

# JEFFERSON TOWNSHIP

REGULAR MEETING  
December 10, 2018

## CALL TO ORDER:

The regular meeting of the Jefferson Township Board of Supervisors, held at the municipal building on 157 Great Belt Rd., Butler, PA, was called to order by Chairman John Cypher at 7:00 P.M. on Dec. 10, 2018. All rose to pledge the flag.

## ROLL CALL:

Those present were Chairman John Cypher, Supervisor Braden Beblo, Sec/Treas. Lois Fennell and Attorney Matt Marshall.

## ANNOUNCEMENTS:

There was a brief executive session (Supervisors Cypher and Beblo with Attorney Marshall) on personnel matters prior to the start of this meeting.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

## MINUTES:

John Cypher *moved* to approve the November 12, 2018 regular meeting minutes as written and distributed. *Seconded* by Braden Beblo. Agreed and *motion carried*.

## FINANCIAL:

Bills paid between the Nov. 12th and the Dec. 10, 2018 meetings totaled \$36,505.68. Bills presented for payment from the General Fund this evening totaled \$20,256.19. No bills were presented from the State Fund. The total of all funds after payment of the bills reported is \$1,215,413.37. *Motion* by John Cypher to pay the bills plus any regular bills that may become due prior to the Jan. 7, 2019 meeting. *Seconded* by Braden Beblo. Agreed and *motion carried*.

PUBLIC BUSINESS OR COMMENT: None.

## RECREATION COMMITTEE:

The Recreation Committee does not meet in Nov., Dec. and January; therefore no report from them. John Cypher reported that we discovered since the last meeting, that the Township can use remaining 2014/2015 CDBG Admin. funds for a new (updated) park master plan and we can use our own engineer. No request for proposals needed. HRG, Inc. was contacted Nov. 26th to proceed.

Pool: [www.sebcopool.com](http://www.sebcopool.com) Softball: [www.sagsa.org](http://www.sagsa.org) Soccer: [www.knochsoccer.org](http://www.knochsoccer.org) Baseball: [www.saxonburgbaseball.com](http://www.saxonburgbaseball.com)

## PLANNING COMMISSION:

Evie Gross, Secretary of the Planning Commission reported on the Nov. 19, 2018 Planning Commission (P.C.) meeting. The P.C. reviewed the modification request from Hobart and Eunice Kenton, owners of Lot 2 Kenneth F. Neupert Plan No. 2 on Keck Rd. They want to remove the non-building waiver indicated on their lot and they request modification for moving the location of the driveway. The P.C. discussed the matters in light of Attorney Marshall's responses to the Codes Officer's inquiries. The P.C. members agreed that in this case per the attorney's responses: 1) the lot is NOT 'AG only' as per private covenant and 2) the driveway is merely for one lot and does not trigger application review under 22.303. Therefore no action was taken by the P.C. There was no action for the Supervisors to take this evening.

The P.C. reviewed the Evan Toth Subdivision on Rennick Rd. This was the P.C.'s first review, since the plan was submitted too late for their October meeting and had to be held for November 19th. The current

## PLANNING COMMISSION, cont.:

lots are positioned with both lots having frontage on Rennick Rd. The proposed subdivision creates Lot 2 of 4.61 acres in the front with most of the frontage. The back lot with existing house, outbuildings, and pond will be a flag lot. After significant discussion the P.C. noted the following items to be corrected/revised on the Toth Plan:

- 1) The P.C. suggested that they move the entrance of driveway to new Lot 2 into Lot 2's frontage and avoid sharing even a portion of the existing driveway and thus avoid a 'maintenance agreement'. Otherwise a maintenance agreement and a right-of-way easement for Lot 2's entrance over the flag lot's 'pole' will be needed.
- 2) A new driveway to the back lot is to be located in the 'pole' of the flag lot. If they continue to use the existing driveway temporarily, they must mark the 'temporary easement (where the shared portion begins and ends) until such time as the new driveway to the back lot is constructed and the old driveway removed'.
- 3) Must label the back lot: Number and acreage!
- 4) Site distances at both accesses onto Rennick Rd. needs to be added.
- 5) Set back for alternate septic site needs added.
- 6) Show right-of-way for utilities if any cross over.
- 7) Show location of streams and/or wetlands (and easements if needed).

The P.C. *tabled action* on this plan for revisions to be submitted by Land Surveyors. Chairman Rosenbauer was to contact Cheryl Hughes.

The P.C. reviewed the Lee Harbison Lot Line Revision. No one attended to present it. It consists of: Lot 1, owned by Schulties, is 1.30 ac. plus addition of .42 acre to be 1.72 acre with existing house; frontage on Jones and Bonniebrook Rd. Lot 2, owned by Ruediger, is 1.14 ac. plus addition of .62 acre to be 1.76 acre with existing 'garage' (not house) & Bonniebrook Rd. frontage. Lot 3, owned by Osborne, is 1.00 acre plus addition of .31 acre to be 1.31 acre with existing house and frontage on Bonniebrook Rd. Lot 4, owned by Renfrew, is 1.08 acre plus addition of .20 acre to be 1.28 acre with existing house and frontage on Bonniebrook Rd. Lot 5, owned by Harbison, is now 14.63 acres (as estimated).

Chairman Rosenbauer noted the various matters that need to be addressed by the surveyor, Jarrod R. Tezik: 1) All five (5) property owners must be included in the 'dedication' paragraph (top left on plan) as well as all 5 signing off before a notary.

- 2) Structure on Lot 2 is taxed as a garage and should be labeled correctly.
- 3) Revise NOTE at bottom left on the plan: "This plan is to show REVISIONS to existing lots...."
- 4) Lot 5 should be labeled 5R (revised) and the acreage before and after subdivision indicated. It is marked 14.63 acres. The total of the four 'additions' to Lots 1 through 4 is 1.55 acre so it is only assumed that the beginning acreage was 16.18 acres?
- 5) Application is 'incomplete' and surveyor failed to check off items as requested on the application.

The P.C. *tabled action* on the plan. Chairman Rosenbauer was to contact the engineer, Mr. Tezik.

The township secretary reported to the P.C. that she received a call from Darrel Patterson stating that he would attend their Nov. 19th meeting. He did NOT attend. This is in regards to questions and discussion surrounding the Montgomery Plan on Leggens Lane. The P.C. was provided a copy of the letter from Saxonburg Authority to Mr. Patterson (dated Oct. 30, 2018) which states that "as discussed in the Oct. 29th phone call, your (Mr. Patterson's) plan is to dedicate a sanitary easement which mirrors the private road right-of-way, to ensure that said easement reaches the lots of interest, and that sanitary service is achievable." SAA provided Mr. Patterson with a sample 'grant of easement' document. After a very brief discussion the P.C. agreed that Mr. Patterson needs to present a new plan showing either the sewage easement for all four lots or consolidating the lots (with a sewage easement for public sewer or for adequate acreage for on-lot septic).

Danielle reported that AT&T is submitting a new land development for the cell tower property at 750 Dinnerbell Rd. (Thoma's Meat Market property). Chairman Rosenbauer said since the plan was already approved by both the P.C. and Supervisors at prior meetings, there is no need for them to come back to township meetings. He will review the AT&T submission and determine if it is satisfactory...prior to building permit issuance.

The P.C. reviewed the responses from Attorney Marshall to Chairman Rosenbauer's questions in regards to the right-of-way on the Toth Plan and to Codes Officer, Danielle Sedlak's questions in regards to 'non building waiver lots' and driveway 'relocation' during the review of modification form submitted by Kentons.

## PLANNING COMMISSION, cont.:

It was noted that the Supervisors want the P.C. to begin review of Chap. 21 Streets and Sidewalks, especially section 303.4 to consider how best to revise the ordinance. Evie Gross noted that the P.C. should look into 'some regulations' in regards to 'institutional development' (i.e. Concordia or St. Elias Monastery) since they don't really belong under 'multi-family' regulations. John Cypher noted issue with Chap. 21 303.4 may be simply the 'comma' after the word 'Supervisors'. Attorney Marshall had no problem with the Board waiving 'review and approval' of those residential driveway applications that are not questionable and suggested the Board and P.C. keep a 'running list' of revisions needed to the SALDO for a future combined action.

## ROAD FOREMAN REPORT:

Chairman Cypher read the report submitted by Road Foreman William Foertsch. The road crew had locked the park gates, but a few days later someone had unlocked the Hannahstown Road entrance gate and left it open. The Supervisors agreed that it should be locked and the Recreation Committee should be notified that if someone opens the gate(s), they should re-lock them during these winter months.

The ice and snow storm clean up has gone well; all roads have been covered multiple times and brush is either pushed back or has been chipped off the Township rights-of-way. The park and walking trail had a lot of damage. Two residents helped clean branches from the trail and the road crew cleaned up branches and blew the leaves off the walking trail. The road crew still have some cleaning up to do this week at the park. The leaves in the park will have to wait until the ground dries up. A BIG THANKS from the Road Crew and the Board of Supervisors to the two ladies who helped with the trail cleanup!

John Cypher gave an update on the 'missing pedestrian crosswalk lights and hardware' at the Rt. 356/Marwood Rd. traffic light. Per Mr. Cypher's conversation with PennDOT on Dec, 4, 2018, he was informed that as they were planning update and paving of Rt. 356 that the intersection did not meet pedestrian safety & ADA standards, so the lights and hardware were removed, and a "No Pedestrian Crossing" sign was installed.

Bill did not receive any calls or interest in the proposed tree trimming bid. No bids were received.

The 2019 Ford F550 should be here around Christmas, but will need to be undercoated and have the 2-way radio, antenna and decals installed before it is put into service (early January.)

The 2004 Ford F550 4-Door Truck was advertised for bid in 'as is condition' via Municibid. The highest bid was \$7,900 from Paulo Almeida (New Jersey). *Motion* by John Cypher to accept the highest bid of \$7,900. The trade offer was only \$4,500, so the decision to bid out the used vehicle was good! *Seconded* by Braden Beblo. Agreed and *motion carried*. *Motion* by Braden Beblo to authorize the road foreman to sign the transfer papers on behalf of the Township. *Seconded* by John Cypher. Agreed and *motion carried*.

In regards to the proposed new mower, after some discussion, John Cypher *moved* to table the decision until next month. *Seconded* by Braden Beblo. Sale of the old mower was also tabled. Agreed and *carried*.

The guide rail located just past the church on Frazier Rd. was damaged by a hit and run. The road foreman indicated that LTAP looked at it during a past study and it meets the criteria for removal. Therefore, John Cypher *moved* to remove the damaged guide rail and to not replace it. *Seconded* by Braden Beblo. Agreed and *motion carried*.

There was a brief discussion on part-time help for winter maintenance. *Motion* by John Cypher to add Doug Lefever and Darcy Lehnerd as possible call-out help. Both will have to be added to the PSATS CDL Testing program. *Seconded* by Braden Beblo. Agreed and *motion carried*. Roger Cypher has been released by his doctor to active duty, no restrictions.

## UNFINISHED BUSINESS:

The 2019 Budget was introduced to the Board in October. One change was made then: \$25,000 one-time donation to Saxonburg Volunteer Fire (to be paid by the end of this year.) The budget was advertised for final review and adoption this evening, 12/10/18. One additional change was noted this evening: \$150,000 additional from the Impact Fee Funds for possible disbursement toward our 30% share of expenses of the Multimodal Transportation Grant approved by PennDOT. *Motion* by John Cypher to adopt the 2019 Budget Resolution #421 as revised. The Real Estate Tax remains at 1 Mill. *Seconded* by Braden Beblo. Agreed and *motion carried*.

## NEW BUSINESS:

The Intergovernmental Cooperation Ordinance #422 was advertised for adoption. It authorizes signing of the 'intergovernmental cooperation agreement' with Summit Township due to the 'joint grant' award for Bonniebrook Rd. (PennDOT Multimodal Transportation Grant.) *Motion* by John Cypher to adopt Ordinance #422. *Seconded* by Braden Beblo. Agreed and *motion carried*. John Cypher then *moved* to enter into the intergovernmental cooperation agreement upon approval of the final document by both Attorney Marshall and Summit Township's Attorney, Mike Gallagher. *Seconded* by Braden Beblo. Agreed and *motion carried*.

John Cypher announced they have reached an agreement in collective bargaining. The clean draft of the contract was received from Attorney Mike Hnath, but the Supervisors were not aware of the Union's response. *Motion* by John Cypher to adopt the new contract for 1/1/19 through 12/31/21. *Seconded* by Braden Beblo. Agreed and *motion carried*.

NO bids were received for the advertised 'tree trimming project'. No action by the Board this evening.

The Sec/Treas. asked the Board to consider proceeding with the purchase and installation of a 'server' for the township's one office computer. She noted that: *the advantage of having a server for a single-computer environment is that all of your data (accounting, documents, spreadsheets) will be written to two drives on the server simultaneously. Each drive is a mirror image of the other. So if one drive breaks, you have an exact duplicate of it that can be used in another computer with next to zero down time.* Other companies (A-Tech of Butler and Hagan Business Machines) were contacted and prices would be well over \$2,000. Penn Township has a server (not via RT Tech) which cost over \$10,000, but they have several computers and police dept., etc. Attorney Marshall said they have servers at the law offices; it is the nature of the technical world these days. *Motion* by Braden Beblo to proceed with the purchase which was quoted at \$3110.00 less the VPN connection (\$500) which is not needed unless you connect and work from home, so the total will be \$2,610.00. *Seconded* by John Cypher. Agreed and *motion carried*.

The Sec/Treas. also reported that our webmaster has asked us to find someone else willing to do the website. She is expecting a quote from Tammy Boice (or Boyce), TJB Consulting. Summit Township used her services for their website. Our current webmaster, Larry Plowman, also knows her as a professor at BC3. Hopefully, we'll have the quote by our next meeting.

## MISC. BUSINESS:

Received NOTICE from Gannet Fleming re: XTO Energy, Inc. - Notice of Termination ESCGP - Christensen Temporary Waterline. All earth disturbance activities related to this project have ceased/site stabilized.

A notice was received from II-VI, Inc. The plan early warning system tests on Fri. 12/14 at noon and Sat., 12/15/18 at noon.

Received PSATS 97th Conference materials (April 14-17, 2019). Registration is 'on-line' beginning Jan. 14 9 AM for both the conference and accommodations.

Mr. Mead and Mr. Taylor were present about 671 Mushrush Rd. They submitted building permit applications recently for two 'sheds' that were placed on the property some time ago without permits. The Supervisors and Attorney Marshall reviewed the file left by the codes officer, Danielle Sedlak. In addition to a notation "for Residential Use Only", it should be noted on the permits that "any future change of use is subject to applicable township regulations". That would include Jefferson Township Code of Ordinances, the PA Uniform Construction Code, and the DEP Sewage Laws. This will be conveyed to the codes officer.

## ATTENDANCE:

Evie Gross, Dennis Kriley, Bill & Mandi Foertsch, Roger Cypher, Mr. Mead, Mr. Taylor, and Nadine Grabe

## ADJOURN:

John Cypher *moved* to adjourn at 8:17 PM. *Seconded* by Braden Beblo. Agreed & *motion carried*. The next regular meeting immediately follows the reorganization meeting on Monday, Jan. 7, 2019 at 7 P.M. at the Township Building, 157 Great Belt Rd

*Respectfully submitted by Sec/Treas., Lois Fennell*