

# JEFFERSON TOWNSHIP

## REGULAR MEETING

June 10, 2024

### CALL TO ORDER:

The Jefferson Township Board of Supervisors' regular meeting was called to order by Chairman John Cypher, Monday, June 10, 2024 at 7:00 P.M. as advertised. All rose to pledge the flag.

### ROLL CALL:

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

PUBLIC COMMENT ON THE AGENDA AS PRESENTED: None.

### ANNOUNCEMENTS:

There will be a brief executive session immediately following this meeting regarding personnel.

### MINUTES:

John Cypher *moved* to approve the May 13, 2024 regular meeting minutes as written. *Seconded* by Braden Beblo. All agreed and *motion carried*.

### FINANCIAL:

The list of bills paid between the May 13th meeting and June 10, 2024 totaled \$13,360.78. Bills presented for payment from the General Fund this evening totaled \$129,320.51. No bills were presented for payment this evening from any other fund (State Fund, Impact Fee Fund, or the ARPA Checking.) The Balance of All Funds after payment of the bills presented totaled \$3,417,959.65. *Motion* by John Cypher to pay the bills presented and any other bills that come and are due prior to the July 8, 2024 meeting. *Seconded* by Braden Beblo. All agreed and *motion carried*.

### RECREATION COMMITTEE:

The Recreation Committee met on June 5, 2024. Brian Patten was not available, so Chairman Cypher read the report. The Baseball Association – no report. The new website address name is listed below. The Pool Association reported that the pool is open. The pool heater has failed and cannot be fixed; the pool will not be heated this season. The fund-raising dinner event held at the Field House Restaurant was a success! A 'thank you' was expressed to them for their participation and support. They also expressed a 'thank you' to Jefferson Township for repairing the fence. They are leaving the lights on overnight to help with security. They are expecting the electric company to reroute the electric supply in the next few weeks (waiting for West Penn Power). They are still looking for a new maintenance person. If interested, please go to their website. They are holding a basket raffle fund raiser...tickets will go on sale on opening day and will be sold until winners are drawn at their 'to-be- scheduled Christmas In July' event. The Lifeguard/Pool Org. Swim-A-Thon will be held on June 29<sup>th</sup> (rain date of June 30<sup>th</sup>). Anyone interested in sponsoring a team can contact the pool organization for details. The Softball Association reported that the regular season is underway and will continue through the end of June. Their annual tournament will be held on Aug. 2, 3, and 4 this year. Concerns about traffic interaction with pedestrians in the parking lot when crossing Doerr Park Drive were reiterated. The Supervisors asked the township manager to write a letter to the Softball Association (cc: Brian Patten, Chair. of Recreation Committee) regarding the matter. It was also reported that the area between field #5 and the baseball field is still wet. The township manager reported that he and the road foreman were out twice. The Supervisors said this has been a 'wet spring' and the swale between the fields is functioning. The Soccer Association reported by email that the spring season ended on June 2<sup>nd</sup>. Open enrollment for the fall season will close on August 18<sup>th</sup>. The fall season will begin Sept. 7<sup>th</sup>. Register on their website. They will be doing grading and infill on their field...to address drainage issues.

## RECREATION COMMITTEE, cont.:

will have a work weekend June 21-23. They will be doing grading and infill on their field...to address drainage issues.

New Business: Dara Patten has completed the planting of flowers at the park entrance signs. John Cypher wrote a 'thank you' letter to Dara and the Supervisors signed it this evening (authorized by a motion from John Cypher; seconded by Lois Rankin. All agreed and motion carried.)

Baseball: Website: [www.knochyouthbaseball.com](http://www.knochyouthbaseball.com)

Pool: Website: [www.sebcopool.com](http://www.sebcopool.com)

Softball: Website: [www.sagsa.org](http://www.sagsa.org)

Soccer: Website: [www.knochsoccer.org](http://www.knochsoccer.org)

## ROAD REPORT:

The township manager noted that the road foreman has worked 6 AM to 6 PM since June 4<sup>th</sup> to be on-site with the Wiest Asphalt pavers. Therefore, no written report was presented to the Supervisors, and Leo Rosenbauer reported on the following items.

- Becker Road maintenance: catch basins and pipe replacement.
- Victory/Golden City Rd. and Alwine Rd.: down trees.
- Alwine Rd.: down tree that caused undermining the headwall.
- Golding City Rd., Sheetz Rd., Keck Rd. and Cooper Rd.: berming.

## PLANNING COMMISSION:

Leo Rosenbauer, P.C. Chair., reported that the Supervisors must act on the JMAG, LLC Plan on Heller Rd. At the Jan. 15, 2024 P.C. meeting, the Planning Commission voted to recommend approval of two modifications (re: lot size for Lot 1 and for Lot 2); and then voted to recommend approval of the JMAG, LLC Plan on Heller Rd. with 4 contingencies. The matter was tabled at the February Supervisors' meeting, and subsequently accepted a 90-day extension letter for the plan at their April meeting. Due to the 90-day clock expiring soon, a decision had to be made this evening. Leo Rosenbauer said Mr. Leicher is asking for the two modifications for 'lot size' and then approval of the plan. The one contingency would be that although the driveways would be separate, the culvert solution would be a 'modified catch basin' with a maintenance agreement between the two lot property owners. After some discussion, John Cypher *moved to approve Modification #1* for Lot 1's lot size to be 1.26 acres instead of the required 1.50 acres by ordinance. *Seconded by Braden Beblo. All agreed and motion carried.* *Motion by John Cypher to approve Modification #2* for Lot 2's lot size to be 1.52 acres which would include the 'pole portion' of the flag lot (which is not per the ordinance). Approving these two Modifications will satisfy Ordinance Chapter 4, Part 1, 4-101.2 allowing only one residential dwelling per lot. *Seconded by Braden Beblo. All agreed and motion carried.* Then, John Cypher *moved to approve the JMAG, LLC Plan with a contingency for a modified catch basin with a shared maintenance agreement as approved by the solicitor and the work must be completed in the 90 days prior to recording deadline.* The driveways will still be separate. *Seconded by Braden Beblo. All agreed and motion carried.*

Leo Rosenbauer, P.C. Chair., reported on the May 20, 2024 P.C. meeting. They reviewed the Lot-Line Consolidation Plan for Robert M. Wolt, III, 117 Rancindin Rd. He is combining Lot 19 of 0.73 acres with the existing house and the adjacent Lot 17 of 0.73 vacant acres in order to build a garage and meet the township setbacks. The P.C. recommended approval. It was noted that the Township cannot relinquish the utility easement located between the two lots. After some discussion by the Board of Supervisors this evening, Lois Rankin *moved to approve the Robert M. Wolf, II Lot-Line Consolidation Plan.* *Seconded by Braden Beblo. All agreed and motion carried.*

The P.C. reviewed the Lot-Line Consolidation Plan for Kenneth Walz, 348 Fisher Rd., Cabot. He is combining the front Lot #2 of 0.74 acres with existing house, well, public sewer with the flag Lot #3 of 1.08 vacant acres and a 20' width section of the drainage easement that also runs through the neighbor's (Lot 1) and through the corner of Lot 2 in order to build a building and meet the township setbacks. Revised Lot 2 will be 1.81 acres. After some discussion this evening, Lois Rankin *moved to approve the Kenneth Walz Lot-Line Consolidation Plan.* *Seconded by Braden Beblo. All agreed and motion carried.*

## PLANNING COMMISSION, cont.:

Grant Williams and Steve Graff from Graff Surveying were present to talk to the Planning Commission about the subdivision of the old Hansotte property on West Jefferson Rd. at Reay Lane purchased by Mr. Williams. It is about 88 acres. Out of the 12 comments on the engineer's review letter, Mr. Williams and Mr. Graff questioned #2: a 20-foot access easement for the existing concrete driveway through the proposed residual is not permitted; and #6: it appears portions of the existing cartway of Reay Lane encroaching onto the proposed residual lot. The matter was tabled by the P.C. until after the opinion/determination of the township attorney regarding comments #2 and #6 have been reviewed by the P.C. The Supervisors agreed to table the matter until July, with a *motion* from John Cypher and a *second* from Braden Beblo. All agreed and *motion carried*. Mr. Rosenbauer reported that Steve Graff called and said they may add another lot and was told they would have to submit a revised plan.

At the April P.C. meeting, Alex Lefever's Modification Request for the set-back of a *non-permitted shed placed on the property* at 503 Saxonburg Rd. (left corner only approx. 18 inches from the fence and the right corner may be only approx. 5 ft. from the fence) was discussed and tabled to give Mr. Lefever time to recalculate and to decide whether to have the lot surveyed to determine the property line. He returned to the May 20, 2024 P.C. meeting with a copy of the survey he had done. The left rear (northwest) corner of the shed is about 4 ft. from the property line. After significant discussion, the P.C. voted to recommend approval of a 10 ft. modification (not a 4 ft.) due to the size of the lot and the irregular shape of the lot. The shed will need to be moved or rotated so that the closest corner is 15 ft. from the property line. After some discussion, Lois Rankin *moved* to approve the 10 ft. modification as recommended by the P.C. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Chapter 15 of the Code of Ordinance is being amended (using the word.doc we obtained.) Draft wording for 'alleviating excessive grass being blown onto the roadways' will be added and the Revised Chapter 15 will be presented to the P.C. and Supervisors for review.

The P.C. did not review Chap. 3 and 4 of the Code due to the length of the May meeting but did briefly discuss the possibility of regulations to prevent developers of 'solar farms' from abandoning the sites after their life span. Summit and Penn Township are currently working on ordinances. The P.C. and Supervisors are in agreement to look into this.

## UNFINISHED BUSINESS:

As reported last month, the Supervisors must pass a resolution if they choose to increase the hourly rate for elected auditors from the \$10.00 per hour under the township code to up to \$18.00 per hour for incoming elected auditors (or incumbents starting a new term). The resolution has been prepared for vote and signature this evening. *Motion* by John Cypher to adopt Resolution #527 to increase the elected auditor pay to \$18.00 per hour for incoming elected or re-elected auditors, or appointments to the elected auditor position. *Seconded* by Lois Rankin. All agreed and *motion carried*.

## NEW BUSINESS:

Jeff Howard called the township office on June 4, 2024. The workmen's compensation insurance renewal quote is \$18,621.00 which is a less than last year's premium. We should soon receive the renewal policy and the invoice for payment for 8/1/24 to 7/31/25.

Reapplication for the Greenways, Trails, and Recreation Program (GTRP) grant of \$212,500.00 with a \$37,500 Township of Jefferson match to be used for the Laura J. Doerr Community Pool Renovation, requires adoption of a new Resolution. *Motion* by John Cypher to adopt Resolution #528 as presented. *Seconded* by Lois Rankin. All agreed and *motion carried*.

Phase I bond release #3 for Liberty Pointe (reviewed by HRG, Inc.) was presented for approval by the Board of Supervisors. *Motion* by John Cypher to approve the reduction of the Letter of Credit by the amount of \$131,519.40 for excavation/embankment work and storm water collection/detention work. The Letter of Credit ending balance will now be \$972,322.70. *Seconded* by Braden Beblo. All agreed and *motion carried*.

## PUBLIC BUSINESS OR COMMENT:

Evie Gross, P.C. Member, commented: "How beautiful the park is now....Good Job!"

## MISC. BUSINESS:

Notification was received from Mountain Gathering, LLC regarding application to DEP for Plan Approval Minor Modification to their Air Quality Program at the compressor station. No action required.

An email from the South Butler Community Library directory, Michelle Lesniak, asking for use of one of our pavilions for use in their "Storytime in the Park" activity. The manager will contact them about possible openings (dates and availability of pavilion or gazebo.)

The township manager noted the following:

- He is trying to schedule a pre-construction meeting on Janice & O'Hara Culvert Project via Rob Arnold (HRG, Inc.)
- The seal coat and line painting has been completed on Bonniebrook Rd. Summit Township will be reimbursing us for their share of the seal coat done by Russell Standard. The line painting was billed by Williams and Willman to each township separately. At least 4 vehicles flew through the Great Belt Rd./Bonniebrook intersection during this work, and he is obtaining quotes from Williams and Willman for possible legends to be painted at the intersection.
- A woman was attacked at the park by the same dog twice. The police were called.
- Neighbors adjacent to the park were shooting into the park and the State Police were notified.
- The grant for Creek Rd. through the Dirt and Gravel Road program must include the cost of permitting/engineering with the cost of actual construction to be fully funded.

## ATTENDANCE:

Evie Gross, Robert Veselich, Cheryl Hughes, Ken Walz, Doug Lefever, Alex Lefever, and Jim Rankin were present.

## ADJOURN:

John Cypher moved to adjourn at 8:32 P.M. on June 10, 2024. *Seconded* by Lois Rankin. All agreed and *motion carried*.

## NEXT MEETING:

The next scheduled meeting is Monday, July 8, 2024 at 7:00 P.M. at the municipal building - 157 Great Belt Rd., Butler, PA 16002.