

MEETING AGENDA**7:00 P.M.****JULY 13, 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: Notification received from Coherent. Alarm testing is scheduled for July 24th, 2026, and Saturday July 25th, 2026 at 12 noon.

MINUTES: Motion to approve June 8, 2026, regular meeting minutes as written and distributed: Motion: Second: Agreed:

FINANCIAL: List of Bills paid between June 9 and July 12, 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 August 10, 2026, meeting: Second: Agreed:

RECREATION COMMITTEE: July 1, 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: June 15th, 2026, meeting report.

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). The requests were outlined in correspondence dated February 26, 2026.

- Section 22-1903(B)(2)(c), Setbacks: Modification requests included a 25-foot setback from the eastern property line (a 75-foot modification), a 101.7- foot setback from the Riemer Road Right-of-Way (a 98.3-foot modification), a 61-foot setback from the rear property line of the adjoining parcels along Riemer Road (a 39-foot modification). The northern setback along Winfield Road as indicated on the submitted plan set is 202.3-feet from the road centerline and not from the road right-of-way per Township Ordinance. *Motion* by Leo Rosenbauer to recommend acceptance of the modifications for 101.7- foot setback from the Riemer Road Right-of-Way (a 98.3-foot modification), a 61-foot setback from the rear property line of the adjoining parcels along Riemer Road (a 39-foot modification) but not the 75-foot setback modification request for the eastern property line: contingent upon meeting the northern setback of 200-foot requirement from the road right-of-way (Winfield Road) to the northern facility fencing. *Second* by Bernie Shulik. All agreed and *motion carried*.

PLANNING COMMISSION CONTINUED:

- 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*.

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*.

Motion to Table as requested by the Developer because they have a scheduling conflict and are not able to attend this meeting.

The P.C. discussed a Modification Request for 138 Fraizer Road submitted by Bruce and Ruth Walker. Section 22-904.2 B (3), Setbacks: Modification request from the required 25 foot to a 21.5-foot setback for the existing shed (a 3.4-foot right side yard Modification). This will allow for a Proposed Lot Line Revision between 138 Fraizer Road and 142 Fraizer 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 located at 142 Fraizer Road which is currently 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 Evie Gross to recommend acceptance of the Modification Request as presented. *Second* by Dan Driscoll. All agreed and *motion carried*.

SEBCO Pool Approval of Payment Application #4 to Mainline Pools in the amount of \$242,250.00 as presented.

UNFINISHED BUSINESS CONTINUED:

Update on Concordia Donation - Lois

Acceptance of Gift / Donation agreement with Concordia Lutheran Ministries. Motion to accept Agreement as presented by Concordia Lutheran Ministries or offer suggested revisions to the Agreement as per the Township Solicitor to Concordia Lutheran Ministries.

NEW BUSINESS:

Wendy Leslie received a proposal from Widmer Engineering Inc. For accessible walkway (concrete sidewalk) at Laura Doerr Park Restroom Facilities. Approval to Accept the Widmer Engineering proposal for engineering, design and preparation of Bid Documents.

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 (original Change Order copy to follow).

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 (original Change Order copy to follow as prepared by HRG, Engineering).

Payment Application #1 for Blackhawk Neff Electrical for work completed for the SEBCO Pool Renovation Project in the amount of \$ 12,271.14 (original Change Order copy to follow).

PSATS Northwest/Erie County – Fall Convention is Aug 13, 2026; or Southwest Cranberry on October 1, 2026 - Authorize attendance (at one or the other or both) and payment of \$175.00 registration (for each day per attendee) plus mileage reimbursement for township officials (usually Supervisors, Sec/Treas. & Asst., Manager... Motion: Second: Agreed

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.

Motion: Second: Agreed:

Board of supervisors to advertise for a Work Sop Meeting regarding enhancement/upgrade/purchase software (Quick Books) from current accounting program to Quick Books with check readers, etc. - Ford

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 (as attached).

Samuel H. Riemer and Leah R. Riemer Butler County Tax Map # 190-1F153-3G-0000 to the agenda. Motion to Adopt Resolution # 561 to Accept Butler County Tax Map # 190-1F153-3G-0000 into the Ag. Security Area.

Summit Township Multimodal Support Letter (as attached).

NEW BUSINESS CONTINUED:

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

Need the 2026 updated inventory list – Lois

Sidewalk at Township Building update - Lois

Review Burning Ordinance – Lois

PSATAS Bill of Rights – Lois

Update on Ebikes - Lois

Update on the white light 00356/Marwood/Neupert – Lois

Update on encroachment Township Park Property - Lois

Update on the Southeast meeting - Lois

Copy of agreement with Sarah Krelow – Lois

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.

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

PUBLIC BUSINESS or COMMENT:**MISC. BUSINESS FROM TWP. OFFICIALS:****ATTENDANCE:**

ADJOURN: Motion:

Second:

Agreed:

TIME:

NEXT MEETING:

The next regular meeting is scheduled for Monday, August 10, 2026, at 7 P.M. at the municipal building - 157 Great Belt Rd., Butler, PA 16002