MEETING AGENDA **7:00 P.M.** **Aug 10, 2026**

CALL TO ORDER: By: Time:

ROLL CALL:
LR____ BB ____ FS ____ LJR, Mgr. ____ AF, Sec/Treas ___

PUBLIC COMMENT ON THE AGENDA ITEMS AS PRESENTED:

ANNOUNCEMENTS:

MINUTES: Motion to approve July 13, 2026, regular meeting minutes as written and distributed: Motion: Second: Agreed:

Motion to approve July 29,2026, workshop meeting minutes as written and distributed:
Motion: Second: Agreed:

FINANCIAL: List of Bills paid between July 14 and August 9, 2026.
List of Bills for payment from the *General Fund* this evening.
List of Bills for payment from the *State Fund, Impact Fee, & Cap. Res.*
Total of All Funds report *(including Sewage Escrows)* after payment of the bills presented a (copy of this report is offered at the meeting!)
Motion to pay the bills presented, plus any regular bills that may become due prior to the Sept 14, 2026, meeting: Second: Agreed:

RECREATION COMMITTEE: August 5, 2026, meeting report.
However, the Supervisors may have potential action items to be addressed and/or added to the next meeting.

ROAD FOREMAN REPORT:
Report to be given and the Supervisors may have potential action items to be addressed and/or added to the next meeting.

PLANNING COMMISSION: July 20th, 2026, meeting report.
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 Centner 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. *Motion* by Brian Noah to recommend acceptance of the submittal contingent on addressing HRG's comments. *Second* by Jim Jones. All agreed and *motion carried.*

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. *Motion* by Leo Rosenbauer to recommend acceptance of the submittal contingent on addressing HRG's comments. *Second* by Bernie Shulik. All agreed and *motion carried.*

PLANNING COMMISSION cont:

Eric Smith requested that the P.C. add the discussion of a conceptual development plan for 783 Dinnerbell Road to the meeting agenda. *Motion* by Evie Gross to amend the agenda. *Second* by Bernie Shulik. All agreed and *motion carried.* 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.

PLANNING COMMISSION CONTINUED from June 15, 2026 P.C. meeting:

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.*
- 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%.
- *Motion* by Leo Rosenbauer to recommend acceptance of the modification. *Second* by Evie Gross. All agreed and *motion carried.*

PLANNING COMMISSION cont:

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. *Motion* by Leo Rosenbauer to recommend 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. *Second* by Evie Gross. All agreed and *motion carried.*

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.

UNFINISHED BUSINESS: (Continuing with matters currently not complete – action to be listed.)

Motion to adopt Resolution #555 setting the 2026 compensation for the township manager:
Motion: Second: Agreed:

Personal Codes Enforcement Update. (distributed in folders 8-6-2026).

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 – Lois – update?

Update on Concordia Donation - Ford

Need the 2026 updated inventory list – Insurance Inventory List is provided, Maintenance Garage Inventory List (various prior dates) is provided - supervisors to advise what they want inventoried.

Board of supervisors to RATIFY to purchase of Quick Books to enhancement/upgrade software from current accounting program to Quick Books discussed at the Work Shop Meeting on July 29, 2026.
Motion: Second: Agreed:

Update on encroachment Township Park Property – did any of the Supervisors verify encroachment?

Sidewalk at Township Building update – Contacted Ashlar Architects in Butler to schedule a consultation.

Response 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: Second: Agreed:

SEBCO Pool Approval of Payment Application #5 to Mainline Commercial Pools in the amount of <u>$318,123.01</u> as presented.
Motion: Second: Agreed:

Payment Application #2 for Blackhawk Neff Electrical for work completed for the SEBCO Pool Renovation Project in the amount of $28,686.60.
Motion: Second: Agreed:

NEW BUSINESS:

Motion to sign the annual CDGB Cooperation Agreement
Motion: Second: Agreed:

Motion to adopt the "three-year plan" Resolution # 562 (which designates the use of the funds):
Motion: Second: Agreed:

Motion to adopt the Fair Housing Resolution # 563 (non-discrimination)
Motion: Second: Agreed:

The purchase of camera with locator for storm sewer pipe inspections was suggested by the manager and foreman. Cost range depending on capabilities but up to about $4,000-$6,000.

Approve MMO of $26,700.00 as provided by T.J. Anderson for the Jefferson Township Municipal Pension Plan for the 2027 Budget. Motion: Second: Agreed

Approve the advertising of Fuel Bids to be opened at the September meeting, after discussion on number of gallons to be bid: 87 Octane _____, Diesel _____, and NO Ethanol _____.
Motion: Second: Agreed:

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 can not 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

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).

Marlene Browman requested addressing the Board on various items.

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 then Adopted.

The Road Forman asked if the Township could provide cleaning services for the Maintenance Garage two bathrooms, office and lunchrooms. Recommendations.

South Butler Community Library sent notification of their Booktoberfest on Sunday, 9/27/26.

NEW BUSINESS cont.:

They are looking for raffle donors, sponsors, or financial donations. Set a cost if the township will contribute a basket this year. For more info.go to their website: www.southbutlerlibrary.org
Motion: Second: Agreed:

OLD BUSINESS: (Reconsideration of Matters already disposed of – action to be listed.)

PUBLIC BUSINESS or COMMENT:

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)

ATTENDANCE:

ADJOURN: Motion: Second: Agreed: TIME:

NEXT MEETING:
The next regular meeting is scheduled for Monday, September 14, 2026, at 7 P.M. at the municipal building - 157 Great Belt Rd., Butler, PA 16002