

BUFFALO TOWNSHIP SUPERVISORS – SPECIAL MONTHLY MEETING – MAY 27, 2026

The Special Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, May 27, 2026, and convened at 8:00 a.m. The Meeting was called to order by the Chairman, Ron Zampogna.

ROLL CALL

Ron Zampogna III	Present
Matthew J. Sweeny	Present
Bob Buterbaugh	Present
Gary L. Risch Sr.	Present
Michael Oehling	Absent

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

OLD BUSINESS

NONE

NEW BUSINESS

DISCUSSION/POSSIBLE MOTION TO HIRE SEAN T SIMMS AS A FULL-TIME OFFICER.

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to hire Sean T. Simms. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE TWIN OAKS DEVELOPMENT PHASE IV REQUEST FOR PERFORMANCE BOND REDUCTION NUMBER 2 FROM \$180,235.00 TO \$156,966.28. BANKSON ENGINEERING HAS REVIEWED THE REQUEST AND RECOMMENDS THE REDUCTION.

On a motion of Bob Buterbaugh, seconded by Matt Sweeny, to approve the Performance Bond Reduction Number 2. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE OAK CREEK FARM DEVELOPMENT REQUEST FOR PERFORMANCE BOND REDUCTION NUMBER 4 FROM \$268,643.46 TO \$217,199.46. BANKSON ENGINEERING HAS REVIEWED THE REQUEST AND RECOMMENDS THE REDUCTION.

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to approve the Performance Bond Reduction Number 4. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE EASEMENT OVER BUTLER-FREEPORT COMMUNITY TRAIL WITH PINE RUN MIDSTREAM, LLC.

On a motion of Bob Buterbaugh, seconded by Matt Sweeny, to approve the Easement pending final approval of the solicitor and Bankson Engineering. Motion Carried. Un. Approval.

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REMARKS FROM THE FLOOR

Gary asked if the road crew was supposed to be working on the renovation. Ken stated to save costs the road crew was helping.

Bob stated the Buffalo Fire Department asked if the road crew could cut the grass between the trail and the Fire Department.

Ron received a call about fireworks being set off in the township.

Matt asked about Data Center ordinances. Brian hopes to have an ordinance in place for September.

There is a change order for receptacles for the renovation. The furniture company didn't do the prewired furniture that was requested. This will be an increase of \$7,800. Hoping to receive a reduction since it was an error on their part.

Matt wants to work on the new Buffalo Township signs. The cost will be \$8,660 for the new signs. The banks will be contacted about possibly contributing.

ADJOURNMENT was on motion of Gary Risch, seconded by Matt Sweeny, at 8:44 a.m. Motion Carried.
Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER