

JEFFERSON TOWNSHIP

REGULAR MEETING

May 13, 2024

CALL TO ORDER:

The Jefferson Township Board of Supervisors' regular meeting was called to order by Chairman John Cypher, Monday, May 13, 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 was a brief executive session prior to the start of this meeting regarding personnel.

MINUTES:

John Cypher *moved* to approve the April 8, 2024 regular meeting minutes as written. *Seconded* by Braden Beblo. All agreed and *motion carried*.

FINANCIAL:

The list of bills paid between the April 8th meeting and May 13, 2024 totaled \$83,716.73. Bills presented for payment from the General Fund this evening totaled \$4,998.91. 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 \$3,391,141.59. *Motion* by John Cypher to pay the bills presented and any other bills that come and are due prior to the June 10, 2024 meeting. *Seconded* by Lois Rankin. All agreed and *motion carried*.

RECREATION COMMITTEE:

The Recreation Committee met on May 1, 2024. Brian Patten was not available, so Chairman Cypher read the report. The Baseball Association reported by email to the Committee: Games have started as of 4/29 with full opening day on May 4th. They are planning a Community Day for June 1st with the "All Abilities Game" beginning around 10 AM. The lower concession stand is functional, but a little more work needs to be done. They are planning an 'end of year' Cornhole Tournament for Oct. 7th. It will be held at the firehall grounds and the winning ticket for a zero-turn tractor and trailer fundraiser will be pulled. The Pool Association has uncovered the pool. Maintenance is continuing in order to open over Memorial Day weekend. They planned to have the pool filled by the last week of April to allow for lifeguard testing and training (in May.) They are still looking for a new maintenance person and lifeguards for the coming season. 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 Softball Association reported that dugout renovations are complete. They received a grant from the Pittsburgh Pirates for \$12,000 for new equipment for the league. They expressed concerns about the softball parking lot: i.e. through traffic traveling too fast; pedestrians crossing the traffic lanes where there is no signage or designated crosswalks. It was reported that the area between Field #5 and the baseball field is extremely wet. The Soccer Association's representative, Brad Emsurak, attended his last meeting on May 1st. Kody Durrett is to take over, and needs to be appointed by the Supervisors to the Recreation Committee. U12 and U14 fields are having significant drainage problems that Soccer will be investigating. Field maintenance weekend is planned for June 21-23. They received a quote for fence repairs which is over \$4,000. They will hold a fundraiser through Moe's Southwest Grill: taco kits can be ordered until May 13th and picked up at the soccer fields on May 15th. New Business: Dara Patten has volunteered again this year to plant flowers at the park

RECREATION COMMITTEE, cont.:

entrance signs. She plans to have this work done by Memorial Day weekend. Park Projects: suggestions included 'dusk-to-dawn' lights in select locations throughout the park and installing another basketball hoop in the park (the one near the pool is inside a locked fence.) Action requests: 1) *Motion* by John Cypher to appoint Kody Durrett as the new Soccer Representative to the Recreation Committee. *Seconded* by Lois Rankin. All agreed and *motion carried*. 2) The Supervisors discussed the renovated parking lot at the softball fields. The Supervisor were in agreement that it is up to the organization to police the parking. 3) Greg Bauer will coordinate the pool cover storage with the township road crew. 4) Review of the drainage issue at softballs field #5.

The Township Manager reported on the pool renovations: HRG has determined that the old filter room needs to be removed and replaced with a new building. The cost for 'engineering' is an additional \$23,000, plus the demo costs and design & construction of the new. John Cypher said that trying to renovate the existing filter room may not be cost effective. Lois Rankin said we need to be sure that DEP has been contacted about the discharge of 'chlorine water', etc. before we proceed to spend the grant funds. The manager noted that we were NOT awarded the \$50,000 grant application through AARP toward equipment for the pool filter room. The manager noted that Antoszyk's will do the landscaping around the gazebo and two park entrances.

Baseball: Website: www.knochyouthbaseball.com

Pool: Website: www.sebcopool.com

Softball: Website: www.sagsa.org

Soccer: Website: www.knochsoccer.org

ROAD REPORT:

Chairman John Cypher gave the road report as follows:

- Drainage work on Golden City Rd., installation of 80 ft. of 12" perforated pipe and over 900 ft. of 6" underdrain, went well. The excavated material left from the pipe work was used to stabilize some steep shoulders before the paving is done in that section this summer.
- The bad storms from mid-April caused flooding, dislodged trees against both bridges, road closures, down trees and wash outs along the roads. Repair, removal, and road checks set the crew back about 2 weeks. More work still needs to be done as time and weather allow.
- The 240 ft. of concrete pipe next to the township maintenance garage was plugged with tree roots and debris. (See discussion and decision under 'New Business').
- Mowing and weed eating has begun and will continue at the township building and park.
- On-going prep work for the upcoming paving and chip seal projects will continue as time and weather allow.
- The side deck mower and boom mower 'first berm mowing' will begin around May 16th in hopes of having it done by Memorial Day weekend.
- Discussion regarding a suggested purchase of a video camera and locator to inspect drainage pipes was held under 'New Business.'
- The road crew has been busy at the park as well. Limbs were picked up and repairs made at the walking trail due to the storms. The overflow parking for the ball fields has been completed.
- Leo, Bill, Gerry, and Brian will attend an Erosion & Sedimentation LTAP Class in Brookville, PA on June 26, 2024. There is no charge. *Motion* by Lois Rankin approve this. *Seconded* by Braden Beblo. All agreed and *motion carried*.
- There have been more issues with residents blowing grass on the roads and in the drainage areas. The Supervisors discussed the matter. The manager noted that other municipalities have ordinances to enforce, and although the state has regulations, the state police will likely not be available to enforce such. The manager would like to add regulations on 'excessive grass on roadways due to mowing' under Chapter 15 (same section regarding 'no plowing snow onto roads'). John Cypher said it is something to consider and he would like the 'wording' prepared so the Supervisors can review it.

PLANNING COMMISSION:

Leo Rosenbauer, P.C. Chair., reported on the April 15, 2024 P.C. meeting. The P.C. reviewed the Alex Lefever modification request to place a new shed only 18 inches (left corner) from the fence (which may not be the property line) and the right corner may be 5 ft. from the fence. The lot is small (0.57 acres) with public water. The owner replaced an existing shed that appeared to be placed on the northern property line according to the Butler County GIS Mapping (both of which without a permit). The new shed is a 10' x 24' with a gravel base. After significant discussion, Mr. Lefever agreed that he would like time to recalculate to decide if the shed could be rotated and/or he may get the lot surveyed to be sure of the property line. The P.C. voted to recommend that the Supervisors table the decision on the Alex Lefever Modification Request. This would give Mr. Lefever until the June 17th P.C. meeting for their decision; no decision by the Supervisors until the July 8th meeting.

The P.C. reviewed the Braden Fox Subdivision at 546 West Main St. This is a re-submission from Oct. 2023, which was denied by the Supervisors in Dec. 2023 due to failure to resubmit with revisions in regard to the frontage. Lot 2 with dwelling is proposed at 0.50 acre as it has public sewer and water, and Lot 1 is 2.17 acres with a 100 ft. pole, with sufficient width (100 ft.). HRG, Inc. reviewed the plan for the township, and it appears satisfactory. However, it was noted that the actual driveway to Lot 1 should be placed within 50 ft. of the west line of Lot 2, so that in the future Lot 2 could possibly be subdivided. The P.C. voted to recommend approval of the Braden Fox Subdivision with the contingency to move the proposed driveway for Lot 1 within 50 ft. of the western line of Lot 2. *Motion* by John Cypher to approve the Braden Fox Subdivision as presented (the contingency was satisfied). *Seconded* by Braden Beblo. All agreed and *motion carried*.

The P.C. reviewed the Penn United Lot Line Consolidation Plan. Three tax parcels (190-1F96 parcel 7E, 7F, and 7FA will be combined for Rev. Lot 1 of 20.296 acres with multiple buildings and internal roadways after removing the existing dividing lines. It was noted that Durango Lane is $\frac{3}{4}$ on the northern property, but this probably has to do with the ingress and egress agreement with the other property owners back Durango Lane is 2003. The township attorney will be contacted about it.

After reviewing the plan and the HRG, Inc. letter of April 11, 2024 there was significant discussion. The P.C. voted to recommend approval of the Penn United Technology Lot Consolidation Plan **contingent** upon Items 1, 2, 3, 4, 7, 8, 9, 10, and 11 from the HRG comments (letter of 4/11/24) be fully addressed and resubmitted (they are clerical in nature) and with the township solicitor's opinion on #1, #7, and #9. Leo Rosenbauer noted that all the contingencies have been met. The Township Attorney looked at the 'recorded court decision' in regard to Durango Lane, which basically states that all properties have a right to use Durango Lane wherever it is located. The only outstanding issue is the 'recorded septic easement' recommended by the Township Attorney, by email. The septic location was a major reason for the lot-consolidation. *Motion* by Braden Beblo to approve the Penn United Lot Line Consolidation with one contingency (the recorded septic easement). *Seconded* by John Cypher. All agreed and *motion carried*.

The P.C. reviewed the Christopher Durham Modification Request to repair/replace the existing posts in the back half of the structure at 747 Freeport Rd. About one year ago, Mr. Durham submitted a lot-line revision to purchase additional property from the neighbor. The revised lot is now 1.374 acres. Mr. Durham explained that he was not aware of how bad the structure was when he began to remove some of the deteriorated inside wall and insulation. He ended up taking it down to the support posts. He does not want to make the structure bigger (but would rather rebuild the rear section on the same footprint, about 25' x 30', but needs a modification to put back the pole building section that was removed. In Nov. 2023, under Public Business, Mr. Durham addressed this issue with the Supervisors. After a lengthy discussion they said he must follow the Township Ordinances and the PA Uniform Construction Code. Two of the Supervisors had asked if Code.sys would allow use of the old posts but would be a question for a structural engineer, and so they asked Mr. Durham to provide a letter from a

PLANNING COMMISSION, cont.:

structural engineer verifying if the existing wooden posts will function as the foundation and if so, would they support a rebuilding of the structure. Mr. Durham then asked the Manager following the meeting if a letter from an architect would be sufficient. The Manager responded 'if' the architect has a structural background, then that would probably be allowed. It was stressed that even with approval of a modification, Mr. Durham will still need to submit a commercial land development, showing, for example, the handicapped parking, water, sewage, etc. Thus, Mr. Durham submitted a formal modification request and a letter from Wipparch (Wippenbeck Architectural Studios) to rebuild a new rear garage addition using the SAME footprint of the existing/prior structure located within the POLE portion of his parcel. Several P.C. Members noted that the Architect's letter described the proposed reconstruction but did not address the existence or structural integrity of the foundation.

After significant discussion, the P.C. voted on denying the modification for Christopher Durham with three members agreeing and three members opposing. Then the P.C. voted on approving the Christopher Durham Modification with three members agreeing and three members opposing. Therefore, both 'votes' resulted in a tie and Mr. Durham was told to attend the next Supervisors' meeting. However, Mr. Durham contacted the township manager about an extension of time for review and decision by the Supervisors. *Motion* by Lois Rankin to approve as requested by Christopher Durham an extension for the modification review and decision to the Supervisors' meeting of July 8, 2024. *Seconded* by Braden Beblo. All agreed and *motion carried*.

Leo reported on the JMAG, LLC plan and the culvert for two driveways. The owner agrees to install a modified Catch Basin on the proposed property line between the two lots to ensure each driveway culvert will be located on each individual lot. A recorded Maintenance Agreement for the Catch Basin between both parcels will be provided.

The P.C. will review Chap. 3 and 4 of the Code of Ordinances on May 20th if time allows. Four members of the P.C. have signed up to attend the BCATO Spring Convention on May 16, 2024.

UNFINISHED BUSINESS:

The manager reported that the sample signs (picture of the signs posted in a neighboring township were provided last month) are 'not legal' per PennDOT. We can add 'state approved' No Trucks sign and triangle to existing speed limit or weight limit signs. After some discussion the Supervisors said the residents can 'call the state police.' The Road Foreman was in attendance at the meeting and informed the Board that there are already 'No Truck' signs posted. No further action was needed.

NEW BUSINESS:

The Governor has signed SB740 into law effective 4/15/24, authorizing the Supervisors to increase the compensation for elected auditors, IF they choose to. A resolution is required to increase the compensation from \$10, which is the rate in the township code, to 'up to' \$18.00 hour for *incoming* elected auditors. John Cypher said to prepare the Resolution to be adopted at the June 10, 2024 meeting, at which the Board can confirm the hourly rate.

The 2023 Audit has been completed and filed by Bonus Accounting, as required by state law. The Balance Sheet prepared by Bonus Accounting was printed in the Butler Eagle on May 7, 2024. Copies were distributed to the Board of Supervisors.

A report was received from the So. Butler Community Library Director by email. They are showing a movie (segments of which were filmed in Saxonburg in 2021) on Wed., May 22nd at 6:30 PM and on Thurs., May 23rd at 1 PM. Please go to their website at www.southbutlerlibrary.org to see more about this and their full schedule of events.

NEW BUSINESS, cont.:

The Supervisors discussed the water issue in front of the maintenance garage. Several options were noted: i.e. 1) Auger out the existing 12" concrete pipe, take out the trees that are in the way (the neighbor has no problem with the removal of the trees), and re-install the pipe. 2) Replace the concrete pipe with 12" or 15" plastic pipe. It was noted that the 'gas line' is under the concrete pipe.

The road foreman said either option will work, but what is best for the township. He further noted that several other pipes (2 or 3 on Fisher Road. 1 on Blakely Rd., 1 on Mushrush Rd., and 1 on Green Manor Drive. After some discussion, Braden suggested cleaning out the pipe, re-using the concrete pipes, and cleaning out the other pipes (listed) using Insight Pipe for 1-day \$5,000 minimum. *Motion* by Braden Beblo. *Seconded* by John Cypher. All agreed and *motion carried*. The existing pipe is to be left uncovered until Insight Pipe comes to do the work (to be scheduled.)

The purchase of camera with locator for storm sewer pipe inspections was suggested by the manager and road foreman. Costs range depending on capabilities...but up to about \$2500.00. During discussion, Braden Beblo noted that a 'push camera' does not have a 'view' capability...especially in muddy or clogged pipe. These cameras are different than the system used by Insight Pipe. Further discussion will follow at a later date.

The township is adding an upgrade to the Ecode360 in order to have the ability to download the Ordinances to a word document for making revisions, for a cost of around \$195 a year. The Supervisors had no objection.

The Supervisors discussed briefly the need to advertise for a secretary/treasurer 'trainee' for the position that the current Sec/Treas. will vacate by the end of 2025. It was noted that this training could take a year or more and the manager would like to start the process soon! *Motion* by John Cypher to authorize the manager to complete a job description, suggested benefits, and a draft advertisement to be reviewed by the Supervisors before an ad is placed. *Seconded* by Lois Rankin. All agreed and *motion carried*.

3 or 4 of the retractable screens on the Ladies' Pavilion that were installed and paid for by the YMCA and then 'donated' to the township are not functional. Chairman Cypher said the township does not take responsibility for the repairs and/or replacement of these screens. They were wanted by the YMCA for a more 'watertight' area of protection for the kids in their program. They wanted to leave them up year-long rather than removing and reinstalling them each year. The manager noted that 2 receiving posts are cracked and 1 is missing; also, a handle is missing. Some of the pieces were removed temporarily for safety concerns. The manager contacted the YMCA and was told they would have their 'maintenance supervisor' look at the condition, to see if they could make repairs.

PUBLIC BUSINESS OR COMMENT: None.

MISC. BUSINESS:

Notification was received from Saxonburg Area Authority has applied to the DEP for a renewed National Pollutant Discharge Elimination System (NPDES) permit for its wasteway treatment facility.

Emails were received from Butler Freeport Trail Council regarding their efforts to maintain the trail especially in light of recent damages along Buffalo Creek. Maintenance is done solely by volunteers and funded by 'membership donations.' Go to their website for more information:

www.butlerfreeporttrail.com

MISC. BUSINESS, cont.:

Transportation Forum – rescheduled for May 30, 2024 at BC3 Founders Hall – 1 to 3 PM per Rep. Marci Mustello’s office. Lois Rankin will check her calendar to see if she can attend.

Manager Leo Rosenbauer reported that Gateway Engineers requested that the Jefferson Township Board of Supervisors be asked the following questions at their May 13, 2024 regularly scheduled meeting: Would the Township allow a Building Permit to be issued for an addition to the existing structures located at 447 Dinnerbell Road prior to the submission of a Land Development and then follow up with the required Land Development Submission post Building Permit issuance? Following a discussion the Board stated, “absolutely not”. They must follow the ordinances.

Manager Rosenbauer reported the following:

Bonniebrook Road Seal Coat is planned for the second week in June, after school is done.

Wiest Asphalt contacted the road foreman that they plan to do the paving project between June 6 and June 19 – weather permitting.

Wain Landscaping has their E & S under control, but they need to submit a new land development for the excess stormwater runoff.

The PennDOT representative handling the Frazer Road property that the Township inquired about has been replaced by another representative.

The DEP Truck Credit ‘grant’ MAY be received by the end of 2024.

ATTENDANCE:

Evie Gross, Robert Veselich, Bill & Mandi Foertsch, Jim Rankin, Chrisse Keck, Carol Freehling, and Carl Leicher, Jr. were present.

ADJOURN:

Braden Beblo moved to adjourn at 9:15 P.M. on May 13, 2024. *Seconded* by John Cypher. All agreed and *motion carried*.

NEXT MEETING:

The next scheduled meeting is Monday, June 10, 2024 at 7:00 P.M. at the municipal building - 157 Great Belt Rd., Butler, PA 16002.