

# JEFFERSON TOWNSHIP

## REGULAR MEETING

Supervisor Regular Meeting – May 12, 2025

### CALL TO ORDER:

The Jefferson Township Board of Supervisor regular meeting was called to order on Monday May 12, 2025 at 7:00 P.M. as advertised, by Chairman, John Cypher. All rose to pledge the flag.

### ROLL CALL:

Those present were Chairman, John Cypher; Vice-Chair., Lois Rankin; Supervisor Braden Beblo; Manager, Leo Rosenbauer; Sec/Treas., Lois Fennell, and Assistant Sec/Treas Angel File.

### ANNOUNCEMENT:

An executive session was held at 6:15 PM prior to tonight's meeting on personnel matters. Two Supervisors and the Township Manager attended.

PUBLIC BUSINESS or COMMENT: None.

### MINUTES:

*Motion* by John Cypher to approve the April 14, 2025 regular meeting minutes as written and distributed. *Second* by Braden Beblo. All agreed and *motion carried*.

### FINANCIAL:

John Cypher read the financial report noting that the bills paid between the April 14, 2025 meeting and April 30, 2025 meetings totaled \$20,176.59. Bills presented for payment from the General Fund this evening totaled \$9,545.43, No bills were presented for payment from ARPA PLGIT/Checking (which has been closed), State Fund, Impact Fee Fund, or Capital Reserve Fund. The balance of all funds after payment of the bills presented was \$3,553,804.33. *Motion* by John Cypher to pay the bills presented and any other bills that come and are due prior to the June 9, 2025 meeting. *Second* by Braden Beblo. All agreed and *motion carried*.

### ROAD REPORT:

John Cypher read the report as follows:

- 30 stumps at the park have been ground and cleaned up.
- Brush has been cut and cleaned up from the fence behind the Ladies Pavillion because it was growing through the fence.
- The Road Crew has been back filling and landscaping around the new outhouses at the park and will continue to work on the roadway between the baseball fields.
- Road crew will be adding the water needed for the new outhouses per the Manager.
- The Road Crew delivered logs from the park to a local sawmill and picked up the cut timber and delivered them back to the park as directed by the Manager. These will be used as parking buffers.
- Mowing and weed eating continues as needed at the park and Township facility.
- The first berm mowing will start this week and should be finished around the end of May.
- The Road Crew got a good start on berm and ditch cleaning. A couple more roads are still hoping to be cleaned up.
- There has been a lot of clean up from all the rain and storms over the past few weeks.
- The Road Crew is planning on crack sealing and other prep work on roads for the 2025 project lists.

Leo Rosenbauer said the road crew did an excellent job on backfilling of the restroom units.

## RECREATION BOARD REPORT:

The Recreation Board met on Wed., May 7, 2025..

## BASEBALL (Knoch Youth Baseball) ASSN.:

- KYB will host a community day in the park on May 31<sup>st</sup> several activities that will an “all-abilities” game as well as several vendors (food trucks, etc.). All KYB teams will be playing in the park that day.
- KYB is planning repair work on the grounds and facilities this year including upgrades to fields, fences and back stops.
- They are very excited for the addition of the restroom units at the park and they thank the township for this upgrade.
- Planned tournament dates: 6/7&8, 6/14&15, 6/20-22, 7/11-13, 7/26&27.

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

## POOL ASSN.:

- The Pool still has the following needs/openings for this year:
  - maintenance person for this year.
  - Still need a few more Lifeguards for this year. Lifeguard training days are planned for the 3<sup>rd</sup> week of May.
  - Board of Directors volunteers.
  - Anyone who is interested can apply at the pool’s website.
- Leaving the admission/pass prices the same for 2025.
- Opening Day is scheduled for May 24<sup>th</sup>.

They are progressing on maintenance/preparations to open for the season

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

## SOFTBALL ASSN.:

- High School games have just completed, in-house season is ongoing.
- Planned tournament dates (as of now): August 15<sup>th</sup> through 17<sup>th</sup> and 8U tournament June 21 & 22.

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

## SOCCER ASSN: Kody Durrett- Absent – no report

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

## PARK PROJECTS:

1. The installation of 2 new bathroom units in the park is almost complete.  
It was noted that this project will be of great benefit to the park and the recreation committee thanks the township for adding these restrooms to the park.

## MISC BUSINESS / PROJECTS:

1. Kristi asked if it was possible to have the speed bumps, near the playground, painted yellow or white so that they are more prominently visible. Update: TWP has plans to address this issue.
2. There was a general discussion about recent progress on park improvements and any further needs or future projects for the park. No decisions or action items at this time.

Supervisor Rankin inquired and Mr. Rosenbauer responded that Antosyzks were contacted about cleaning up landscaping around the gazebo this month.

## PLANNING COMMISSION:

The P.C. voted to re-approve the Penn United Land Development (via Gateway Engineering) that was not recorded at the Butler County Courthouse in a timely manner. *Motion* by John Cypher to re-approve the Penn United Land Development as previously approved. *Second* by Braden Beblo. All agreed and *motion carried*.

The P.C. voted to re-approve the Nativity of the Theotokos Land Development that had a number of contingencies to be completed and therefore was not recorded in a timely manner. *Motion* by John Cypher to re-approve the Nativity of the Theotokos Land Development as previously approved and with all of the contingencies completed. *Second* by Braden Beblo. All agreed and *motion carried*..

The manager, Leo Rosenbauer, reported on the April 21, 2025 Planning Commission meeting.

## PLANNING COMMISSION, cont:

Doug and Joan Hilliard submitted a Modification Request to place a shed on the left side of their existing house at 145 Hannahstown Rd., but only 8 feet from the property line. The neighbor, Ray Spinetti, gave them a notarized letter of approval for the modification next to his property. Discussion involved: The actual distance from the proposed shed to the property line on the left is 7 ½ feet (on the other side of the fence.) The 25-foot setback on the right side of the house has an existing concrete pad with a pergola and landscaping that currently provides only 6 feet access to the rear of the property. The P.C. members voiced concern that there is not sufficient access to the rear of the house, which has an existing shed, pool, and deck. The rear property then steeply drops off. The P.C. voted to recommend denial of the requested left-side set-back modification of 17+ feet for a proposed shed. Leo Rosenbauer explained the Hilliard's proposed some other options verbally following the Planning Commission meeting and these were discussed this evening. The Supervisors discussed the matter at length and did not vote on the matter, so Mrs. Hilliard was told to return to the P.C. with a revised detailed modification application.

Information (8 ½ ' and 11" paper drawings #T-1 and #A-1) was received from T-Mobile/Concordia Wireless for the addition of antennae and utilities (indicated in green on the drawings) on the existing cell tower development on the Thoma property, 748 Dinnerbell Rd. The P.C. discussed the matter of a 'reserved 4' x 9' space for future generator' indicated on the plan, which would appear to be within the required set-back area, but dimensions were not provided to verify. Mr. Rosenbauer noted that he contacted the developer to ask for more information but has not received a response to date. The P.C. voted to table the matter. The Supervisors discussed this briefly. John Cypher *moved* to deny the T-Mobile/Concordia Wireless plan as submitted due to a lack of resubmission. *Seconded* by Lois Rankin. All agreed and *motion carried*.

The P.C. reviewed the Rockland Township (Venango County) Solar Energy Ordinance for use by Jefferson Township as a 'stand alone ordinance.' Leo Rosenbauer sent the draft to our attorney for review and revision.

## UNFINISHED BUSINESS:

The Supervisors discussed options for renewing contract with Berkheimer Tax Innovation. *Motion* by John Cypher to do a 5-year renewal program, with the rate of 1.35% for years 1-5 ending Dec. 31, 2031. *Second* by Braden Beblo. All agreed and *motion carried*.

The Board of Supervisors had a lengthy discussion regarding Unfinished business and how to receive updates on various pending items. *Motion* by Braden Beblo to make a sheet that can be updated and kept on the Bulletin board in the hallway so residents can check on the progress of the various pending items. *Second* by John Cypher. All agreed and *motion carried*.

## OLD BUSINESS:

The Manager asked the Board of Supervisors to add Rennick Rd with GSB 88 to be included in the 2025 road project with the option for the Supervisors to remove if the cost exceeds the allowed budget. *Motion* by John Cypher to include Rennick Rd. *Second* by Lois Rankin. All agreed and *motion carried*.

## NEW BUSINESS:

*Motion* by John Cypher to accept the 2025 union contract. *Second* by Braden Beblo. All agreed and *motion carried*.

*Motion* by John Cypher to increase wages/salaries for non-union employees: Lois Fennell to \$24.00 (May to such time TBD) and later will receive \$35 per hr. for miscellaneous hours as consultant for the end of 2025 and perhaps into 2026, Brian Noah and Doug Lefevre to \$22.00 (May through the end of 2025). *Second* by Braden Bebo. Supervisor Lois Rankin opposed. *Motion carried. 2 to 1.*

## NEW BUSINESS, cont:

*Motion* by John Cypher to increase the salary for Manager Leo Rosenbauer by 4% for the remainder of 2025. *Second* by Braden Beblo. Supervisor Rankin *opposed*. *Motion carried 2 to 1*.

The Board of Supervisors discussed and agreed to contact Wendy Leslie to use CDBC Funds for handicapped accessible sidewalks to the new restroom units at the park. The Township will need to determine any projects for the 2025 CDBG soon and would to add this if possible.

Janet Perine has resigned from her term on the South Butler Library Board (May 2, 2025). There is now a vacancy for that position. This vacancy should be place in the newsletter and on the website.

## PUBLIC BUSINESS OR COMMENT:

Mr. Markus was present to speak to the Board of Supervisors regarding a property pin that he feels may have been removed during past Township work. Manager Rosenbauer said his research shows some background on past construction work dating back to 2006 and 2018, but is unable to determine if the Township had moved the property pin. Supervisor Beblo requested to receive a copy of the previous survey from Mr. Markus (as he stated he has a copy of a survey prepared by R.B. Shannon & Associates dating back to approximately 2001) and will go out and take a look with Mr. Markus.

Mrs. Broman and Mrs. Cavalero (daughter) were present to speak to the Board of Supervisors regarding a culvert pipe that they say William Broman, Sr. installed some 38 years ago at their driveway that leads to the barn. They said the township did work (extending the culvert and added large rocks) They have requested it be fixed (put the dirt back in and they can plant grass as it was before) and removal of rock and filling in dirt instead on driveway. Supervisor Braden Beblo will look at it and make a recommendation.

Chrisse Keck was present to ask the Board of Supervisors regarding what time she can enter and set up prior to the election on May 20<sup>th</sup>. She was told the P.C. meeting would probably be over before 7 PM on Monday, May 19, 2025.

## MISC. BUSINESS FROM TWP. OFFICIALS:

A notification was received from Moody and Assoc. of Public Water withdrawal from Pennsylvania American Water Co. by PennEnergy Resources.

Township Manager noted that he will be off Monday 5/19, and the office is closed for Election Day.

## ADJOURN:

*Motion* Braden Beblo to adjourn at 10:05 PM. *Second* by Lois Rankin. All agreed and *motion carried*.

## ATTENDANCE:

Bob Veselich, Chrisse Keck, Doug Lefever, Sue Hartzel, Shelia Howard, Marlene Broman, Jill Cavelero, Joan Hilliard, Bill and Mandi Foertsch, Joe Markus, and Carol Freehling.

## NEXT MEETING:

The next regular Supervisors' meeting is Monday, June 9, 2025 at 7 P.M. at the municipal building.

*Prepared by Lois J. Fennell and Angel File.*