

MINUTES OF MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP

OCTOBER 19, 2023, REGULAR MONTHLY MEETING

PRESENT: Eric Smith, Chairperson; Gary Risch, Vice-Chairperson; John Zurisko, Secretary; Barry Wolfe, Treasurer; Richard Healey, Assistant Secretary/Treasurer; Matt Sprung, Engineer; Michael Hnath, Solicitor; Kristy Donaldson, Manager.

1. The October 19, 2023, Regular Monthly Meeting of the Municipal Authority of Buffalo Township was called to order by Eric Smith at 7:00 p.m.
2. Eric Smith stated that the meeting was being recorded and requested that if anyone in the audience is taping the meeting to please state their name and address.
3. Eric Smith led in the Pledge of Allegiance.
4. Approval of the minutes of the September 21, 2023, Regular Monthly Meeting: A motion was made by John Zurisko, and seconded by Barry Wolfe, to approve the minutes of the September 21, 2023, Regular Monthly Meeting. The motion passed unanimously.
5. Open to the floor (All questions/discussions were regarding the Sarver Road Waterline Extension Project): Evelyn Callender, 122 Crescent Hill Drive, asked if the Authority would approach the local banks to get low-cost loan rates for homeowners to cover the tapping fee cost and cost to run the line from the curb to the home. Michael Hnath responded that rates will vary depending on which bank is used and that the loans are personal loans that would not involve the Authority. Mrs. Callender asked about the loans and debt service in the event someone wanted to sell their house. Michael Hnath stated that the debt service will stay with the property. Mrs. Callender asked if the Authority has a list of reputable contractors or plumbers for the installation of the private line. Kristy Donaldson stated that the Authority can provide this information. Dennis Conwell, 111 Sunny Lane, asked if any of the Board Members lived within the project area. All Board Members responded "No." Mr. Conwell discussed how if a resident cannot afford to pay for their portion of the project plus the debt service, they would still have to pay even if they were not going to tap in. Mr. Conwell pointed out that he already has (well) water and he does not have to pay for it. Mr. Conwell stated that he could see a potential benefit of the public water if someone were to sale their house and if there was concern over (well) water quality. Michael Hnath explained Buffalo Township's mandatory tap ordinance. Cindy Braden, 108 Sunny Lane, discussed her time as a former Authority Board Member. Over the 18-year period of being a part of the Authority Board, she recounted the discussions of water being extended to this area. Mrs. Braden pointed out that this is fifth time, and she knows that the Board will take this decision to heart. Michael Panza, 110 Kimberly Drive, asked if the debt service could be paid upfront. Kristy Donaldson responded yes. Kristy Donaldson wanted to make sure that the calls and emails she received were recorded. She received four verbal/emailed "No" from the residents of 361 Sarver Road, 105 Carol Drive, and 106 Kimberly Drive. She also received two "Maybe" from 109 Kimberly and 355 Sarver Road. Karen Fey, 355 Sarver Road, was in attendance and stated that she just felt the facts should have come from the Authority. Kristy Donaldson apologized and described the time constraint and how the regular attendees of the meetings volunteered to gather the information needed to make this decision. Mr. Panza stated that it was exhausting for the volunteers and they did their best. Frank Borrelli, 120 Sunny Lane, asked that if he pay all the fees upfront, would the Authority go away? Michael Hnath replied that, no, he would still have to pay the minimum monthly fee. Mr. Borrelli expressed concerns over tapping in across the street. Kristy Donaldson stated that the line from the main to the foot of the property would be the Authority's responsibility. Mr. Borrelli asked about depths of meter pits. Michael Hnath suggested for Kristy to send Mr. Borrelli more information and pictures of meter pits. Kristen McConville, 120 Crescent Hill Drive, noticed changes in the well water, including odor and quality, since the drilling. She said that Moody collected water samples on August 6th and still no results. She has lived in the house her whole life and has not seen the water this bad and the Township should have stopped the drilling. Mrs. Callender said she called Mr. Martin with Moody, who stated that the lab reports were mailed last week but have not been received yet. She tried calling him again, but he never returned the phone call. Mr. Panza stated that the filters on his treatment system used to be red, then turned black, and are now back to red. Mrs. Callender stated that she used to change her filters once a month but now it is every other week. Richard Healey asked if anyone had done independent lab testing. Someone answered that it was too expensive. Mr. Borrelli asked what

MINUTES OF MABT OCTOBER 19, 2023, MEETING

Page 2 of 3

size the lines will be and if there will be fire hydrants. Matt Sprung replied that the lines will be 8" and yes, there will be fire hydrants. Kristen McConville stated that the Township should require the drillers to set aside money if there is not an alternative water source. Michael Hnath stated that would be something that PA DEP would have to mandate.

6. Treasurer's Report:

- a. Financial Report for September 2023: The Treasurer's Report for September 2023 was presented. A motion was made by Richard Healey, seconded by Gary Risch, to approve the Treasurer's Report for September 2023. The motion passed unanimously.
- b. Invoices: The Board reviewed the list of monthly bills for approval as of October 19, 2023. A motion was made by Barry Wolfe to approve payment of the monthly bills. The motion was seconded by John Zurisko, which passed unanimously.

7. Manager's Report:

- a. Kristy Donaldson provided an update from Jim Kopac with Smart Link. Jim stopped by the office in 2019, asking about installing a cell tower on the Grandview Tank. She contacted Jim to see if there was still an interest in the project. He responded that Verizon has gone in a new direction.
- b. Kristy Donaldson reported that there has been no recent activity at the Ridgeview Tank and has not heard anything back from Chief Derringer regarding the videos.
- c. Fall distribution flushing was completed, and there was a leak repaired October 12th on Shuster Drive.

8. Solicitor's Report:

- a. No separate report.

9. Engineer's Report:

- a. Matt Sprung discussed the time constraints with accepting the PENNVEST Loan. If the Board decides to move forward with and accept the loan for the Sarver Road Waterline Project and Freeport Borough Waterline Replacement Project, then he would need to advertise and award the bid in December and hold a special meeting early December to award the bid. If the Board passes on the loan, the Authority will lose the Armstrong County loan rate, which is less than Butler County. Also, the Authority will lose the Butler County MIP Grant. Gary Risch made the motion to accept the PENNVEST Loan package. Barry Wolfe seconded the motion, which passed unanimously. Matt Sprung informed the attendees that representatives with Gibson-Thomas would be out to secure right of ways needed for this project.

10. Old Business:

- a. Kristy Donaldson presented the resolutions for the LSA grant applications that were discussed during last month's meeting. Matt Sprung pointed out that the applications would not be acted upon by the Commonwealth Financing Authority until September 2024.
 - i. Resolution 2023-04 – LSA grant application for the water treatment plant expansion project. Richard Healey made the motion to adopt Resolution 2023-04, which was seconded by John Zurisko. The motion passed unanimously.
 - ii. Resolution 2023-05 – LSA grant application for the distribution line from Laneville to Sunset. John Zurisko made the motion to adopt Resolution 2023-05, which was seconded by Barry Wolfe. The motion passed unanimously.

11. New Business:

- a. Kristy Donaldson presented the request from Maronda Homes to reduce the bonding for the final portion of Ridgeview Estates Townhomes. She informed the Board that Maronda Homes addressed all punch list items and that the development is just about built out. During the August meeting, the Board voted to reduce the performance bond to \$25,000.00. She suggested that all bonding be released and the Authority take ownership of the lines since the facilities have been installed for many years. Richard Healey approved the release of all bonding and the Authority taking ownership of the water and sewer lines within the Ridgeview

MINUTES OF MABT OCTOBER 19, 2023, MEETING

Page 3 of 3

Estates Townhome community. Barry Wolfe seconded the motion, which passed unanimously.

12. Adjournment: Richard Healey made the motion to adjourn the Regular Monthly Meeting, which was seconded by John Zurisko. The motion passed unanimously, and the Regular Monthly Meeting ended at 8:01 p.m.