

JEFFERSON TOWNSHIP

REGULAR MEETING

March 14, 2022

CALL TO ORDER:

The Jefferson Township Board of Supervisors regular meeting was called to order on Monday, March 14, 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, Leo Rosenbauer – Manager, Lois Fennell - Sec/Treas., and Attorney Matt Marshall.

ANNOUNCEMENTS:

Chairman John Cypher noted that the Supervisors, along with the township attorney, met in a brief executive session just prior to the start of this meeting to discuss potential litigation.

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

MINUTES:

Motion by John Cypher to approve the February 14, 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 February 14th meeting and March 14, 2022 totaled \$5,415.61. The list of bills presented for payment this evening from the General Fund totaled \$61,776.99. No bills were presented for payment from the State Fund. The Balance of All Funds after payment of the bills presented totaled \$2,550,525.72. *Motion* by John Cypher to pay the bills presented and any other bills come and are due prior to the April 11, 2022 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*

PLANNING COMMISSION:

Due to having an applicant virtually attend the meeting, the Chairman moved the P.C. report up to this part of the meeting.

The P.C. reviewed the Dish Wireless Land Development and after a brief discussion, voted to approve it as submitted. Ariel Stouder, representative for Dish Wireless, joined the Supervisors' meeting 'virtually'. They are a new mobile service adding a new antenna to the existing tower at 748 Dinnerbell Rd., which will include 3-way radio equipment and cable to the equipment pad (5' x 7' raised platform) with equipment cabinet on the existing fenced-in gravel area. Leo Rosenbauer noted that the drawing shows the adequate 40 ft. setbacks and said once the plan is approved, there is no building permit required. After a brief discussion, John Cypher *moved* to approve the Dish Wireless Land Development as submitted. *Seconded* by Braden Beblo. All agreed and *motion carried*.

The P.C. reviewed the J. R. Goodlin Land Development. They approved a 'storm water modification' requested by their engineer, Rich Craft, to permit the use of an assumed ½' (one-half inch) per hour infiltration rate instead of testing. The P.C. then voted to approve the J. R. Goodlin Land Development with 4 contingencies: 1) Attachment #7 date should be revised to 2022 vs. 19___. Attachment #7 needs added to the recordable plan. 2) Owner to notify the Township prior to storm water construction so the Township engineer can inspect. 3) Storm water facility to be constructed by April 30, 2022 prior to the issuance of the Certificate of Occupancy for the Residential Garage; and 4) Acquisition of a building permit for the 'non-permitted' structure (cooler unit) within 15 business days from the outcome of the Supervisors' meeting on March 14, 2022. There was a lengthy discussion this evening with Mr. Goodlin stating that he did not see the plan presented by his engineer until the night

PLANNING COMMISSION, cont.:

of the Feb. 21st P.C. meeting and that he does not want to do what his engineer had presented due to the 'cost' and due to contingency #3 which states that the stormwater facility needs to be constructed by April 30, 2022. Mr. and Mrs. Goodlin finally decided to 'withdraw' the submitted land development (prior to action by the Supervisors) and plan to resubmit 'revised or new' plans. *Motion* by John Cypher to accept the Goodlin's letter of withdrawal for the J.R. Goodlin Land Development Plan #2. *Seconded* by Braden Beblo. All agreed and *motion carried.* John Cypher then *moved* to set a submission date of no later than June 6, 2022 (two weeks prior to the Planning Commission's June 20th meeting) to give the Goodlins sufficient time to have a revised or new land development plan prepared. *Seconded* by Braden Beblo. All agreed and *motion carried.*

The P.C. reviewed the modification request made on behalf of Liberty Pointe Land Development seeking relief from Chap. 22-1006.4 – Sidewalks on both sides of the street. The P.C. agreed that granting this modification will not be contrary to public interest and the purpose and intent of the part is observed if the trail is paved. The developers (present this evening) agreed to pave (asphalt) the trail if modification is approved for sidewalks on one side of the street. After Leo Rosenbauer explained that a 'third' (3rd) plan revision has been submitted along with new modification requests, John Cypher *moved* to approve the modification for Liberty Pointe to construct sidewalks on only one side of the road as presented (with paving of the trail.) *Seconded* by Lois Rankin. All agreed and *motion carried.* The P.C. had tabled action on the plan, and a third plan revision is to be reviewed by the P.C. on March 21st. The Board took no action.

Evan and Clair Toth had preliminary discussion with the Planning Commission on a possible subdivision of Donald Toth's property. Following conversations with the township manager and their surveyor, Graff Surveying, they have proposed two flag lots. Kyle Toth's lot with frontage on Rennick Road would be reduced slightly to allow for an additional 'flagpole' to Donald Toth's existing house and the new lot will be taken out of the property in the rear of Donald Toth's property, which is located in Summit Township, but with a separate 'flagpole' to the proposed lot for Evan Toth. The P.C.'s consensus was that this will be acceptable, and Mr. Toth can proceed with septic testing (via Summit Township) and with his surveyor. The driveway permit cannot be issued until the plan is approved. Nothing has been submitted for the March 21, 2022 P.C. meeting.

PUBLIC BUSINESS OR COMMENT:

Bill Broman was present with a list of nine (9) questions for the Supervisors, which he presented this evening. Attorney Marshall advised Mr. Broman that the Board is required to take public comment, but this is not to be a 'question and answer' period. The questions were read by Mr. Broman with little response by the Supervisors, since some matters were Mr. Broman's opinion, and some matters may need to be considered by the Township. John Cypher thanked Mr. Broman for his comments and interest in the Township.

RECREATION COMMITTEE REPORT:

Brian Patten was present to report on the March 2, 2022 Recreation meeting.
Baseball: Clean-up date is scheduled for March 27th. www.saxonburgbaseball.com
Pool: Weather permitting, their clean-up day is March 26th and ask that the cover be picked up by the road crew for storage on March 28th. It was noted that for 2022, the pool will be repaired the best way possible and then more permanent repair/replacement options will be decided upon later. The Pool Study is completed and a DCNR Grant application is being prepared. www.sebcopool.com
Softball: Clean-up day is scheduled for March 26th, with a rain date of March 27th. www.sagsa.org
Soccer: Field clean-up day is Sat., March 19th (rain date is Sat. March 26th). www.knochsoccer.org
Old Business: The asked for an update on the park road name and numbering. Mr. Rosenbauer submitted the request for "Doerr Park Drive" and noted that 9-1-1 prefers that the fields and the concession stands are numbered (i.e. Field #1 will be F1, then F2, F3, etc.)

RECREATION, cont.:

Park Projects: Cale Patten is working on the design of the Kiosks/Signs at the two park entrances. He will submit a design(s) for approval. The goal is to complete the project by late spring 2022. They do not have a cost estimate yet, but Brian said it will not be elaborate: wood structure with metal roof; weather and vandalism resistant.

Mr. Rosenbauer reported that Jamie Sweeny (Baseball president) asked when the water will be turned on. It was noted that it will be probably opened for the 'clean-up' days at the end of March.

ROAD REPORT:

John Cypher read the road report. The foreman has asked 'what are we doing for help this year?' and Mr. Cypher said they are still looking at their options. The 2022 – 2023 salt contract has been locked in for 1300 tons (200 ton less than the current season). If pipe is needed for projects (such as Oak Dr., O'Hara Rd., and Janice Lane) the material may need to be bid out. The township officials also need to consider the 'paving and chip sealing' needs for this year. The foreman suggested that if 'road sweeping' is needed, the cost should be around \$2,000. Snow fence will be torn down as weather allows. Four pallets of crack seal materials have been ordered and should be here by the end of March. The road crew will continue storm clean-up, pothole search/patching, sign repair, and equipment & building maintenance. The door opener for the overhead maintenance garage door has been repaired (the capacitor was purchased for \$75 and replaced by the road crew.) Some maintenance needs to be planned and done to West Jefferson Road Bridge. The road foreman requested that any available Supervisors ride along on a road inspection to view this and other items.

The Supervisors reviewed quotes received for a 'John Deere 6110M Cab Tractor' and 'Alamo mower deck' (\$104,348.56 plus 77,508.58 for a total of \$181,854.14.) These quotes were lower than comparative pricing. Manager Rosenbauer was told by the foreman that they are both on the Co-Stars contract, but he will verify this with the dealers, LandPro Equipment LLC and Seigworth Road Supply. After some discussion, John Cypher *moved to proceed to order the tractor* as long as it is verified to be on the Co-Stars state contract. *Seconded* by Braden Beblo. All agreed and *motion carried*. John Cypher *moved to proceed to order the mower deck* as long as it is verified to be on the Co-Stars state contract. *Seconded* by Braden Beblo. All agreed and *motion carried*. The road foreman submitted a price for a Ventrac mower, but the Supervisors were not prepared for a decision on this yet.

Leo Rosenbauer noted that the flooding issue on Bonniebrook Road is currently under control. The tree trimming in the housing plans has been completed.

UNFINISHED BUSINESS:

Discussion on the boom mower/tractor and the suggested Ventrac mower took place under 'road report'

Leo Rosenbauer reported that the 'truck credit' (grant) for \$122,500.00 has been approved. This is half of the cost for the truck (\$225,000) already ordered. It was scheduled for delivery in Sept. 2022, but that has already been delayed until October. Hopefully there will not be further delays.

NEW BUSINESS:

Motion by John Cypher to adopt Resolution #486 to add the \$35.00 modification request application fee. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Motion by John Cypher to adopt Resolution #487 for Disposition of Records. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Motion by John Cypher to adopt Resolution #488 accepting the terms and conditions of the DCNR Grant Application. This application is due by April 14, 2022. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Motion by John Cypher to adopt Resolution #489, if needed, for the DCED Grant (administered by the Commonwealth Financing Authority). This application is due by March 15, 2022. *Seconded* by Braden Beblo. All agreed and *motion carried*.

MISC. BUSINESS FROM TWP. OFFICIALS:

An email was received from the South Butler Community Library Director on Feb. 17, 2022. Go to www.southbutlerlibrary.org to find out about their fun activities coming up in April 2022.

Leo Rosenbauer reported that he was contacted about a culvert at end of Oak Drive. It has been determined that the culvert was placed by the Township years ago (per former road foreman). It is partially within the township right-of-way. The Supervisors need to view this. The Supervisors agreed to try to be available to ride along on a road inspection to view some of the items discussed here and in the road report; a date of April 6th or 7th was discussed depending on the road foremen's schedule.

Leo Rosenbauer announced in January that 'removal of invasive species along the soccer field fence line was planned to be done by Beblo Excavating in the amount of \$5,300.00. He plans to revisit that project because the scope of work may change.

Mr. Rosenbauer added that the YMCA will be renting the pavilion again this summer on weekdays.

Lois Rankin suggested that we insert a 'pie chart' on the website or in the newsletter showing where the township income is received. She also announced the Spring Convention of the Butler County Association of Township Officials on May 19, 2022. She urged the other Supervisors to attend.

ADJOURN:

Motion by John Cypher to adjourn at 9:23 P.M. *Seconded* by Lois Rankin. All agreed and *motion carried*

ATTENDANCE:

Brian Patten, Mr. & Mrs. John Goodlin, Jim Rankin, Bill Broman, and Lloyd Brewer were present; Ariel Stouder attended virtually.

NEXT MEETING: Regular meeting - Monday, April 11, 2022 at 7 P.M. at the municipal building.