

JEFFERSON TOWNSHIP

REGULAR MEETING

June 13, 2022

CALL TO ORDER:

The Jefferson Township Board of Supervisors regular meeting was called to order on Monday, June 13, 2022 at 7:00 P.M. as advertised, by Chairman John Cypher. All rose to pledge the flag.

ROLL CALL:

Those present were John Cypher - Chairman, Lois J. Rankin - Vice-Chair., Braden Beblo - Supervisor, Lois Fennell - Sec/Treas., and Brian Noah - Planning Commission Vice-Chair. The Manager could not be present this evening.

ANNOUNCEMENTS:

The Supervisors (John Cypher & Lois Rankin) met in executive session with the township manager on Thursday, June 9, 2022 to discuss potential litigation. Lois Rankin and Braden Beblo were present for the advertised bid opening at 2 P.M. this afternoon; this was a bid opening only and any decision was scheduled for this evening's meeting.

MINUTES:

Motion by John Cypher to approve the May 9, 2022 regular meeting minutes as written and distributed. *Seconded* by Lois Rankin. All agreed and *motion carried*.

FINANCIAL:

The list of bills paid between the May 9th meeting and June 13, 2022 totaled \$10,832.71. The list of bills presented for payment this evening from the General Fund totaled \$57,165.47. No bills were presented for payment from the State Fund. The Balance of All Funds after payment of the bills presented totaled \$2,757,049.75. *Motion* by John Cypher to pay the bills presented and any other bills come and are due prior to the July 11, 2022 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

George Deines from the firm of Council-Hunsaker and Jim Feath from HRG, Inc. presented information on the 'pool feasibility study' recently completed. The Supervisors had received copies. They look at the pool's function, physical condition, mechanics, deck, surface of pool and then consider three options:

- 1) Repair (a temporary solution for a 5+ year solution). This would require a new pool liner installation to stop leaks and smooth the surface of the pool to prevent injuries. This would also replace mechanics, the pool deck, and include new water slide. The cost estimate is around \$100,000.
- 2) Renovation (a longer-term solution for a 25+ year resolution). This would require placement of stainless panels and PVC membrane in the pool and would include a spray-ground area and new slide, new deck, shade structures, restroom renovations. The cost estimate is \$4.8 million.
- 3) Replacement (a 30+ year solution). This would require demolition of the old pool; installation of a new 'body of water with recreational and lap pool, with new drainage pipes and mechanics, etc.'; keeping all existing structures. Cost estimate is \$5.6 million. A second option for replacement includes the zero entry and 'moving water' component. Cost estimate is \$6.9 million. This second 'replacement' option increases the size to 8,000 sq. ft. (from 5,700 sq. ft. current size).

Overall, the community survey showed strong support for the 'community pool'. They looked at operations: prices, hours, overhead expenses, etc. It appears Option 2 (renovation) gives the community

PUBLIC BUSINESS/COMMENT, cont.:

more amenities and users are more likely to drive further distance and use the facility more often...helping the township and pool association to recover more of the renovation costs.

It was noted that the manager met virtually with Lance Welliver and DCNR officials about the recent grant application.

John Cypher thanked them for the presentation and hard work on this study, commenting that now the Supervisors must consider which option is best for the township.

Ms. Sharon Graham from 197 Bonniebrook Rd. spoke to the Supervisors about the berms and road safety in front of her house. She expressed concern about the safety of drivers that could drop off on the side of road. Chairman Cypher said he knows where her house is located but needs to investigate in person.

RECREATION COMMITTEE:

Brian Patten, Recreation Committee Chair., reported on their June 1, 2022 meeting.

Baseball: No report.. Website: www.saxonburgbaseball.com

Pool: Open and operating under normal hours. Hosting the Swim Club Championships on July 10, 2022. Website: www.sebcopool.com

Softball: Annual Tournament scheduled for August 5 – 7. Website: www.sagsa.org

Soccer: Spring season is over. Fall registration is now open. Website: www.knochsoccer.org

Action Requests: The Soccer Association has asked that the road crew review the condition of the soccer parking lot, which needs attention as the ruts and potholes have gotten worse. The Committee has asked that the Supervisors approve the Kiosk design (or concept) submitted by Cale Patten. After some discussion, John Cypher *moved* to approve the kiosk design and thanked Cale for the excellent planning so far. *Seconded* by Lois Rankin. All agreed and *motion carried*. They understand that the location of the kiosk as well as some of the construction materials still need to be determined. The Committee has asked that the ‘street name signs’ be ordered and installed for the two ends of Doerr Park Drive (at Hannahstown and Rt. 356.)

ROAD REPORT:

John Cypher read the road report. The first shoulder mowing was completed using the side deck mower. The boom mower will be finished in a couple of days. They plan for the second shoulder mowing to be finished before the July 4th weekend. The road foreman walked and marked areas on Bonniebrook Rd. that needed sealed before the warranty is up and Shields Asphalt has completed the sealing. Crack sealing is scheduled to start this week and will continue as weather and personnel allow. The goal is to have it completed on the roads to be chipped and fog sealed this summer. The particulate filter is still on back order for the 2015 F550; the truck is still in use. The 1999 International Truck passed recent inspection, so it should be usable through winter until the new Mack comes in. The road crew replaced a deteriorating brick riser at the intersection of Douglas & May Drive with a new 4-inch concrete riser. The road crew did base repair and patched the area on Great Belt across from the township buildings that was damaged by a garbage truck that keeps stopping there to ‘dump back’. The retainment wall along Jones Rd. was reset; stone and rip rap were added. May 22 – 7:28 AM call-out for tree on Oak Drive. May 17 – Election Day call-out for emergency (pole down) at township facility. June 2 – 7:32 PM call-out for tree on Victory Rd. A catch basin at 263 Green Manor is deteriorating and will be repaired in near future.

PLANNING COMMISSION:

Brian Noah, P.C. Vice-Chair., reported on the May 16, 2022 Planning Commission meeting. Luke and Lloyd Brewer came in to inquire about a possible subdivision and their options of access for 117 Neupert Road last month (4/18/22.) Subsequently, they submitted a subdivision plan with two (2) modification requests for review by the P.C. at the May 16th meeting.

The first modification request is for two (2) non-conforming flag lots, with stated hardship: limited frontage for the existing 27-acre parcel. The second modification request is for the width of the 'pole' of proposed Lot 2 to be 40 ft. instead of the required 50 ft. width. The subdivision is for Proposed Lot 1 of 13.25 acres with existing house and septic with 44.01 ft. frontage and Proposed Lot 2 of 13.16 acres with existing metal building and with 40 ft. pole.

The P.C. discussed the modification request at length with both Mr. Brewers. It was noted that 'modification approvals are considered for the 'minimum modification necessary per the ordinance' requirements.' Mr. Rosenbauer agreed that the existing lot with limited frontage may qualify for a modification, but the other 'hardship' was created by the property owner due to placement of buildings and septic.

- After significant discussion, the P.C. voted to recommend approval of the modification for the two (2) non-conforming lots (Lot #1 and Lot #2) contingent that Flag Lot #2 is created with a 50 ft. width pole and the lot line between Lots 1 & 2 is created to be perpendicular to the road right-of-way (Neupert Rd.) and the length of the 'pole' must be long enough (to north) to get the required 125 ft. width.
- The P.C. then voted to require withdrawal of the second modification request (for the pole of Proposed Lot 2 to be 40 ft. instead of 50 ft. width.
- The P.C. then voted to recommend approval of (and require formal submission) of new modification form) a modification to alter the front building setback for Lot 2 contingent upon satisfactory review by P.C. Chair., Leo Rosenbauer.
- The P.C. then voted to recommend approval of the L. Brewer Subdivision Plan contingent upon: 1) Submission of the new modification request; 2) Submission of letter requesting waiver of Part 5 & 7 of Chapter 21; 3) The required walk-around is completed by the SEO for the existing house on Lot 1; 4) No further division of either Lot 1 or Lot 2; and 5) Satisfactory review of the sewage module by the SEO and subsequent approval by DEP.

During continued review by the P.C. Chairman, it was discovered that there are some outstanding items: 1. Modification requests are NOT notarized. 2. The existing auxiliary building on proposed Lot 2, existing since about 2017, was issued for a residential out-building and not a dwelling. According to the township ordinances, it requires submission of a land development. After some discussion, John Cypher *moved* to table decision on the L. Brewer Subdivision due to outstanding matters and further review needed. *Seconded* by Lois Rankin. All agreed and *motion carried*.

UNFINISHED BUSINESS:

Mr. and Mrs. J. R. Goodlin withdrew their land development at the March meeting and a compliance date (re-submission of new land dev.) of June 6, 2022 was set by the Supervisors. The Goodlins failed to meet that deadline and they are in violation. They planned to come to talk to the Supervisors again this evening regarding the violation only! Mr. Goodlin said they felt they submitted the 'new drawing' and met the deadline, and they feel there is 'no help' from the township. However, the P.C. and Board of Supervisors understood that a 'new complete application' was and is required, since the prior submissions were withdrawn (and are not applicable.) After hearing from Mr. Goodlin and from Rich Craft (Olsen Craft), Chairman Cypher reiterated that they are not in compliance and *moved* to extend compliance deadline for 30 days; a full new completed application with plans needs to be submitted before the 4th of July for review by the Planning Commission. *Seconded* by Lois Rankin. All agreed and *motion carried*.

UNFINISHED BUSINESS:

The seal coat and paving bids that were submitted, were opened as advertised at 2 P.M. today, 6/13/22 by the township secretary, Supervisor Rankin and Supervisor Beblo. There were no other attendees.

There was one bid received for the seal coat (chipping) and fog seal, from Russell Standard Corp. A bid bond was included. The total project for various roads and applications totaled \$211,516.75.

There were two bids received for the Rennick Road paving project. Wiest Asphalt Products and Paving's project totaled \$468,339.30. A bid bond was included. Shields Asphalt Paving's project totaled \$410,277.16. A bid bond was included.

After a brief discussion, John Cypher *moved* to award the Rennick Road Paving project to the apparent lowest bidder, **Shields Asphalt Paving for the total of \$410,277.16**. *Seconded* by Lois Rankin. All agreed and *motion carried*.

John Cypher *moved* to award the Seal Coat/Fog Seal Bid (for various roads) to the only bidder, **Russell Standard Corp. for the total of \$211,516.75**. *Seconded* by Lois Rankin. All agreed and *motion carried*.

NEW BUSINESS:

Wendy Leslie, CDBG Coordinator, sent an email requesting the Supervisors consider increasing the CDBG 'limit' for housing rehab. projects to \$24,000 (from \$17,000) due to increasing costs for materials, etc.) *Motion* by John Cypher to approve the limit increase to \$24,000 for housing rehab. projects. *Seconded* by Lois Rankin. All agreed and *motion carried*.

It was noted that the 2022 CDBG Allocation figures have been announced: \$19,377 for admin. and \$88,635 for activity (projects) for a total of \$108,102.00. The Supervisors need to be thinking about designation of the 2022 funds and adopting the usual resolutions (in July or August.)

The manager reported to the Supervisors that after speaking with Jeff Howard and accepting his advice, he has opted to switch the township's workmen's comp. policy from Selective to Encova for the new policy year (8/1/22 to 7/21/22), at a several hundred dollars savings.

MISC. BUSINESS:

An email was received from Michelle Lesniak, South Butler Community Library Director, with a brief report on 'current outdoor projects' underway at the library (i.e. parking lot expansion, expanded pollinator garden, and a series of 'backyard learning workshops.) Also, the Rotary has partnered with them to build a pavilion for outdoor programs, educational activities, and community use... in the library's back yard! Go to their website to find out more - www.southbutlerlibrary.org.

ATTENDANCE:

Mr. and Mrs. Goodlin, Rich Craft, Sharon Graham (and guest), Brian Patten, George Deines, Jim Feath, Lloyd and Luke Brewer, Evie Gross, and Jim Rankin.

ADJOURN:

Motion by Lois Rankin to adjourn at 8:55 PM. *Seconded* by Braden Beblo. All agreed and *motion carried*.

NEXT MEETING:

The next regular meeting is scheduled for Monday, July 11, 2022 at 7 P.M. at the municipal building- 157 Great Belt Rd., Butler, PA 16002.