant’s Class in attendance. Once girl asked what the biggest issue in the Township would be. Ron Zampogna stated that it would be public safety. Priority number one. The Police Department is most important because they keep the Township safe. Another girl asked where the housing development that was just discussed going in at? Matt Sweeny explained to her where. The last girl asked if it would be low-income housing and Ron stated, no it would not be.

Vicky Hoffman, 482 Bear Creek Road asked about the township only using one trash collector. Atty. Farrington stated that you can do that but there will be serious trade offs and explained. Matt Sweeny and Ron Zampogna stated that they would look into that.

An unnamed woman asked what is going in at the former Kings Restaurant? Ron stated at one time we thought it was going to be a coffee shop but haven’t heard anything since. Atty. Farrington stated that there could be a broad range of commercial uses.

ADJOURNMENT was on a motion of Gary Risch, seconded Michael Oehling by at 8:20 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY