

# JEFFERSON TOWNSHIP

## REGULAR MEETING

March 8, 2021

### CALL TO ORDER:

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 March 8, 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 he attended the Feb. 23, 2021 pre-bid meeting at Summit Township with the township manager and the road foreman.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

### MINUTES:

*Motion* by John Cypher to approve the Feb. 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 \$15,943.45. Bills paid from the General Fund bills this evening totaled \$49,004.07. 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 \$1,792,368.44. *Motion* by John Cypher to pay the bills presented and any others that come and are due prior to the April 12, 2021 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*.

### PUBLIC BUSINESS OR COMMENT:

PA State Police Lt. Russo was present to introduce himself. He will be acting a liaison between the State Police and the municipalities. He has been at the Butler barracks since June 2020. If the township needs anything specific (non-emergency), he said to please contact him or Sgt. Joe Zandarski or ask for the 'control supervisor'. He reported that the PSP had 900+ incidents in Jefferson Township alone from the period 1/1/2020 to 3/8/2021; 400 of those were enforcement actions. Also included are 'domestic security checks' at the various schools daily! John Cypher asked: 'what can the township do to help them'? Lt. Russo said: 'open communication with municipal officials.'

### RECREATION BOARD REPORT:

Brian Patten sent a copy of the minutes from the March 3, 2021 Recreation Committee meeting. Chairman Cypher gave a brief report.

Baseball: Field clean-up day is March 27<sup>th</sup> (rain date is March 28<sup>th</sup>.) Opening day for games is scheduled for May 8<sup>th</sup>. [www.saxonburgbaseball.com](http://www.saxonburgbaseball.com)

Pool: Pool is hiring Lifeguards and Concession staff for 2021 season, see website for details. Opening is planned for Memorial Day weekend. Due to current COVID restrictions, they cannot use the pool chairs and asked that the township store the pool chairs again this summer. They have requested that the township road crew transport and store the pool cover a day or so after it is removed (removal planned for 3/27/21.) [www.sebcopool.com](http://www.sebcopool.com)

Softball: Field clean-up day is scheduled for March 20<sup>th</sup> (rain date is March 27<sup>th</sup>.) [www.sagsa.org](http://www.sagsa.org)

Soccer: Field prep day is March 20<sup>th</sup>. Season will run from April 10<sup>th</sup> to June 6<sup>th</sup>. They reported that Chris

## RECREATION, cont.:

Tully has recently taken over as KASA president and will also be their representative to the Recreation Committee. *Motion* by John Cypher to formally appoint Chris Tully as KASA Representative on the Jefferson Township Recreation Committee. *Seconded* by Lois Rankin. All agreed and motion carried. [www.knochsoccer.org](http://www.knochsoccer.org)

New Business: Jim Jones reported that softball is repeatedly finding dog owners present with their dogs on the softball fields. This is not permitted under the park rules and it is unsanitary for the players. He expressed an idea to add a 'dog park' area in the park (like a fenced area with grass and woods.) The Supervisors discussed the matter: maintenance cost, liability and enforcement are issues of concern. *Motion* by John Cypher to develop wording for the signs and place the signs at the two park entrances (i.e. dogs must be on a leash – dog walkers must clean up after their dogs); perhaps signs(s) could also be placed on the trail. Otherwise, the 4 organizations can place their own signs on their fields (i.e. No Dogs on Fields) if they wish. *Seconded* by Braden Beblo. All agreed and *motion carried*.

## ROAD REPORT:

John Cypher read the road report submitted by the Manager and the Road Foreman.

- Salt and Anti-skid usage as of 3/1/2021: Salt – 1400 tons & Anti-skid – 352 tons
- Winter storms of February 2, 2021 through February 22, 2021 kept the crews busy all most every day. Morning ice patches were addressed as needed, thereafter.
- Trucks were washed, cleaned, and greased in between storms.
- Finished scraping, painting the new 'used' rear blade. Ready for spring!
- Delivered/picked up "Road Closed Signs" for tree trimming on Bonniebrook Road.
- The pay loader quit on Feb. 17 and in order to keep ahead of the storms the trucks were loaded with material using the backhoe and stored in the garage for a quick response. This took 3 times longer to load material. Winter maintenance never missed a beat.
- The pay loader showed an electrical default and was fixed (main power relay) on February 18, 2021 by the Cat Field Service Truck. Also, important updates to the computer system were completed for proper maintenance.
- The hydraulic cylinder on the 1999 truck is leaking and will be delivered for a quote for repair as the schedule allows.
- 3 loads of extremely lumpy (boulder size, photos attached) salt were delivered and had to be crushed and screened, which took an additional 2 hrs. The supplier was notified immediately; the following loads were better.
- Trees on Green Manor Drive at the bend are to be removed as time and weather allows. They are almost done; stumps grinding needs done.
- The Road crew fabricated side boards on the 2019 4 door F 550 for the future chipper compartment. The truck goes to Neeley for tarp on March 12, 2021. John Cypher said it looks good.
- Does the Township want to schedule brooming of the housing plans and the edges of Hannahstown Rd (entire length) for anti-skid & stone removal? Cost estimated at \$2,300 for all. *Motion* by Braden Beblo to proceed. *Seconded* by Lois Rankin. All agreed and *motion carried*.
- Road crew cut back underbrush along Bonniebrook Rd. near address #84.
- Tree trimming for Dreher Rd and the last 500 ft or so of Becker Rd at the TWP line. Bucket truck needed or outsourced? The manager would like to get estimates and discuss/decide later.
- 2015 F 550 needed a lower left ball joint for inspection by the end of February. Work done by Dinnerbell Garage no invoice available at this time.

## ROAD REPORT, cont.:

- Engine light came on in the 2017 Mack, had to take to Tri-County to be put on the computer. Needed a EECM (electronic engine control module) update which took care of the engine light, \$169.13.
- Some snowplow damage complaints are coming in and are being corrected as time and weather allows.
- Snow fence removal to start after March 15<sup>th</sup> – weather permitting.
- Hauled reclaimed stone from well pad #70.
- Road Foreman attended the Bonniebrook Road paving pre-bid and bid opening.

John Cypher reported on the three bids received by Summit Township on March 3, 2021 for the ‘paving on Bonniebrook Rd.’: Shields Asphalt \$1,142,885.67; Wiest Asphalt \$1,249,237.95 and Youngblood \$1,394,386.50. Summit Township plans to vote on the award at their March 17, 2021 meeting. The apparent lowest bidder is Shields. This price still in line with the budget parameters for the Multimodal grant. Our ‘share’ includes 3 catch basins to be rebuilt and 11 inlets to be adjusted. Back filling and line painting not included. *Motion* by John Cypher to accept the apparent low bid from Shields Asphalt (subject to Summit Township’s vote). *Seconded* by Lois Rankin. All agreed and *motion carried*. It was noted that the mill and fill should be done by the end of May. The paving should take place between June 5<sup>th</sup> and early August (could be earlier if the milling is completed.) It was noted that milling will be stored at the end of Sheetz Drive (cul-de-sac) and at the township property on Rt. 356. We may be able to purchase some of Summit Township’s millings. Our road crew may be assisting Summit Township in stockpiling the millings.

## PLANNING COMMISSION:

Leo Rosenbauer (Planning Chairman) reported on the Feb. 15, 2021 P.C. meeting at the township office. Kevin Miller was present at their meeting regarding the re-submission of Stoneybrook Phase II via Graff Surveying. Discussion included a list prepared by Leo Rosenbauer, PC Chairman, of the ‘outstanding items’ as follows:

- 1) Updated cost estimate for bonding purposes.
- 2) Bond delivered to the township office.
- 3) Payment of all outstanding and ‘current’ fees and costs.
- 4) Executed ‘Operations & Maintenance Agreement’ for storm water management...for recording.
- 5) Executed Developers Agreement...for recording – subject to Township Attorney review.
- 6) A copy of the Restrictive Covenants for review (both condo and single-family lots).
- 7) The Subdivision Plan submitted to the Township for approval. The Township minutes do not appear to reflect that a Subdivision plan was submitted simultaneously with the Land Development. Such plan drawings should include the Phasing Lines and bearing and distance for all proposed storm water entities. Mylars for these drawings should be submitted for recording purposes. (Reference Planning Commission minutes and Jan. 6, 2020 Supervisors’ minutes.)
- 8) Land Development drawings C27 and C28 should be revised to include the Phasing Lines. Also, revise the large stationing along the western property line for clarity and revise overwrites on building labels for buildings 22 and 23. Mylars of these sheets should also be provided for recording purposes.

It was noted that the NPDES Permit was received. The developer requested consideration of a ‘land escrow’ in lieu of bonding for the road. He was asked to provide more detail in writing for the Planning Commission and Board of Supervisors to review. The P.C. voted to table action on the Revised Phase 2 Stoneybrook plans. The Supervisors discussed only the request from the developer for consideration of a ‘land escrow in lieu of bonding for the road.’ The manager reported the Attorney’s response to Mr. Miller and the matter was discussed. The Supervisors, in the best interest of the Township, agreed that a standard road bond is required (per the MPC and the Township ordinance.)

## PLANNING COMMISSION, cont.:

Marlen Lang was present to get information and discuss his possible purchase of the Waddingham property off Bonniebrook Rd. and Sheetz Drive. It was noted that the Emery property is for sale, and both Emery and Land contacted the Township to offer purchase of property to straighten the bend on Bonniebrook Road. Leo Rosenbauer indicated that his option had been addressed before the Supervisors and since the Bonniebrook Road reconstruction project is already underway, the Township does not have an interest in purchasing property from either owner. Mr. Lang inquired about a possible right-of-way off Bonniebrook Rd. along the southern property line of the Emery property, but the P.C. communicated to him that this would probably not be feasible due to sight distance, stream crossing, and environmental impacts. A possible subdivision of about 3 acres (from the 51+ acre property) with the existing Waddingham house and out-buildings was discussed. He would have to submit plans to the P.C. 15 days prior to their meeting and subsequently to the Board of Supervisors. He is in the process of having it surveyed to submit a subdivision plan.

Mr. Rosenbauer received an inquiry about a possible lot-line revision on Trempus Lane. The P.C. discussed requiring additional access right-of-way width as part of the possible approval. He will contact the owner to see if they would consider adding the existing flag-lot pole off the large parcel (190-1F96-19) to existing lot (190-1F96-16) in order to increase the lot size. The flag-lot pole would be in Winfield Township.

## UNFINISHED BUSINESS:

Manager Rosenbauer reported receipt of the 'proposed escrow agreement' (John Hook) for review by the Supervisors. It was noted that Mr. Hook agreed to reimburse the township for preparing the agreement. However, Mr. Hook now wants to use the 'addition' for personal work and not just storage, so he needs separate utilities. He will have to file another modification request for the Supervisors to consider, since the previous modification was for using the 'addition' as storage. He must understand that 'everything' has to be separate from the 'existing garage/business' or it could require submission of a land development.

A thank you card was prepared for Jason Ferraro (as directed last month) for the beautiful wooden flag (wall hanging). The card was signed by the Supervisors, Manager and Secretary and will be mailed tomorrow.

## NEW BUSINESS:

The manager reported a quote from General Code for the 'code of ordinances' update (ordinances and resolutions submitted for the last 15 – 18 months) for a cost of \$1480 to \$1860. He asked the Board to reconsider putting the 'code of ordinance' on-line via 'E-Code'. It was agreed that he will check the price to have revisions printed verses having a searchable version available on-line to be updated by General Code from time to time.

The manager reported that DEP 'Sewage Advisory Committee' recently changed 'site suitability criteria' currently being used to 'not acceptable', which means a possible 75% reduction in 'buildable lots' depending on the township's soils. We received a copy of the letter to Governor Wolf from Commissioner Kim Geyer, which explains the whole situation. The manager asked the Board if they wanted a letter drafted to send to the governor and/or legislature as well. *Motion* by Braden Beblo if favor of a letter being drafted. *Seconded* by Lois Rankin. All agreed and *motion carried*.

Scott Ekas is applying to change a non-building lot (previously owned by Bonnie Powers) to a building lot via a DEP Component I. Because of the ruling discussed above, it is imperative that the 'component' be put through the Township for approval in a timely matter. *Motion* by Braden Beblo to approve the Ekas Sewage Component I contingent upon Planning Commission approval on March 15, 2021. *Seconded* by Lois Rankin. All agreed and *motion carried*.

The manager reported a complaint about vehicles traveling too fast coming off Dinnerbell at O'Hara Rd. The speed limit on O'Hara is posted (35MPH) per the current Ordinance based on the required speed study at the time. Lt. Russo should be contacted.

## MISC. BUSINESS FROM TWP. OFFICIALS:

An email was received from South Butler Community Library reporting on their Feb. 10, 2021 meeting. Copies were distributed to the Supervisors. They continue all serves at their Express Window for the time being. Their annual fund drive concluded on Jan. 15, 2021 with total donations of \$25,848 from the community, which unlocked the \$10,000 matching gift from PennEnergy Resources. Find out what else is happening at the library: [www.southbutlerlibrary.org](http://www.southbutlerlibrary.org)

The 1<sup>st</sup> Public Hearing on the 2021 Community Development Block Grant will be advertised by Butler County for April 12, 2021 at 6:45 PM at the Jefferson Township Municipal building.

Chairman Cypher asked the Supervisors to consider drafting a letter to Concordia requesting that they consider including in their budget a donation to the Saxonburg Volunteer Fire Dept., since a large percentage of Jefferson Township 'calls' are from the Concordia facilities. After some discussion it was agreed that the manager should check with the attorney as to whether this would be appropriate. It was suggested that he also check with Saxonburg VFD to find out if Concordia already donates to them. The Board will determine then if a letter should be sent.

The road foremen commented that whoever plows the Concordia driveways, plows them 'across Marwood' leaving snow on the roadway.

Lloyd Brewer introduced himself as a candidate for Supervisor. He asked if anyone had any questions for him. There were no comments.

## ATTENDANCE:

Evie Gross, William Foertsch, Scott Ekas, Susanne Ekas, Lloyd Brewer, PA State Police Lt. Russo

## ADJOURN:

*Motion* by Lois Rankin to adjourn at 9:04 PM. *Seconded* by Braden Beblo. All agreed and *motion carried*.

## NEXT MEETING:

The next regular meeting will be Monday, April 12, 2021 at 7 P.M. at the municipal building.