

# JEFFERSON TOWNSHIP

## REGULAR MEETING

Supervisor Regular Meeting – February 9, 2026

### CALL TO ORDER:

The Jefferson Township Board of Supervisor regular meeting was called to order on Monday, February 9, 2026, at 7:00 P.M. as advertised, 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 was absent due to a family emergency. Lois Fennell (Sec/Treas. Consultant) was present to take notes on the meeting.

### ANNOUNCEMENT:

William Pitts from the Butler Eagle announced that he was audio taping the meeting. Lois Rankin announced that all three Supervisors met in executive session on personnel on Wed., Feb. 4, 2026. They also attended an informational meeting with Keith Frndak (Concordia) on Wed., Jan. 28<sup>th</sup> to discuss possible donation to the pool project. She presented at the “Boot Camp” in Cranberry Township on Jan. 7, 2026, and Ford Stepp also attended the training.

### MINUTES:

*Motion* by Braden Beblo to approve the Jan 5, 2026, Re-organizational and regular meeting minutes and the Special meeting minutes on Jan. 20, 2026, as written and distributed. *Second* by Ford Stepp. All agreed and *motion carried*.

### FINANCIAL:

Leo Rosenbauer read the financial report. Bills paid between the Jan. 6, 2026 meeting and Feb. 8, 2026 meeting totaled \$31,524.46. Bills presented for payment from the General Fund this evening totaled \$21,687.74. 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 \$3,614,295.15. *Motion* by Braden Beblo to pay the bills presented and any other bills that come and are due prior to the March 9, 2026, meeting. *Second* by Ford Stepp. All agreed and *motion carried*.

PUBLIC BUSINESS or COMMENT: None.

### ROAD REPORT:

Braden Beblo read the road report as follows:

- Winter maintenance, approximately 432 tons of salt was used for the month of January.
- 338 tons of salt was delivered.
- Stockpile blade for CAT payloader completed, built for the purpose of piling up material \$3,291.12.
- Road crew has been maintaining equipment and street signs, and mailboxes.
- Second stop sign on Bonniebrook at Great Belt was raised 18 inches for better visibility.
- We received 3 pallets of crack sealing material from Seal master. \$5,760.00
- On Jan 25<sup>th</sup> snow accumulated 16 inches.
- Fuel ordered as needed.

### RECREATION BOARD REPORT:

The Recreation Board met on Wed., February 4, 2026. Brian Patten was present to give a report.

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

Josh Harbison – Justin Thompson – Absent – No report

POOL ASSN.: [www.sebcopool.com](http://www.sebcopool.com) The pool will not open this year due to pending renovations. They will not need a dumpster for this year.

## RECREATION REPORT, cont.:

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

- Season Registration is currently open until February 15<sup>th</sup>. See their website for details.
- Jim advised that the softball dumpster can be delivered by March 9th.
- Jim asked that the park gates be unlocked prior to March 9<sup>th</sup> (weather permitting) to allow delivery of their dumpster and for them to prepare the fields for Knoch High School games in March.
- SASGA's tournament will be July 31<sup>st</sup> to August 1<sup>st</sup>.

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

Kody Durrett – Absent – No Report

## NEW BUSINESS:

Jim raised the question of how the Recreation Committee can assist the Twp. in the oversight of the park for the areas like routine maintenance for the grounds and facilities, or other tasks. Since the Twp. does not have a park manager specifically the upkeep and planning for necessary routine tasks falls only to the Twp. to manage, the question is that is there's an opportunity for the Rec. Comm. to assist in these tasks. Further discussion between the Rec. Comm. and the Supervisors is needed.

## OLD BUSINESS:

Restroom cleaning: Questions remain about the cleaning arrangements. Please advise them of any updates. Township Manager, Leo Rosenbauer, spoke to the attorney. The attorney agreed that the township could prepare a cleaning agreement soon and then add that to the proposed new 'lease' agreements with the four associations (which will take a bit longer.)

## ACTION REQUEST:

1. Ask if the TWP could address/grade the potholes in the soccer parking area (near the entrance area) IF this has not already been completed. This has been on the road department's schedule and will be addressed as weather permits.

## PLANNING COMMISSION:

Leo Rosenbauer reported on the P.C. meeting of 1/19/26. They held their 'election of officers' prior to the following business.

A Request for Modification from Alexander Lefever was submitted on 12/2/25 for placement of a shed 10 feet from the rear property line. Leo Rosenbauer and Brian Noah stated that the P.C. recommended approval, which was granted by the board of supervisors on 6/10/24, which reflected a modification of 15 feet from the rear property line; the shed was moved but not to the 15-foot distance of the granted modification. After discussion with P.C. members and Mr. Lefever, Mr. Rosenbauer moved to deny the most recent request because it does not meet current setbacks nor the setbacks granted in the Approved Modification (6/10/24). The motion was seconded by Brian Noah. Evie Gross, Dan Driscoll, and Mike Gaston voted nay. The vote was 4 approved and 3 against. The Modification for a 10-foot rear setback was DENIED and will move to the Board of Supervisors. The Supervisors discussed the matter briefly. The shed is 10' x 24' and Mr. Lefever did receive permission from the neighbor (Dr. Dittman) both times. The shed was moved see back of sheet and now the set-back is 13.25' from the rear property line, which makes the modification 11.75 ft. *Motion* by Ford Stepp to approve the modification. *Second* by Lois Rankin. All agreed and *motion carried*. The board cited no reason for approval.

The P.C. members discussed the Benzinger Solar Land Development with two representatives from CVE USPA and reviewed the technical review letter of the Land Development Plan provided by HRG, Inc. (Township Engineer), dated 1/5/26, with CVE USPA. Leo Rosenbauer moved to table the plan until the developer resubmits the plan addressing the items listed in HRG's letter dated 1/5/26. Bernie Shulik seconded the motion. All agreed and motion carried. The Township is awaiting a revised submission.

Under 'unfinished business' the P.C. tabled the Toth Subdivision Plan No. 2 until a new plan is submitted for review: motion by Leo Rosenbauer, second by Evie Gross and all agreed. No action for the Supervisors to take this evening.

Ford Stepp attended the P.C. meeting to introduce himself.

## UNFINISHED BUSINESS:

Markus property pin issue- no response from the owner to date. Motion to approve or deny Jefferson Township to expend funds for a property survey of the Joseph and Deritch Markus property located at 193 Creek Road in order to have the northwestern most property pin set as requested by owner. Braden Beblo noted still no response from the owner to date.

Complaint of non-compliant setbacks for two sheds at 682 Saxonburg Road. Summary hearing is postponed.

The Manager authorized the award of the 2026 Tree Trimming Project including Bullcreek Rd. from Fraizer Rd. Northeast 0.8 miles, Cooper Rd., Great Belt Rd. from the Summit Township Line to Hannahstown Rd., Neupert Rd., Nursery Lane per the November 10, 2025 Supervisors meeting minutes to J.Z. Tree with a Quote in the Sum of \$16,450.00, upon receipt of a current Insurance Certificate and W-9. It was noted that J.Z. Tree would be a new vendor. Their quote was about \$3,000 less than the next quote. They will be asked to provide an insurance certificate (including worker's comp.) and a W-9. *Motion* by Lois Rankin to award the job to J. Z. Tress for \$16,450.00. *Second* by Ford Stepp. All agreed and *motion carried*.

**Resolution #555** setting the 2026 compensation for the township manager was on the agenda for adoption; however, Ford Stepp moved to table the decision until a future time agreed upon by the Board of Supervisors. *Seconded* by Lois Rankin. All agreed and *motion carried*.

A Motion to accept the SEBCO Pool Renovation Project Bid from Mainline Commercial Pools in the amount of \$2,701,080.00 was on the agenda again for a decision. Due to an announcement by Ford Stepp that Phillips-Lynch Family Trust will meet on February 11, 2026, and will consider a possible donation toward the pool project, Ford Stepp *moved* to table the decision. *Second* by Lois Rankin. All agreed and *motion carried*. Then Ford Stepp *moved* to hold a special meeting on Monday, Feb. 16, 2026, at 7:30 P.M. (following the P.C. meeting) to take a vote (which needs to be done prior to the Butler County Commissioners meeting on Feb. 25, 2026, for their approval/vote to meet the deadline of March 4, 2026. *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. Two stop signs have been raised. LTAP (PennDOT) said we are prohibited from making the 'opposing traffic does not stop' as questioned by Evie Gross. It was suggested that we contact Butler Township about their 'LED lit stop sign(s) at Greenwood Drive & South Benbrook Rd.

## NEW BUSINESS:

A thank you letter was received from Butler County Humane Society for the \$500 donation for 2026 (approved in the budget in Dec. 2025) A thank you letter was also received from Saxonburg Volunteer Fire Company for the \$15,000 donation for budgeted (Dec. 2025) for 2026.

Sam Riemer is requesting to add 51.43 acres associated with Butler County tax Map Parcel # 190-1F153-36 into agricultural security area. The process previously used by Jefferson Township and used by other municipalities is to table the decision and wait 180 days for it to be 'deemed approved', and then the Supervisors will adopt the Resolution after the 180 days to add the parcels into to the Ag. Security Area. (this would be the August 10, 2026, meeting.) This is less time-consuming and costly to the municipality than other procedural options. *Motion* by Braden Beblo to table the decision. *Second* by Ford Stepp. All agreed and *motion carried*.

Statement from Thomas J. Anderson & Associates, Inc for the Non-Uniformed Pension Plan. We will be receiving a refund of \$976.91 from PSAB Municipal Retirement Trust.

## NEW BUSINESS, cont.:

Application for Butler Co. Parks Renovation Grant for 2026 to repaint (11) eleven handicap parking spaces. Adopt Resolution # 558. Application is due Feb. 20, 2026 – 4 PM. *Motion* by Lois Rankin to adopted Resolution #558. *Second* by Braden Beblo. All agreed and *motion carried.*

The ‘State of County’ which is put on by the Butler Chamber of Commerce at the Atrium in Prospect is scheduled for April 19<sup>th</sup> at 7:00 A.M. Lois Rankin said the Supervisors and office personnel can attend and the township will pay the registration and reimbursement for mileage. *Motion* by Lois Rankin to pay for the registration fee and mileage reimbursement. *Second* by Braden Beblo. All agreed and *motion carried*

Report on three County bridges in our township was presented by Lois Rankin, Chairperson. She noted that she spoke with Kevin Gray from Butler County. The County secured grant funds to bring all three bridges (Great Belt Rd., Burtner Rd., and O’Hara Rd.) to make them all steel, 24 ft. long bridges which will no longer have weight limits. The work will not begin until 2027. No cost to the township!

## PUBLIC BUSINESS OR COMMENT:

Marlin Lang asked the Supervisors to speed up ‘solar ordinance revisions’ because he is being hounded by companies wanting to use or buy his 40+ acre property. The 9<sup>th</sup> offer is very lucrative and he would like to proceed, but with the revisions...which are currently still with the attorney.

Evie Gross mentioned that Kriley’s are suing XTO and Mt. Gathering under a ‘class action suit’ and anyone concerned about this who does not want to be named in this class action suit (would have received a post-card notice) and should respond.

Leo noted that the office will likely not be open on Wed. and Thursday this week, due to Angel being off for a ‘family emergency’ and he will be attending a PA Asphalt Management Association ‘pavement restoration’ seminar. A note will be placed on the door.

## MISC. BUSINESS FROM TWP. OFFICIALS:

Notice: Acknowledgement of Act 14 Notification for Concordia Lutheran Health and Human Care Plant Upgrades, WQM Permit #1090402 A-5. No action for the Board to take.

## ADJOURN:

*Motion* by Lois Rankin to adjourn at 8:03 P.M. *Seconded* by Braden Beblo. All agreed and *motion carried.*

## ATTENDANCE:

Sheila Howard, Sue & Paul Hartzell, Bill & Mandi Foertsch, Larry Plowman, Robert Veselich, Jim Rankin, Rob Rankin, Marlen Lang, Robert Benzinger, Chrisse Keck, Carol Freehling, Chad Benzinger, Doug Lefever, Alex Lefever, Roger Cypher, Brian Patten, Evie Gross, Representative Marci Mustello and William Pitts (from the Butler Eagle).

## NEXT MEETING:

A special meeting will be advertised for Mon., Feb. 16, 2026, at 7:30 PM. The next regular Supervisors’ meeting is Monday, March 9, 2026, at 7 P.M. at the municipal building.

*Prepared by Lois Fennell and Leo J. Rosenbauer, III.*