

JEFFERSON TOWNSHIP

REGULAR MEETING

Supervisor Regular Meeting – August 10, 2026

CALL TO ORDER:

The Jefferson Township Board of Supervisor's regular meeting was called to order on Monday, August 10, 2026, at 7:00 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, and Sec/Treas, Angel File.

ANNOUNCEMENT: A Workshop meeting was held on July 29th.

William Pitts from Butler Eagle is present and announced that the meeting will be recorded.

MINUTES:

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

Motion by Ford Stepp to approve the July 29, 2026, Special meeting minutes. *Second* by Braden Beblo. All agreed and *motion carried*

FINANCIAL:

Angel File read the financial report. Bills paid between the July 14, 2026, meeting and August 9, 2026, meeting totaled \$45,387.31. Bills presented for payment from the General Fund this evening totaled \$429,058.03. 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 \$4,041,333.46. *Motion* by Ford Stepp to pay the bills presented and any other bills that come and are due prior to the September 14, 2026, meeting. *Second* by Braden Beblo. All agreed and *motion carried*.

PUBLIC BUSINESS or COMMENT: None.

ROAD REPORT:

Ford Stepp read the road report as follows:

- Daily Pa One Calls.
- Mtg. with Peoples Gas regarding line replacements on Blakely Road, Becker Road and Burtner Road.
- Base repair, mill and fill was completed in prep for chip seal.
- Blakely Road storm sewer project completed, 880 Ft of pipe and 6 boxes.
- Restroom tanks pumped out at the park added 150 gallons of water and black tank treatment.
- Replace cross pipe on Great Belt Rd. sink hole due to metal pipe failure.
- 2017 Mack Suspension in need of repair dropped off at fleet Pride for analysis.
- Heavy rainstorm clean up. Dirt and stone debris and tree clean up.
- Continued mowing and maintenance around buildings and park.
- Repaired all swing chains and welded existing brackets (replacement brackets are not available) on the Park Swing Sets

RECREATION BOARD REPORT:

The Recreation Board met on Wed., Aug 5, 2026. Leo Rosenbauer read report.

BASEBALL ASSN.: Absent no report

BASEBALL (Knoch Youth Baseball) ASSN.:

www.knochyouthbaseball.com

POOL ASSN.: Greg Bauer

- Pool renovations are progressing with completion expected in October.
- Greg discussed the donation made by Concordia to help with the cost of renovations. He thanked them again for their ongoing support of the pool.
- The Pool Associations is continuing to work on fundraising for both the renovations and the pool's operational budget.
- Greg thanked the Twp for removing the fallen tree from near the pool playground quickly.

www.sebcopool.com

SOFTBALL ASSN: Jim Jones

- Fall ball registration is now open until August 23rd for younger age groups and August 30th for older age groups. See their website for details.
- They will be addressing field drainage problems this month with field drain renovations.
- SAGSA's tournament was successful even though rain canceled Sunday's games. They had 25 teams participate from ages 8U to 15U.
- Jim thanked the baseball association for letting them use some of the baseball fields during the tournament.
- Jim also thanked the TWP for arranging to have the restrooms cleaned prior to their tournament.
- Jim advised that new backstops will be installed on both SAGSA fields this month (planned for the 24th).

www.sagsa.org

SOCCER ASSN: Kody Durrett Absent no report.

www.knochsoccer.org.

New Business:

June meeting: Leo attended the meeting to have a discussion with the Associations regarding concerns with the current park rules, Ord. # 431, and how they pertain to the operation of E-bikes and/or other vehicles in the park. After discussion it was agreed that the Associations would discuss the matter, and any other desired changes to the current rules, with their groups and report back at a future Rec. Comm. meeting.

August meeting: No updated suggestions from any of the associations on park rule changes.

PLANNING COMMISSION:

Leo Rosenbauer reported on the P.C. meeting of 7/20/26.

The P.C. discussed the information provided in the Municipal Siting of Data Center Infrastructure white paper provided by Mike Gaston and the Data Centers Regulations Ordinance for Cameron County, Pennsylvania, provided by Bernie Shulik. Bernie Shulik suggested that the P.C. Chairman discuss with the Township Solicitor a potential moratorium on accepting any submissions related to data centers until such time as a Data Center Ordinance can be developed for the Township.

The P.C. reviewed the Land Development Plan submitted for 748 Dinnerbell Road by Thoma Meat Market and the HRG, Inc. (Township Engineer) comments received July 17, 2026. The P.C. recommends acceptance of the submittal contingent on addressing HRG's comments.

PLANNING COMMISSION cont.:

The P.C. reviewed the Lot Line Revision submitted for 783 Dinnerbell Road by Eric and Kimberly Smith and the HRG comments received July 17, 2026. The P.C. recommends acceptance of the submittal contingent on addressing HRG's comments. *Motion* by Ford Stepp. *Second* by Braden Beblo. All agreed and *motion carried*.

Eric Smith requested that the P.C. add the discussion of a conceptual development plan for 783 Dinnerbell Road to the meeting agenda. The P.C. voted to amend the agenda. . Mr. Smith outlined the development plan for the P.C. Leo Rosenbauer indicated that the P.C. could not vote on a conceptual plan prior to its submittal and review by the group and the Township Engineer.

At the request of the Supervisors, Brian Noah summarized the contents of the Township's Burning Ordinance and those for nearby townships. Ford Stepp indicated that the Supervisors are primarily interested in additional clarification/specificity within the ordinance and that it be less restrictive with respect to agricultural activities while remaining consistent with any requirements established by the Pennsylvania Department of Environmental Protection. The P.C. will develop draft modifications for the ordinance to address the Supervisors' concerns.

Board to direct the Planning Commission on what Sections of the Existing Burning Ordinance they would like to change and what kind of changes. The Vice-Chairman of the Planning Commission attempted five times to date to acquire information from the DEP on the Definition of "Agricultural Processing" (7-102.1). The P.C. is awaiting this definition provide to the Board.

Motion to Table was requested by the Developer at the July 13, 2026 Supervisors meeting because they have a scheduling conflict and were not able to attend the July 13, 2026 Supervisors meeting.

- Section 22-1903 (B)(4), Impervious Coverage: The P.C. previously requested clarification regarding the ground cover proposed for beneath the solar panels as related to SV CSG Jefferson 1, LLC's modification request that all cover beneath the solar panels shall not be considered impervious. SV CSG Jefferson 1, LLC stated that low-growing native grass will be used for ground cover. This will allow for infiltration across the area. Mowing to 2 to 3 times per year and as necessary and spot-treat any unwanted growth will be maintained. *Motion* by Leo Rosenbauer to recommend acceptance of the requested modification contingent upon the stated ground cover at this meeting is indicated in the submitted design plan set. *Second* by Evie Gross. All agreed and *motion carried*.
- Section 22-1903(B)(6), Screening: SV CSG Jefferson 1, LLC requested relief from planting a Buffer along the eastern side of the development. SV CSG Jefferson 1, LLC also requested relief from planting the required Buffer for the portion of the facility facing Winfield Road. The P.C. requested a definition of the stated "Robust Landscape Buffer" in the Modification Request. SV CSG Jefferson 1, LLC stated that: its intent was to specify the exact nature of the buffer based on discussion with the P.C. during development of the Final Land Development Plan. SV CSG Jefferson 1, LLC is currently intending to plant Eastern Red Cedar and Dogwoods. *Motion* by Leo Rosenbauer to recommend acceptance of the Modification Request for eliminating the required buffer along the eastern side of the development due to the existing forested area between the development and the eastern boundary line: contingent upon extending the buffer along the northern facility fence line parallel to Winfield Road and turning in a southeasterly direction to a point at the intersection of the existing forested area. *Second* by Bernie Shulik. All agreed and *motion carried*.

PLANNING COMMISSION cont.:

- Section 22-1903(A)(2), Prime Agricultural Soils: SV CSG Jefferson 1, LLC requested to allow 82.5% of the development area on Class I, II and III prime agricultural soils vs. the required < 20%.
- Section 22-1903(B)(2)(e), Setbacks: Modification requests included 75 feet for the eastern setback and 98.3 feet for Reimer Road and 39 feet from the adjacent non-participating property for the western setbacks. The northern setback modification request was 22.7 feet. *Motion* by Leo Rosenberger to recommend acceptance of the modifications contingent on moving the northern setback to meet the required 200-foot setback requirement from the road right-of-way (Winfield Road) to the northern property fence and SV CSG Jefferson 1, LLC must meet the required setback from the existing eastern property line. *Second* by Bernie Shulik. All agreed and *motion carried*.
- *Motion* by Leo Rosenbauer to recommend acceptance of the modification. *Second* by Evie Gross. All agreed and *motion carried*.

The P.C. also discussed comments received from HRG, Inc. (Township Engineer), dated June 12, 2026, on the Preliminary Land Development Application provided by SV CSG Jefferson 1, LLC. The P.C. recommended approval of the Land Development Application contingent upon SV CSG Jefferson 1, LLC addressing HRG's comments such as: submission dates and verification of submissions to other agencies and verifying all existing features including water wells and septic fields.

SV CSG Jefferson 1, LLC, is requesting Approval of the Four Modifications listed above (as written) and Preliminary Approval of the revised Land Development Plans revised 6-30-2026 and re-submitted. *Motion* by Ford Stepp for preliminary approval. *Second* by Lois Rankin. All agreed and *motion carried*,

UNFINISHED BUSINESS:

Motion by Lois Rankin to table for one more month Resolution #555 setting the 2026 compensation for the township manager. *Second* by Ford Stepp. All agreed and *motion carried*. Executive session on personnel will be held on Wed. Aug 19th at 6:30 p.m.

Personal Codes Enforcement Update. (distributed in folders 8-6-2026). No action taken.

Metal roof on the Baseball Restroom and Concession Stand: Scope of work documents being prepared.

Old Attorney files from Dillion McCandless, King, Coulter and Graham – Chairperson Lois Rankin still reviewing.

Motion by Lois Rankin for SEBCO Pool Approval of Payment Application #4 to Mainline Pools in the amount of \$272,250.00. *Second* by Ford Stepp. All agreed and *notion carried*.

Update on Concordia Donation

Ford Stepp gave information to them to mail to Township.

The Board of Supervisors had a discussion on the 2026 updated inventory list – Insurance Inventory List and the Maintenance Garage Inventory List (various prior dates) supervisors advised to Inventory anything over \$350.00 and asked that the road crew update the list in the wintertime.

UNFINISHED BUSINESS cont.:

Update on encroachment Township Park Property – did any of the Supervisors verify any encroachment? No action at this time.

Sidewalk at Township Building update – Contacted Ashlar Architects in Butler to schedule a consultation. Leo commented that this is the first step to see if the CBDG funds can be used.

NEW BUSINESS:

Motion by Ford Stepp to RATIFY the purchase of Quick Books software with payroll keeping to enhancement/upgrade software from current accounting program to Quick Books discussed at the Workshop Meeting on July 29, 2026. *Second* by Braden Beblo. All agreed and *motion carried*.

A response was received from PADOT regarding the Dinnerbell Road Speed study as requested by a resident: PADOT is requesting addition information as per the copied email provided.

Motion by Ford Stepp to not pursue a study. *Second* By Braden Beblo. All agreed and *motion carried*.

Motion by Lois Rankin for SEBCO Pool Approval of Payment Application #5 to Mainline Commercial Pools in the amount of \$318,123.01. *Second* by Ford Stepp. All agreed and *motion carried*.

Motion by Ford Stepp for payment Application #2 for Blackhawk Neff Electrical for work completed for the SEBCO Pool Renovation Project in the amount of \$28,686.60. *Second* by Braden Beblo. All agree and *motion carried*.

Motion by Lois Rankin to sign the annual CDGB Cooperation Agreement. *Second* by Ford Stepp. All agreed and *motion carried*.

Motion by Lois Rankin to adopt the “three-year plan” Resolution # 562 (which designates the use of the funds): *Second* by Ford Stepp. All agreed and *motion carried*.

Motion by Ford Stepp to adopt the Fair Housing Resolution # 563 (non-discrimination) *Second* by Braden Beblo. All agreed and *motion carried*.

A discussion on the purchase of camera with locator for storm sewer pipe inspections was suggested by the manager and foreman. Cost range depending on capabilities, \$4,000-\$6,000. No action was taken at this time, can consider for 2027.

Motion by Braden Beblo to approve MMO of \$26,700.00 as provided by T.J. Anderson for the Jefferson Township Municipal Pension Plan for the 2027 Budget. *Second* by Ford Stepp. All agreed and *motion carried*.

NEW BUSINESS cont.:

Motion by Ford Stepp to approve the advertising of Fuel Bids to be opened at the September 14th meeting for the same amounts of fuel as last year. *Second* by Braden Beblo. *All agreed and motion carried.*

2026 Chip Seal Project discussion: Peoples Natural Gas Company is designing gas line replacements on Becker Road and Burtner Road; two roads of which are on this years' Seal Coat Project List. This construction will impact these two roads. Russell Standard the successful Bidder for the Seal Coat Project cannot provide the Slag Stone this year originally Bid for the project due to a shortage. They are offering two solutions: 1) they will complete the Project this year on schedule as bid but would need to supply the same stone requirements (E rated limestone stone & gravel mix) that Jefferson Township has used in past years or: 2) defer the Seal Coat Project until 2027 following Peoples Gas gas line project if this can be coordinated with Peoples.

Request from the Road Department for cleaning services for the Maintenance Garage – Office/Lunch Room/Storage Area/two Bathrooms was presented. A discussion followed with Lois Rankin Resigning from her current Cleaning Position for the Township Office/meeting room/restrooms.

It was decided that the Manager will solicit Bids for cleaning of the Township Office/meeting room/restrooms and for the Maintenance Garage – Office/Lunchroom/Storage Area/two Bathrooms.

The Board had a discussion regarding a recommendation to Appoint Martha Fleming – P.C. Clerk at a pay rate of \$23.00 hr. and Appoint Angel File as Alternate P.C. Clerk at \$23.00 hr. (this will allow the Secretary/Treasurer to add additional time for regular duties and any additional duties in the future). After discussing it with Angel file the board decided to talk about it in the executive session next week.

Marlene Broman requested addressing the Board on various items but did not attend the meeting.

Liberty Pointe inquired if the Board would want the Wearing Course completed in Phase 1 prior to the start of paving for Phase 2 with the Township, then adopting the Phase 1 Roadway or have the Phase 2 Base Course applied and the both Phase 1 and 2 Wearing Course applied prior to Adoption. The Board requested that Phase 2 be completed and the wearing course applied to both Phase 1 and Phase 2 at the same time. No action at this time.

South Butler Community Library sent notification of their Booktoberfest on Sunday, 9/27/26. *Motion* by Ford Stepp to send a \$50.00 financial donation. *Second* by Braden Beblo. *All agreed and motion carried.*

PUBLIC BUSINESS OR COMMENT:

Resident Valarie Kapalka spoke to the Board regarding her mom's residence at 398 Bullcreek Rd. They have concerns of discharge from neighbor's septic into the ditch line. Valerie presented the board with a letter and photographs. SEO Patrick West conducted an inspection on the neighbor's system February 2026, and it tested fine. Valerie however stated that they are still having difficulty mowing, weeding the ditch line etc.

PUBLIC BUSINESS OR COMMENT cont:

Township Manager said that Hobein has been contracted to clean out the ditch line and will follow up with them to confirm when they are scheduled

Resident Bob Veselich spoke to the Board on Resolution 555, it was already discussed earlier and an executive session is planned. He also mentioned that the catch basin that was installed 3 years ago has lots of debris in it.

MISC. BUSINESS FROM TWP. OFFICIALS:

Notice received from Teamsters Local Union- update on proposed merger with Teamsters Local Union No. 110

Notice received from Gateway Engineers- for issuance of General Permit-5

Notice of Intent received for coverage under the Erosion and Sedimentation Control General Permit (ESCGP-4) and a General Permit Registration (GP-4, GP-5 & GP-8)

ADJOURN:

Motion by Braden Beblo to adjourn at 9:01 P.M. Second by Ford Stepp. All agreed and *motion carried*.

ATTENDANCE:

Sue & Paul Hartzell, Robert Veselich, Jim Rankin, Chrisse Keck, Doug Lefever, Evie Gross, Bryan File, Sheila Howard, Carol Freehling, Lois Kapalka, Valerie Kapalka, Martha Fleming, Brian Noah, Eric Smith, Shawn Gallanger, William Pitts – from the Butler Eagle.

NEXT MEETING:

The next regular Supervisors' meeting is Monday, September 14, 2026, at 7 P.M. at the municipal building

Prepared by Angel File and Leo J. Rosenbauer, III.