

JEFFERSON TOWNSHIP

REGULAR MEETING

April 12, 2021

CALL TO ORDER:

The 1st Public Hearing on the CDBG (Community Development Block Grant) for 2021 was opened by Chairman Cypher at 6:48 P.M. The hearing was advertised by Butler County CDBG Coordinator, Wendy Leslie, who was unable to attend this evening. John Cypher reported: CDBG is a PA DCED funded program. The actual amounts for 2021 are not available yet, but they have been running slightly lower annually over the last few years. About 80% are 'project funds' and 20% are administration funds (for planning and admin.) The funds are to benefit populations or areas with 50% or more 'low to moderate' income OR for handicapped accessibility projects. In the past our funds have been used for the traffic light at Marwood Rd. and Rt. 357 (Concordia area); ADA projects at Laura J. Doerr Park (or portions of projects).; and handicapped ramp at the Jefferson Grange (voting site.) Comments/brief discussion: Can the funds be used for restroom renovation in the Township building? *No, since the restrooms are existing and already ADA accessible. These funds generally can be used to remove architectural barriers to the handicapped.* Can funds be used to handicapped parking at the grange? *The manager will check with Wendy Leslie.* The leftover admin. funds from 2016 and 2017 need to be spent this year and we are planning a pool feasibility study.

The regular meeting of the Jefferson Township Board of Supervisors held at the municipal building at 157 Great Belt Rd., Butler, PA, was called to order by Chairman John Cypher at 7:00 P.M. on April 12, 2021. All rose to pledge the flag.

ROLL CALL:

Those present were Chairman John Cypher, Vice-Chair. Lois Rankin, Supervisor Braden Beblo, Sec/Treas. Lois Fennell, and Manager Leo J. Rosenbauer, III.

ANNOUNCEMENT:

John Cypher noted that there was a CDBG hearing just prior to the start of this regular meeting. It was announced that the Supervisors stayed following the March 8, 2021 meeting for a brief executive session on a personnel matter. There was no executive session prior to tonight's meeting or hearing.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

MINUTES:

Motion by John Cypher to approve the March 8, 2021 regular meeting minutes as written and distributed. *Seconded* by Braden Beblo. All agreed and *motion carried*.

FINANCIAL:

John Cypher read the financial report as follows: Bills paid between meetings totaled \$17,546.73. Bills paid from the General Fund bills this evening totaled \$22,341.96. There were no bills presented from the State Fund for payment this evening. The balance of all funds after payment of the bills presented totaled \$1,793,758.85. *Motion* by John Cypher to pay the bills presented and any others that come and are due prior to the May 10, 2021 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*.

PUBLIC BUSINESS OR COMMENT:

Lois Rankin submitted a comment; she noted that she is running for Supervisor. She hopes to continue...for her third term.

RECREATION BOARD REPORT:

Brian Patten sent a copy of the minutes from the April 7, 2021 Recreation Committee meeting. As he could not be present this evening, Chairman Cypher gave a brief report.

The Supervisors first discussed the needed pool renovations and the proposed 'pool feasibility study' (what needs to be done and cost considerations) needed before and when we submit a DCNR grant application for the actual pool renovation. Manager Rosenbauer has been working with Greg Bauer (Pool president) and Lance Welliver (County Parks Director) to find someone knowledgeable on pool renovations. HRG, Inc. does NOT do pool studies. A Request for Proposals must be prepared for the project. The township is not bound by lowest price, since this is a professional service, plus this cost will be reimbursed by the CDBG admin. funds. In the time being, Roger Cypher, pool maintenance person for 2021, is planning on sealing/repairing the leaks in order to proceed with the 2021 summer season. Hopefully, the renovations can be done in the next year or so, if a DCNR grant can be secured.

Motion by John Cypher to authorize proceeding with an RFP for the pool feasibility study.
Seconded by Lois Rankin. All agreed and *motion carried*.

A synopsis of the Recreation Minutes from April 7, 2021:

Baseball: Opening day for games is scheduled for May 8th. The Knoch Baseball Clinic is April 24th. A 11U Tournament is being planned for April 30 to May 2nd. www.saxonburgbaseball.com

Pool: Opening is planned for Memorial Day weekend. No price increase in 2021. www.sebcopool.com

Softball: Knoch HS is playing games at Laura J. Doerr Park. Opening day is April 26th for younger ages. Regional league dates are 'to be determined.' A tournament is planned for Aug. 5 – 7. www.sagsa.org

Soccer: Opening day is April 10th (season will end to June 6th). A 'U10 & Older' day-camp is planned for Aug. 2 – 5. www.knochsoccer.org

Action Items: Requested that the township check on downed tree on the fence at the western side of the soccer fields; to inspect/repair the potholes in the soccer parking area; and to investigate adding aggregate to the lifeguard parking area at the pool. *The Supervisors had a short discussion on this parking area: there is room to park parallel or they can park in the upper lot. As the existing lawn area would have to be over excavated filled, rolled, etc. otherwise it would be a waste of funds as the aggregate will sink into the lawn area.*

A letter was received from Butler County Parks and Recreation; Jefferson Township was NOT awarded a grant this year. We had applied for \$7,500 (county share) to be used toward proposed 'paving of the trail.'

The manager and road foreman are looking at cutting down a tree owned by Donald Kelley at the corner of the park property. They will try to get permission from the owner, because the deteriorating tree is not on the park property.

ROAD REPORT:

John Cypher read the road report presented by the manager and road foreman. 1,400 tons of salt and 352 tons of antiskid were used to date 3/1/21. Snowplow damages to lawns and berms were fixed. Trucks, plows, and spreaders were washed, greased, cleaned and fluid filmed. The snow fence was removed and stored.

Brooming of the housing plans and the edges of Hannahstown Rd. (entire length) was completed. The \$2,000 cost included adding portions of Nursery Lane and was still under-budget. All intersections, bridges and tunnels have been blown off and cleaned. All main line roads had the outside edges broomed off. Road signs were replaced as needed. John Cypher commented 'good job'!

Trees were trimmed in the park for truck clearance. The Road Foreman suggested we consider hiring a bucket truck to help top trees in the parking area. The pool cover has been picked up and stored at the township garage.

The 550 Ford truck tarp was installed, and the chipper truck is complete; works great! The 99 530 IH salt spreader's rubber belt pan had a hole worn in it, so it was replaced before it was stored. If we are thinking about replacing the 99 IH 530 in fall of 2022, we should start looking at specs by the end of 2021, since it could take 9 months to a year to get a truck ordered and built with a new bed, plow,

ROAD REPORT, cont.:

and spreader. The outside light under the awning (the short was located by an electrician) was repaired and replaced with a new LED light by the road crew.

The Township property between Bonniebrook Rd. and Rt. 356 has been prepped for stockpiling millings (from the upcoming milling project on Bonniebrook Rd.) Do the Supervisors want to ride with the road foreman on a road check this year? Discussion on the items to review: 1) since most funds will be concentrated on completing the Bonniebrook Rd. project, the Manager was looking at an application for roads to seal then (not chip seal) used by Peters Township; 2) Golden City Road bridge (scouring needs to be addressed); 3) O'Hara Road culvert crossing (pipe has already been ordered by the manager and road foreman due to increasing costs); and 4) roads paved and sealed are getting 'higher' and milling certain roads needs to be considered (for example: Rennick Rd.). Milling verses full-depth reclamation was discussed and the need to consider which is most cost effective. Tentative date: Monday, April 19th at 8 AM.

PLANNING COMMISSION:

Leo Rosenbauer (Planning Chairman) reported on the March 15, 2021 P.C. meeting.

Russ Lang presented to the P.C. a request to add a mirror across the street for a proposed residential driveway because of insufficient sight distance looking south (to left) coming from his property (Lot 2 of the Rodney Lang Farm plan) onto Bullcreek Rd. Chairman Rosenbauer reported 160 ft. entering Bullcreek to left instead of the required 265 ft. Discussion included the following: 1) Will a mirror make the sight distance to 265 ft.? There is no way to verify this. 2) Do the township regulations mention the use of mirrors? NO, and therefore there was reluctance to include a mirror as part of the driveway permit issuance. 3) Is there another location for the access? Yes, but this may require a stream crossing permit from DEP. Evie Gross said her concern is allowing him access and a 'right turn only' may be appropriate. 4) Could the bank be cut back to allow for additional sight distance? YES, this would be helpful to Mr. Lang and to the neighbor. Mr. Lang has already received permission from the neighbor. After considerable discussion, the P.C. voted to recommend proceeding with issuance of the driveway permit with a no left turn restriction until the bank is cut back. John Cypher said he visited the site this afternoon (4/12/21) and found it extremely hard to see and absolutely 'no left turn' can be made safely. After further discuss, John Cypher *moved* to deny the modification, stating that Mr. Lang should do what it takes to get the site distance taken care first, making sure he has sufficient site distance before he applies for the driveway permit. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Leo Rosenbauer presented a modification request to install a shipping container on a nearby 18-acre parcel which does not have a residential dwelling. The current residence (1.25 acre) does not allow for adding a storage unit due to topography, a narrow lot and septic field location. He plans for this 10' x 53' shipping container to be there only a few years. He obtained a letter of permission from the neighbor and will use an existing access. The P.C. voted to recommend approval. *Motion* by Lois Rankin to approve the modification as presented. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Scott Ekas presented to the P.C. a DEP Component (module) to change a 7-acre 'non-building lot' to a 'building lot'. Leo briefly explained that because of DEP regulation changes, the SEO is suggesting that the Township process his module promptly. The module was reviewed by the SEO and Supervisors. They voted on March 8, 2021 to approve the module contingent upon the P.C.'s satisfactory review. On March 15th, the P.C. voted to approve the Ekas Sewage Component I as submitted. *Motion* by John Cypher to *confirm* approval by the Supervisors. *Seconded* by Braden Beblo. Agreed and *carried*.

A DEP Component 3S was submitted for Dave Kuhn (115 Caldwell Dr.). Mr. Rosenbauer has not had time to review it. It is for a 'small flow treatment facility' and DEP will probably accept this application because it will fix an existing malfunctioning system. The P.C. voted to approve the Kuhn Component 3S **contingent** upon satisfactory review by Mr. Rosenbauer and the SEO. After a brief review and since Mr. Rosenbauer and Doug Duncan (SEO) reviewed the Component 3S and were satisfied, John Cypher *moved* to adopt the Resolution #470 for New Land Revision. *Seconded* by Braden Beblo. All agreed and *motion carried*. *Motion* by John Cypher to approve the Kuhn Component 3S as presented. *Seconded* by Braden Beblo. All agreed and *motion carried*.

PLANNING COMMISSION, cont.:

Brady Young, contractor presented a modification request from Adam Olsen for a 20 x 20 ft. addition at 148 Dusty Lane to the P.C. The property owner submitted it late due to a personal hardship, so Mr. Young was asked to be his representative and Mr. Rosenbauer accepted the submission. Also, timeliness is needed since the Make-a-Wish Foundation will be providing financial assistance for this addition. The proposed addition will cover the existing deck area and will be 16.5 ft. from the right-side property line; (a notarized letter of permission was submitted from the neighbor. The P.C. voted to approve the 8.5 ft. modification as submitted. At the April 12th meeting, Lois Rankin *moved* to approve the modification as submitted. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Nothing was submitted from Kevin Miller's office or the surveyor, Stan Graff, on the Stoneybrook Plan. The 90-day review period will expire on May 16, 2021. The P.C. needs the submission from the developer to review and make decision by the April 19th P.C. meeting and the Board of Supervisors will need to take action by the May 10th meeting unless an extension is provided!

Chairman Rosenbauer asked for input about setting a time limit (expiration date) on modifications. After their meeting, it was discovered the one-year time expiration was already designated the application since at least 2008.

Chairman Rosenbauer explained the DEP regulation changes made in February. There will be no more 'shallow placement' alternate site systems (i.e. small flow treatment facilities). There is concern that this will eliminate 75% of future subdivisions. Commissioner Geyer wrote an excellent letter to Governor Wolfe. Townships are being urged to send letters as well; the Supervisors have authorized Mr. Rosenbauer to draft a letter.

There was a discussion on the 10-acre exemption matter. The DEP has restrictive regulations on 10-acre+ lots prior to Jan. 10, 1987, but after this date, the DEP does NOT allow 10-acre exemptions. The Township regulations has required septic tests on all lots (regardless of size) according to the ordinance.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

The Township received an "Agricultural Area" application from Clifford and Patricia Black. According to the Township's adopted procedure from 2017: once received by the Township, the Supervisors are to note the date of receipt 3/22/21 and compute the 180 day 'deemed approved date' (9/18/21). The following meeting (4/12/21) the Supervisors are to accept the application and move to table any discussion. *Motion* by Lois Rankin to accept the Clifford and Patricia Black Ag. Security Area application and table the matter. *Seconded* by John Cypher. All agreed and *motion carried*. After the 180 days are up, at the Oct. 11, 2021 the Supervisors will then adopt the Resolution adding the parcel to the ag. Security area and it can then be recorded at the County Recorder's office.

MISC. BUSINESS:

Leo Rosenbauer presented a '2021 fire hydrant tax review/rough estimate' to the Supervisors. An All-State Insurance Company agent contacted the Township for a second time to assist a homeowner to apply for a reduction of their yearly fire insurance cost. The cost savings for one property inquiry could save the property owner over \$300.00. The agent stated that by reducing the owners rating from a 9 to a 5 the savings range is between 25% to 50%. Currently the township pays 100% of the fire hydrant bill from PA American Water (\$7,463.76 annually). There are approximately 296 parcels that front on a waterline within the township; this number will increase as Stoneybrook Phase II is built. By taxing only those owners who will benefit from having their homeowner's insurance reduction the township could re-coop this annual cost for an estimated tax of \$25.22 per year from each property. Currently the donation to the fire and ambulance, the workmen's comp. share (paid to Saxonburg Borough) and the fire hydrant costs are used as 'part of' or 'surpassing' the 25% share of the Local Services Tax amount required to be used for emergency services. The tax could give the

MISC. BUSINESS, cont.:

township other options, including increasing the donation to the fire dept. The Manager is checking with the attorney about the use of such a tax. The Supervisors said it is worth considering.

Notice was received from Gateway Engineers that Concordia is applying for renewal of existing NPDES Permit. Comments, if any, are due before 4/25/21.

The P.C. Chairman (Leo Rosenbauer) received notice was received from PA American Water that they are applying to DEP for renewal of water withdrawal (10 million gallons) from Thorn Creek. He responded no objection.

Manager Rosenbauer received an approval letter from DEP for the Nativity Land Development. An outstanding condition regarding the water supply volume need submitted.

The Township received an inquiry about timbering at the park. There is no interest.

Lois Rankin announced that the Butler Co. Association of Township Officials is planning a 'Fall Convention' on Oct. 28, 2021 at the Butler Country Club. It will be a full day with a luncheon. They are also planning to compile and print a 2021 Directory. Advisory Board members will meet and call potential advertisers on Thurs., April 15th at 10 AM. Note: Butler County monthly 'zoom' meeting is at 2 PM.

Supervisor Rankin noted that Saxonburg Volunteer Fire Dept. 'donation cards' were sent out this month. They are planning a 'food truck' event on April 23, 24 and 25. She asked that a notice be placed in the newsletter in hopes they will get 'more' support!

ATTENDANCE:

Bill & Mandi Foertsch, Jim Rankin, Brady Young (Adam Olsen's contractor), Lloyd Brewer, and Roger Cypher.

ADJOURN:

Motion by Lois Rankin to adjourn at 9:02 PM. *Seconded* by Braden Beblo. All agreed and *motion carried*.

NEXT MEETING:

The next regular meeting will be Monday, May 10, 2021 at 7 P.M. at the municipal building.