

# JEFFERSON TOWNSHIP

## REGULAR MEETING

Supervisor Regular Meeting – May 11, 2026

### CALL TO ORDER:

The Jefferson Township Board of Supervisor regular meeting was called to order on Monday, May 11, 2026, at 7:04 P.M, by Chairperson, Lois Rankin. All rose to pledge the flag.

### ROLL CALL:

Those present were Chairperson, Lois Rankin; Vice-Chair., Braden Beblo; Supervisor Ford Stepp; and Manager, Leo Rosenbauer III, Sec/Treas Angel File, and Township solicitor Matt Marshall.

### ANNOUNCEMENT:

### MINUTES:

*Motion* by Ford Stepp to approve the April 13, 2026, Regular meeting minutes. *Second* by Braden Beblo. All agreed and *motion carried*.

### FINANCIAL:

Angel File read the financial report. Bills paid between the April 14, 2026, meeting and May 10, 2026, meeting totaled \$51,011.22. Bills presented for payment from the General Fund this evening totaled \$13,440.02. No bills were presented for payment from State, Impact Fee, or Capital Reserve Funds. The balance of all funds after payment of the bills presented was \$4,056,549.11. *Motion* by Braden Beblo to pay the bills presented and any other bills that come and are due prior to the June 8, 2026, meeting. *Second* by Ford Stepp. All agreed and *motion carried*.

PUBLIC BUSINESS or COMMENT: None.

### ROAD REPORT:

Ford Stepp read the road report as follows:

- Trucks were washed following completion of winter maintenance.
- Salt spreaders were washed, oiled and stored for the season.
- Roadways were swept to remove any loose debris from winter maintenance.
- Road crew has been maintaining equipment, street signs and keeping catch basin grates clear.
- Mowing and string trimming at township buildings and park, including inside the pool area during pool closer.
- Crew performed berm cleaning on all roadways on the 2026 road maintenance list in preparation for 2026 chip seal project.
- Replaced two cross pipes in the area of Hamme Lane and added inlet boxes on Ohara Road to improve storm drainage.
- 2024 BWISE TRL inspection at Crystals breakaway switch, shrink tube, connector eyelet, and loom cost \$165.26.
- 2015 Ford TK inspection at Crystals brake pads, rotors, wheel seal, and bulb cost \$1,405.79

## RECREATION BOARD REPORT:

The Recreation Board met on Wed., May 6, 2026. Lois Rankin read report.

BASEBALL ASSN.: Absent no report.

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

POOL ASSN.: Greg Bauer

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

- The pool will not open this year due to pending renovations.
- The Pool Associations is continuing to work on fundraising for both the renovations and the pools operational budget.

SOFTBALL ASSN.: Jim Jones

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

- High School games are almost finished, and In-house league games are starting.
- They will need to address field drainage problems at some point in the near future. Exact timing to be determined. They are developing a plan at this time.
- SAGSA's tournament will be July 31<sup>st</sup> to August 1<sup>st</sup>.
- Jim asked if the restroom cleaning for beginning of August could be moved up to just before their tournament which starts July 31<sup>st</sup>.
- Jim reported that the parking when both softball and baseball games coincide is challenging, traffic lanes are narrow and people are being parked in. Jim to discuss the situation with Leo, TWP Manager, to identify any possible changes.

SOCCER ASSN.: Kody Durrett-

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

- The Soccer season is about ½ way over, ending about the 1<sup>st</sup> week of June.
- Kody reported that the parking lot is better since being addressed by the road crew. Soccer thanks the TWP for the improvements.
- They are planning on replacing the set of stairs that lead to their lower field. They welcome any volunteer involvement. Contact the association if interested in helping.
- **They are currently running a fundraiser – Moe's SW Grill Taco Kits- now through 5/10 @12:00 Noon. See the soccer website for details.**

NEW BUSINESS:

None

OLD BUSINESS:

None

ACTION REQUEST:

1. **Please consider softball's request regarding scheduling the August restroom to just prior to July 31<sup>st</sup> if possible.**

PLANNING COMMISSION:

Leo Rosenbauer reported on the P.C. meeting of 4/20/26.

The P.C. members recommend the Board of Supervisors to approve the Wiefeling Plan of Subdivision as presented. *Motion* by Ford Stepp to approve the plan as presented. *Second* by Braden Beblo. All agreed and *motion carried*.

CV CSG Jefferson 1 LLC (Nancy Jefferies Community Solar Gardens is in the process of modifying its request for modifications pursuant to comments received from March 16, 2026, P.C. meeting. The P.C. members voted to table the CV CSG Jefferson submittal for this month's meeting. *Motion* by Braden Beblo to table CVS CSG Jefferson 1 LLC (Nancy Jefferies Community Solar Gardens). *Second* by Ford Stepp. All agreed and *motion carried*.

## PLANNING COMMISSION cont:

CVE USPA Winfield 397 LLC (Benzinger Solar Land Development) is in the process of addressing the comments received from HRG, Inc., the Township Engineer, and the P.C. The P.C. members voted to table the CVE USPA Winfield 397 LLC submittal for this month's meeting. Motion by Ford Stepp to table CVE USPA Winfield 397 LLC (Benzinger Solar Land Development) Second by Braden Beblo. All agreed and motion carried.

Rich Craft, Olsen Craft Associates, LLC, was present to discuss comments received from HRG (dated April 15, 2026) on the Wain Landscaping Land Development Plan. The P.C. members voted to approve the resubmitted plan contingent upon the resolution of outstanding matters via a conference call between Olsen Craft, HRG, and the P.C. Chairman and Vice-Chairman. *Motion* by Braden Beblo to accept the Wian Landscaping Land Development Plan Time Extension #4 (June 14, 2026). *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Ford Stepp to table with Contingencies the Wain Landscaping Land Development Plan.

(Contingent upon the resolution of outstanding matters via a conference call between Olsen Craft, HRG, and the P.C. Chairman and Vice-Chairman). *Second* by Braden Beblo. All agreed and *motion carried*.

The P.C. members voted to recommend Terene Holding an extension to July 31, 2026, for its Land Development Submission.

*Motion* by Barden Beblo to accept the Terene Holding, LLC Time Extension (July 31, 2026). *Second* by Ford Stepp. All agreed and motion carried.

Bruce and Ruth Walker presented a preliminary plan for a Lot Line Revision at 138 and 142 Frazier Road. The P.C. indicated that the preliminary plan appears to meet Township Ordinances and that Walkers can proceed with preparation of a formal submittal for consideration. No action required.

Brad Thoma presented information for a Modification Request for Thoma Meat Market at 748 Dinnerbell Road. The modification would be for a 10-foot building setback from the western property line and southwestern corner of the property instead of the required 40-foot side yard setback. Mr. Thoma stated in the Modification Request and in person that the Thomas have been attempting for many years to acquire additional property from the adjacent property owner but to no avail. The western property line and southwestern corner of the property are adjacent to a 50-foot gas line right-of-way located on the neighboring property and therefore non-buildable for any structures. The P.C. members voted to recommend approval of the requested modification contingent upon: (1) the western and southwestern property lines are surveyed and staked for further township review and (2) Mr. Thoma considers adjusting the size of the future structure to provide a minimum 15-foot setback from the southwestern property line.

## PLANNING COMMISSION cont:

*Motion* by Braden Beblo to approve with Contingencies the Thoma 2LLC Modification Request (Contingent upon (1) the western and southwestern property lines are surveyed and staked for further township review and (2) Mr. Thoma considers adjusting the size of the future structure to provide a minimum 15-foot setback from the southwestern property line. *Second* by Ford Stepp. All agreed and *motion carried*.

## UNFINISHED BUSINESS:

*Motion* by Lois Rankin to table Resolution #555 setting the 2026 compensation for the township manager. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Braden Beblo to table old shed at 682 Saxonburg Road. *Second* by Ford Stepp. All agreed and *motion carried*.

No action taken on 503 Saxonburg Rd. for a shed without a building permit.

*Motion* by Lois Rankin for the BOS meeting minutes and P.C. minutes to be inserted in their file folders the Monday following each meeting for review and comment. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Braden Beblo to leave Township heavy construction equipment on the job site vs. returning to the municipal garage on a daily basis at the discretion of the Road Foreman. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Ford Stepp to move to the 1999 International Truck to Projects in Progress Update List. *Second* by Braden Beblo. All agreed and *motion carried*.

*Motion* by Braden Beblo to move the Township ceiling repairs to Projects in Progress Update List. *Second* by Ford Stepp. All agreed and *motion carried*.

Personal Codes Enforcement Update. (3-27-2026 previously distributed in folders, 4-9-2026 update to be distributed). No action taken.

Mr. Michael Mullis was not present to address the board regarding Chapter 15 – Motor Vehicles & Traffic for Typers of vehicles allowed on Township Roads, and paving Alana Drive vs. Seal Coating. *Motion* to remove this item from the agenda because the resident did not attend the meetings by Braden Beblo to move this item from the agenda next month. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Lois Rankin to accept all bids from any interested contractors and review at the next meeting for a Metal roof on the Baseball Restroom and Concession Stand: *Second* by Braden Beblo. All agreed and *motion carried*.

Request of Edward and Lorain Theile to prepare correspondence to PADOT regarding the S.R. 00356 cross pipe north of the S.R. 00356 and Hannahstown Road intersection. The Manager was informed that Mr. Theile did contact State Representative Marci Mustello and she in turn contacted the County and they intern contacted Cory Shaffer at PADOT. He is reviewing internally. No action taken.

## UNFINISHED BUSINESS:

Old Attorney files from Dillion McCandless, King, Coulter and Graham – Chairperson Lois Rankin review 1 box with Stoneybrook but didn't get any further.

*Motion* by Lois Rankin to move the white light on the southbound approach to the S.R. 00356 / Marwood Road / Neupert Road intersection was not working. The manager will request another quote for this service and present to the board and move to Projects in Progress Update List. *Second* by Ford Stepp. All agreed and *motion carried*.

## NEW BUSINESS:

The Township received an email on 4/17/26 from Wendy Leslie, CDBG Coordinator for Butler County, for the 2026 CDBG Allocations. Total amount is \$106,642. It breaks down to \$87,510 for activity and \$19, 132 for admin. *The Board needs to be thinking about what they want to put the funds toward.* *Motion* by Lois Rankin to table and see if Wendy can look at soccer steps. *Second* by Ford Stepp. All agreed and *motion carried*.

Discussion on the 2020 Burning Ordinance #459. *Motion* by Ford Stepp to post the full ordinance on website with the notice to call 724-287-7769 number in case of an open fire. *Second* by Lois Rankin. All agreed and *motion carried*.

*Motion* by Lois Rankin for keeping the speed limit of 35 MPH the same on Constitution Avenue as presented in the LTAP Technical Assistance Report for Constitution Avenue. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Ford Stepp to see if Sarah would be a back-up third-party company to clean and sanitize the men's and women's restrooms in the concession stand, restock supplies as needed, empty trash containers in the restrooms and Ladies Pavilion for pavilion rentals when the Township's outside source is not available. *Second* by Braden Beblo. All agreed and *motion carried*.

*Motion* by Braden Beblo to create a position for a Part Time Employee for the summer (no longer than 90 days) to perform Labor Duties as per the CBU - 2025-2028 Union Contract, Article XI, Section 4, Use of Non-Bargaining Unit Individuals at a rate set by the supervisors. *Second* by Ford Stepp. All agreed and *motion carried*.

*Motion* by Ford Stepp to deny of the General Insurance Company's offer of \$170.33 vs. the Township cost of \$699.69 (invoiced) for the damaged Stop Sign at the intersection of S.R. 00356 and Caldwell Drive on April 28, 2025. *Second* by Braden Beblo. All agreed and *motion carried*.

## OLD BUSINESS:

Supervisors will review the LTAP study from Sept 16, 2024, on the Great Belt Rd. and Bonniebrook Rd. Intersection. *Motion* by Ford Stepp to remove this item from the agenda next month. *Second* by Braden Beblo. All agreed and *motion carried*.

Update on Great Belt Road and Bonniebrook Road Intersection – no accidents reported since last meeting.

Pool meeting update – Chairperson Lois Rankin attended the last pool meeting, and would like to know if there has been an update regarding donation from Keith Frndak, and the status of their 501C3. No action taken.

## PUBLIC BUSINESS OR COMMENT:

Marlen Lang turned in a slip to ask the Board, does the proposed solar ordinance update contain language about cleaning up the property if leasing company goes bankrupt, or out of business for any reason? This is in your existing ordinance per Matt Marshal Township Solicitor.

Chairperson Lois Rankin commented on PSATS and all the data system round table discussion at the state conference in Hershey, feels that we need to have P.C. look at it.

## MISC. BUSINESS FROM TWP. OFFICIALS:

Notice received from Moody and Assoc. that PennEnergy Resources is applying to DEP for permit to drill and operate an unconventional gas well...in Middlesex Twp. ...well pad location is  
450 Glade Mill Rd.

*Motion* by Ford Stepp for the Sec/Treas. and Manager to attend the Secretary Manager Summits on June 23 & 24, 2026. Authorize attendance and payment registration /mileage reimbursement. *Second* by Lois Rankin. All agreed and *motion carried*.

Township Leo announced that an executive session will be following this meeting with Matt Marshall Township Solicitor.

## ADJOURN:

*Motion* by Ford Stepp to adjourn at 9:15 P.M. *Second* by Braden Beblo. All agreed and *motion carried*.

## ATTENDANCE:

Sheila Howard, Sue & Paul Hartzell, Robert Veselich, Jim Rankin, Chrise Keck, Carol Freehling, Marlen Lang, Bryan File, Lorraine Thiele, Bill and Mandi Foertsch.

## NEXT MEETING:

The next regular Supervisors' meeting is Monday, June 8, 2026, at 7 P.M. at the municipal building