

JEFFERSON TOWNSHIP

REGULAR MEETING

Supervisor Regular Meeting – July 13, 2026

CALL TO ORDER:

The Jefferson Township Board of Supervisor's regular meeting was called to order on Monday, July 13, 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 notification was received from Coherent. Alarm testing is scheduled for July 24th, 2026, and Saturday July 25th, 2026, at 12 noon.

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

MINUTES:

Motion by Ford Stepp to approve the June 8, 2026, Regular meeting minutes. *Second* by Braden Beblo. All agreed and *motion carried*.

FINANCIAL:

Angel File read the financial report. Bills paid between the June 9, 2026, meeting and July 12, 2026, meeting totaled \$24,094.51. Bills presented for payment from the General Fund this evening totaled \$15,181.28. 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 \$4,267,020.48. *Motion* by Braden Beblo to pay the bills presented and any other bills that come and are due prior to the August 10, 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:

- Crack sealed roads in prep for chip seal project, all roads except for Great Belt Rd. to date.
- Road edges mowed for second time this year.
- 600 tons of salt was ordered waiting for delivery.
- Observed mill and fill crew, paver broke down causing delay.
- Picked up 3 more pallets of crack seal material.
- Met with People's Gas for proposed gas line replacement on Blakely, Burtner, and Becker Roads.
- Rolled limestone screenings into bleeding sections on Jones Rd. in prep for chip seal.
- Chipped tree limbs at park with Stephenson Landscape.
- Storm clean-up 7-6-2026 and 7-7-2026

RECREATION BOARD REPORT:

The Recreation Committee was unable to complete their meeting on July 1st because they didn't have a quorum. No report available.

BASEBALL (Knoch Youth Baseball) ASSN.:

www.knochyouthbaseball.com

POOL ASSN.:

www.sebcopool.com

SOFTBALL ASSN:

www.sagsa.org

SOCCER ASSN:

www.knochsoccer.org.

PLANNING COMMISSION:

Leo Rosenbauer reported on the P.C. meeting of 6/15/26.

The P.C. discussed Modification Requests for a Preliminary Land Development Plan proposed for a solar project at Winfield and Riemer Roads submitted by SV CSG Jefferson 1, LLC (Nancy Jefferies, Community Solar Gardens). *Motion* by Lois Rankin to table SV CSG Jefferson I LLV as requested by developer because they have a scheduling conflict and are not able to attend this meeting. *Second* by Braden Beblo. All agreed and *motion carried*.

The P.C. discussed a Modification Request for 138 Fraizer Road submitted by Bruce and Ruth Walker. Pursuant to Section 22-904.2 B (3), a 25-foot side yard setback is required. The Walkers are requesting a 21.5-foot setback for the existing shed (a 3.5 foot right side yard modification). This will allow for a Proposed Lot Line Revision between 138 and 142 Frazier Road to establish a common property line which will then allow a conforming left side yard setback of 25.1 feet from the existing dwelling at 142 Frazier Road which currently has a 1.8-foot setback. The intent of this modification request is for adjusting property lines and setbacks ahead of submitting for Land Preservation Status for the Walker Farm. *Motion* by Braden Beblo for approval of the modification. *Second* by Ford Stepp. All agreed and *motion carried*.

The P.C. reviewed the plan for a Lot Consolidation Plan at 441 and 443 Great Belt Road submitted for David and Karen Hewitt and the review letter provided by HRG. The intent was to consolidate three separate lots into a single 3.55-acre lot. HRG comments 1, 2, 3, and 5 were determined not to be applicable by the P.C. recommended to acceptance of the consolidation contingent on addressing HRG comments 4 (labeling an existing garage as non-compliant), 6 (providing a Waiver Request from Section 22-801, Parts 5 and 7), and 7 (adding a signature block for owner responsibility for stormwater drainage facilities and control). The manager noted that all the contingencies were met and recommended approval except that the Board of Supervisors may want to consider the elimination of the existing driveway on Butler Country Tax Parcel # 190-1F155-6C (to be combined) per ordinance 21-305.C which limits the number of driveways for each parcel to one. As noted by Supervisor Stepp due to the former Tax Parcel 190-1F155-6C being combined with the adjoining parcel and said parcel has an existing driveway and by eliminating the existing driveway and constructing a new interconnecting driveway (to a future garage as indicated by Mr. Hewitt) would have less land disturbance and be more environmentally friendly not having to cross the existing stream. *Motion* by Ford Stepp to approve the Hewitt Plan with both existing driveways as presented. *Second* by Lois Rankin. All agreed and *motion carried*.

The P.C. reviewed a conceptual plan for commercial development at 783 Dinnerbell Road, including an approximate 29,263 square-foot building and associated parking. The plan assumes acceptance of setback modifications to the north and east, readjustment of the northern property line, and primary access via a private roadway (Moraine Drive). The consensus was that too many modifications were proposed and that a formal plan would need to conform with current ordinances without modifications.

PLANNING COMMISSION cont.:

The P.C. discussed a request by the Board of Supervisors to develop an Ordinance for Data Centers. The P.C. discussed researching existing ordinances and information available from Pennsylvania State Association of Township Supervisors (PSATS). Mike Gaston volunteered to spearhead the effort as he has experience in this area. Mike Gaston and Brian Noah will work on a Data Center Ordinance sample.

April 20, 2026, 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. *Motion* by Lois Rankin to approve the preliminary/final plan contingent upon item #1 HRG, letter dated 7-14-2026. *Secomd* by Ford Stepp. All agreed and motion carried.

Motion by Lois Rankin to for Terne Holding, LLC. acceptance of an additional 180-day extension for the Proposed Land Development located at 737 Freeport Road. *Secomd* by Braden Beblo. 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. *Secomd* by Ford Stepp. All agreed and motion carried.

Personal Codes Enforcement Update. (3-27-2026 previously distributed in folders, 7-10-2026 update to be distributed). 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 reviewed 1 packet from Lawsons.

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

Update on Concordia Donation

Motion by Ford Stepp to accept the original Acceptance of Gift / Donation agreement as presented by Concordia Lutheran Ministries. *Secomd* by Lois Rankin. All agreed and *motion carried*.

NEW BUSINESS:

Wendy Leslie received a proposal from Widmer Engineering Inc. for accessible walkway (concrete sidewalk) at Laura Doerr Park Vaulted Restroom Facilities. *Moton* by Lois Rankin for approval to Accept the Widmer Engineering proposal for engineering, design and preparation of Bid Documents in the amount of \$8,000.00. *Secomd* by Braden Beblo. All agreed and *motion carried*.

NEW BUSINESS cont.:

Motion by Ford Stepp for approval of Change Order #1 to the general contract for not removing all of the existing pool wall tiles and prep for the liner areas per the original design as recommended by the Pool Lining Company in the amount of \$76,997.90. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Lois Rankin for approval of Change Order #2 to the general contract for adding the Testing of the Existing Pool Piping for existing leaks in a not to exceed amount of \$4,801.25 as outlined by Mainline Commercial Pools (as attached) to American LEAK Detection. *Second* by Ford Stepp. All agreed and *motion carried*. Discussion of a change order to offset some of the costs associated with the SEBCO Pools Renovation Electric Contract for listed items. Missed during the Bidding Process. *Motion* by Braden Beblo to pay just for the material costs in the amount of \$23,400.00 as designed and not labor costs. *Second* by Ford Stepp. All agreed and *motion carried*.

Motion by Ford Stepp for approval of Payment Application #1 for Blackhawk Neff Electrical for work completed for the SEBCO Pool Renovation Project in the amount of \$ 12,271.14. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Lois Rankin to authorize attendance and payment of \$175.00 registration plus mileage reimbursement for PSATS Northwest/Erie County – Fall Convention is Aug 13, 2026; or Southwest Cranberry on October 1, 2026 - for township officials (usually Supervisors, Sec/Treas. & Asst., Manager. To attend one each. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Braden Beblo to accept the Impact Fee notice of allocation was received 6/16/26 for the total of \$175,350.14. Resolution #560 Supplemental Budget needs to be adopted for the difference of \$75,350.14. *Second* by Ford Stepp. All agreed and *motion carried*.

Motion by Ford Stepp for the Board of Supervisors to advertise for a Work Sop Meeting regarding enhancement/upgrade/purchase software (Quick Books) from current RA accounting program to Quick Books with check readers, etc. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Ford Stepp for approval of Jefferson Township Granting West Penn Power a Permanent Easement across Butler County Tax Map Parcel Number 190-1F96-10-0000 for the installation of an electric line and transformer. *Second* by Braden Beblo. All agreed and *motion carried*.

Samuel H. Riemer and Leah R. Riemer Butler County Tax Map # 190-1F153-3G-0000 to the AG Security Area. *Motion* by Lois Rankin to Adopt Resolution # 561 to Accept Butler County Tax Map # 190-1F153-3G-0000 into the Ag. Security Area. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Braden Beblo to sign the Summit Township Multimodal Support Letter. *Second* by Ford Stepp. All agreed and *motion carried*.

NEW BUSINESS cont.

Notice the Hire of Summer Help Employee Matthew (Marc) Kennedy at an hourly rate of \$23.00. Employee has Class A CDL and Flagger Certification. Start date was June 23, 2026.

Need budget update – Lois- Road Budget update was in the folders.

Need the 2026 updated inventory list. No action taken, supervisors are requesting a updated inventory list provided in insurance coverage, check with Lois Fennell for her list, check with Road Foreman for possible list left by former Road Foreman.

Sidewalk at Township Building update – wasn't discussed.

Board of Supervisors and township residents had a discussion on the current Burning Ordinance. *Motion* by Ford Stepp for the Planning Commission to review the Burning Ordinance. *Second* by Braden Beblo. All agreed and *motion carried*.

Chairperson Lois Rankin discussed the PSATS Bill of Rights.

Chairperson Lois Rankin asked for an update on Ebikes. Township manager said there is no update from parks and rec.

Chairperson Lois Rankin asked for an update on the white light 00356/Marwood/Neupert. Township Manager said that Bronder Technical is still waiting on the sign to be delivered.

Chairperson Lois Rankin asked for an update on encroachment Township Park Property. Township Manager said it was staked 3 days after the last meeting. Township Supervisors review the property line if they wish.

Chairperson Lois Rankin asked for an update on the Southeast meeting. Vice Chair Braden Beblo said that he and the Township Manager are trying to share the meetings between the two of them.

Copy of agreement with Sarah Krewlow – Lois

Board of Supervisors were provided a copy of the cost quote & email with Sarah Brennfleck.

Note: A Change Order for Blackhawk Neff Electrical will follow for the repair of the Pool water pump Wiring and fuses in order to fix the water supply need for Mainline Commercial Pools to perform the required plumbing testing. Board Acknowledged.

PUBLIC BUSINESS OR COMMENT:

Resident Sue Hartzel spoke to the Board regarding two Planning Commission members being married on the board, and why don't they have the same last name.

Plus, she would like to know who turned us in for burning on her sister-in-law farm. Sue Hartzel complained about the response of the right to know request, requested by her nephew.

PUBLIC BUSINESS OR COMMENT cont.:

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 from the DEP and photographs. SEO Doug Duncan conducted an inspection on the neighbor's system February 2026, and it tested fine, however the homeowner stated that they are still having difficulty mowing, weeding the ditch line etc. 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.

MISC. BUSINESS FROM TWP. OFFICIALS:

ADJOURN:

Motion by Braden Beblo to adjourn at 9:03 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, Linda Riemer, Carol Freehling, Ruth Walker, Lisa Kapalka, Valerie Kapalka, David, Karen, and Daniel Hewitt. William Pitts – from the Butler Eagle.

NEXT MEETING:

The next regular Supervisors' meeting is Monday, August 10, 2026, at 7 P.M. at the municipal building

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