

## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – FEBRUARY 11, 2026**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, February 11, 2026, and convened at 7:02 p.m. The Meeting was called to order by the Chairman, Ron Zampogna. William Pitts of the Butler Eagle was also recording the meeting.

### **ROLL CALL**

|                   |         |
|-------------------|---------|
| Ron Zampogna III  | Present |
| Matthew J. Sweeny | Present |
| Bob Buterbaugh    | 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.

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**APPROVAL OF THE MINUTES** of the January 5, 2026 Reorganization Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Michael Oehling, seconded by Matt Sweeny. Motion Carried. Un. Approval.

**APPROVAL OF THE MINUTES** of the January 5, 2026 Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Bob Buterbaugh. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER'S REPORT** for January 1-31, 2026, inclusive for audit, was on motion of Bob Buterbaugh, seconded by Michael Oehling. Motion Carried. Un. Approval.

### **MONTHLY BILLS**

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

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### **OLD BUSINESS**

NONE

### **NEW BUSINESS**

#### **DISCUSSION/POSSIBLE MOTION TO HIRE STEPHEN SHIELDS AS A FULL-TIME POLICE OFFICER.**

On a motion of Michael Oehling, seconded by Matt Sweeny, to hire Stephen Shields. Motion Carried. Un. Approval.

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**DISCUSSION/POSSIBLE MOTION TO ACCEPT THE RESIGNATION OF ERIC DAVIS AS TOWNSHIP AUDITOR.**

On the motion of Bob Buterbaugh, seconded by Michael Oehling, to accept the resignation. Motion Carried. Un. Approval.

**DISCUSSION/POSSIBLE MOTION TO ADOPT RESOLUTION NO. 2026-5, THAT IS AMENDMENT NO. 4 TO THE BUFFALO TOWNSHIP POLICE PENSION PLAN AMENDING THE NORMAL RETIREMENT AGE OF EXECUTIVE LEVEL EMPLOYEES EMPLOYED AS OF JANUARY 1, 2026, TO AGE FIFTY (50).**

On a motion of Michael Oehling, seconded by Matt Sweeny, to adopt Resolution No. 2026-5. Motion Carried. Un. Approval.

**DISCUSSION/POSSIBLE MOTION TO APPROVE RESOLUTION NO. 2026-6 TO ADOPT THE ROADS OF TWIN OAKS DRIVE, RED HORSE DRIVE, AND BLUE MEADOWS DRIVE IN THE TWIN OAKS DEVELOPMENT PRD NO. 1, PHASE 1, 2, AND 3.**

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to approve Resolution No. 2026-6 with the conditions listed in the resolution. Motion Carried. Un. Approval.

**DISCUSSION POSSIBLE MOTION TO PURCHASE A PETERBILT SINGLE AXLE 548 DUMP AND PLOW TRUCK. THE 2026 BUDGETED AMOUNT IS \$275,000.00.**

On a motion of Michael Oehling, seconded by Bob Buterbaugh to purchase the truck. Motion Carried. The vote was 4 Yes and 1 Abstain.

|                 |         |
|-----------------|---------|
| Ron Zampogna    | Aye     |
| Gary Risch      | Aye     |
| Bob Buterbaugh  | Aye     |
| Matt Sweeny     | Abstain |
| Michael Oehling | Aye     |

**DISCUSSION/POSSIBLE MOTION TO PURCHASE TWO DURANGO PURSUIT POLICE VEHICLES WITH UPFITS FOR A TOTAL COST OF \$131,265.24**

On a motion of Matt Sweeny, seconded by Gary Risch to purchase the two vehicles. Motion Carried. Un. Approval.

## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – FEBRUARY 11, 2026**

### **LAND DEVELOPMENT**

#### **MICHAEL KELLEY PLAN NO. 2 – SUBDIVISION APPLICATION**

We are proposing to subdivide a 1.538-acre lot, shown as lot 2, off an existing 91.69-acre parcel for a single-family residential dwelling. The proposed lot 2 will be serviced by public septic and water with a water line easement on tax parcel 040-S2-C1.

|              |                                                 |
|--------------|-------------------------------------------------|
| <u>Rec'd</u> | Subdivision Application                         |
| <u>Rec'd</u> | Graff Surveying LLC Plan Narrative              |
| <u>Rec'd</u> | Survey                                          |
| <u>Rec'd</u> | MABT Comment Letter                             |
| <u>Rec'd</u> | Butler County Planning Department Review Letter |
| <u>Rec'd</u> | Bankson Engineering Review Letter               |

On a motion of Matt Sweeny, seconded by Michael Oehling to approve the Subdivision. Motion Carried. Un. Approval.

#### **JKESS, LP – ERIC L SMITH – 706 SOUTH PIKE ROAD CONSOLIDATED LAND DEVELOPMENT/USE APPLICATION**

The project site is located at 706 South Pike Road. The current site is a vacant lot between the Burger King Restaurant and the Arby's Restaurant. The proposed use is a Fast Food Restaurant – Commercial Use.

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| <u>Rec'd</u> | Consolidated Land Development Use Application                      |
| <u>Rec'd</u> | Survey                                                             |
| <u>Rec'd</u> | MABT Comment Letter                                                |
| <u>Rec'd</u> | Bankson Engineers Comment Letter                                   |
| <u>Rec'd</u> | Butler County Conservation District Application                    |
| <u>Rec'd</u> | Response from Liadis Engineering concerning Bankson Comment Letter |

On a motion of Bob Buterbaugh, seconded by Michael Oehling to approve the request contingent upon receiving the outstanding items in Ken's letter. Motion Carried. Un. Approval.

### **ANNOUNCEMENTS**

#### **MS4 UPDATE**

Bankson Engineer, Ken Howard gave an update on the projects.

#### **REMARKS FROM THE FLOOR**

Bob Rutka from Hughes Drive complained that they are still having problems with trees and branches not being taken care of as promised -- Pine Ridge Development – Gary Herbert.

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**ADJOURNMENT** was on motion of Gary Risch, seconded by Bob Buterbaugh, at 7:29 p.m. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY/TREASURER**