

JEFFERSON TOWNSHIP

REGULAR MEETING

Supervisor Regular Meeting – July 14, 2025

CALL TO ORDER:

The Jefferson Township Board of Supervisor regular meeting was called to order on Monday July 14, 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 and Assistant Sec/Treas Angel File, Sec/Treas. Lois Fennell was absent.

ANNOUNCEMENT:

PUBLIC BUSINESS or COMMENT: None.

MINUTES:

Motion by John Cypher to approve the June 9, 2025 regular meeting minutes as written and distributed. *Second* by Lois Rankin. All agreed and *motion carried*.

FINANCIAL:

John Cypher read the financial report noting that the bills paid between meeting June 10, 2025 and July 13, 2025 meetings totaled \$17,561.48. Bills presented for payment from the General Fund this evening totaled \$20,406.38, 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 \$3,759,098.46. *Motion* by John Cypher to pay the bills presented and any other bills that come and are due prior to the August 11, 2025 meeting. *Second* by Braden Beblo. All agreed and *motion carried*.

ROAD REPORT:

John Cypher read the report as follows:

- Flagging services were provided to Holbein Inc. during the Mill and Fill project for Janice Lane, Frazier Road and West Jefferson Road.
- A fallen tree on Hannahstown Road was removed after hours on June 26th.
- A fallen tree on Becker Road was removed on July 8th.
- PA One Calls were responded to by Gerry Geibel and Leo Rosenbauer as needed.
- Boom mowing is still in progress.
- Park mowing and weed eating was finished July 9, 2025.
- Crack sealing of West Jefferson Road prior to chip sealing is to be determined.
- Attempts have been made to schedule repair of the side deck mower from LandPro or West Central (multiple error messages). Gerry Geibel noticed a missing cap and has ordered it to see if that's causing the error messages.
- Office and Garage mowing is underway.
- The road crew replaced the blades on the zero turn.

RECREATION BOARD REPORT:

The Recreation Board met on Wed. July 2, 2025. John Cypher gave the report, due to the absence of Brian Patten.

BASEBALL (Knoch Youth Baseball) ASSN.: Josh Harbison and Justin Thompson-absent no report.

www.knochyouthbaseball.com

POOL ASSN:

- The pool opened on June 17th after some weather and water readiness delays.
- Due to a mechanical failure of the pump the kids zone water features will not be operational this year. They will be repaired as part of the pool renovations.
- Closing Day is scheduled for August 18th with the renovation project possibly beginning the following day.

www.sebcopool.com

SOFTBALL ASSN:

- In-house league season is wrapping up.
- 8U tournament was successful.
- Next tournament is scheduled for August 15th through 17th.
- Fall ball is scheduled again for this year, signups are scheduled in August. Check website for updated details.
- Jim complimented the Township crew for the work they have done this year to keep the park looking nice and everything mowed.

www.sagsa.org

SOCCER ASSN:

- Fall registration is now open: Travel teams close on July 20th, In-house teams close on August 3rd.
- Practices expected to begin on August 25th
- Season games to begin on September 9th.

www.knochsoccer.org

PARK PROJECTS: Jim asked if there were plans to reinstall the bollards near the bathrooms at the softball/baseball location. He noted that some people are parking there and are getting parked-in (stuck) during games/practices. He said there seems to be some general confusion with the public if this is a “drive through path” now, or not.

PLANNING COMMISSION:

Leo Rosenbauer reported on the June 16, 2025 P.C. meeting. The P.C is recommending re-approval of the Jones/Shaw/Benzinger Plan that was not recorded at the Butler County Courthouse in a timely manner. *Motion* by John Cypher to re-approve the Jones/Shaw/Benzinger Plan as previously approved. *Second* by Lois Rankin. All agreed and *motion carried*.

Leo Rosenbauer recommended approval for a Lot Line Revision for the Estate of Thomas M. Ferraro was submitted by Graff Surveying. P.C members reviewed the revisions listed in the HRG review letter dated June 13, 2025. The P.C. voted to approve the Estate of Thomas M Ferraro Lot Line Revision contingent on: 1) a non- building waiver form for revised Parcel B: 2) the Pole Width for Revised Lot #1 with a minimum of 20 feet to be added to the plan: 3) the Arc Length of 72.33 ft being corrected 4) the owner to apply for a walk around for Revised Lot #1. *Motion* by John Cypher to approve the Estate of Thomas M Ferraro Lot Line Revision contingent on 1) a non- building waiver form for Parcel B, and the 2) septic is working properly with a walk around inspection for revised Lot 1. *Second* by Braden Beblo. All agreed and *motion carried*.

Christopher Stotish submitted a Modification Request Form on behalf of his grandfather, Thomas S. Stotish Sr. for 700 Freeport Road. At the December 16, 2024 meeting the P.C. requested an alternative plan that would not require a modification, Christopher Stotish agreed to consider the alternative and the Modification Request was tabled as no resubmission has been presented to date. The P.C. voted to deny the Modification Request at their June 16, 2025. *Motion* by John Cypher to deny the modification request. *Second* by Lois Rankin. All agreed and *motion carried*.

PLANNING COMMISSION CONT

Chapters 9 and 10 of the Jefferson Township Code of Ordinances were discussed by the P.C. Chapter 9, Grading and Excavating reserved; Mike Gaston and Brian Noah are to research available sources regarding this ordinance and present their findings at a future meeting for consideration by the P.C. In regards to Chapter 10, Health and Safety, the P.C. members did not have an in-depth discussion, the P.C board will research available sources. Including other township's ordinances and discuss in these findings at a later date.

UNFINISHED BUSINESS:

Markus property pin issue- Supervisor Beblo still has not received a response to date.

Motion by John Cypher to adopt Part 19 of Chapter 22 addition of solar energy regulations and Adoption of revision of Part 18 of Chapter 22 administration and enforcement via. Ordinance #547 as advertised. *Second* by Lois Rankin. All agreed and *motion carried*.

OLD BUSINESS:

The seal coat Bids were awarded last month. In order to add the project to the pavers schedule, Manager Leo Rosenbauer approved Holbein, Inc. for the mill and fill patch project in the sum of \$21,565.00 which was the lowest quote out of 3 obtained. This work needed to be completed before Russell Standard performs the seal coat project. This amount is still within the 2025 road budget.

NEW BUSSINESS:

Motion by John Cypher to authorize attendance (at one or the other or both) and payment of \$125.00 registration (for each day per attendee) plus mileage reimbursement for township officials (usually Supervisors, Sec/Treas. & Asst., Manager) for PSATS Northwest/Erie County – Fall Convention on Aug 6, 2025; or Southwest Cranberry on October 29, 2025, *Second* by Braden Beblo. All agreed and *motion carried*.

Chairman John Cypher attended and reported tonight on the Multiple Municipality Collaborative forum held July 9th in Clinton Township. EMS funding and future meeting topics were discussed. The next meeting is scheduled for August 13th.

The Board of Supervisors discussed allocation of Impact Fee that was received 6/26/25 for the total of \$113,538.88. Resolution #548 Supplemental Budget needs to be adopted for the difference of \$13,538.88. *Motion* by John Cypher. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by John Cypher to accept and send the Support Letter for Summit Township Grant Application for Bonnie Brook Road. *Second* by Lois Rankin. All agreed and *motion carried*.

Motion by John Cypher to accept the resignation of road crew employee Brian Turner as of June 26, 2025 *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by John Cypher to accept resignation of road foreman William Foertsch on June 27, 2025. *Second* by Braden Beblo. All agreed and *motion carried*.

Motion by Braden Beblo to approve a written submission from Chris Durham requesting a nine (9) month extension of his Modification for 737 Freeport Road, Butler, PA. 16002 as granted on July 14, 2024. *Second* by Lois Rankin. John Cypher abstained from voting due to familial relation to prior owner. John Cypher was to complete an abstention memorandum. *Motion carried. 2 to 1*

NEW BUSINESS CONT

Motion by John Cypher to reject the bid for the SEBCO Pool Renovation Project: the solo bid for the general project is particularly higher than anticipated and therefore recommend as per correspondence received July 7, 2025, from our Township Engineer to Mr. Lance Welliver of the Butler County Parks and Recreation Department. *Second* by Lois Rankin. All agreed and *motion carried*. HGR Inc. was to notify Mr. Welliver of the Board's decision.

PUBLIC BUSINESS OR COMMENT:

Mrs. Evie Gross was present and spoke to the Board of Supervisors regarding her concerns with people not stopping at the stop sign at the intersection of Bonnie Brook Road and Great Belt Road she and would like the Township to consider a blinking stop sign at that intersection.

Mr. Bob Veselich was present and made a recommendation to the Board of Supervisors consider putting a mobile speed limit sign that flashes.

Mr. Alexander Lefever was present and had a building setback question regarding his shed. It was recommended that he apply a Modification for the August P.C. meeting.

MISC. BUSINESS FROM TWP. OFFICIALS:

Board of Supervisors received notification from Mountain Gathering, Inc regarding submission of a State Only Operating Permit renewal to DEP

Motion by John Cypher to allocate part of the 2025 CDBG funds for handicap accessibility to walkways to the Park restrooms and the balance to housing rehab. *Second* by Braden Beblo All agreed and *motion carried*.

Supervisor Rankin discussed the new requirement for CDL supervisor/manager training that she had read on PSATS and wanted to confirm that someone had completed the training by July 26, and a certificate was received as well. *Motion* by Lois Rankin for a supervisor or manager to attend the training if needed. *Second* by Braden Beblo. All agreed and *motion carried*.

ADJOURN:

Motion Lois Rankin to adjourn at 8:22 PM. *Second* by Braden Beblo. All agreed and *motion carried*.

ATTENDANCE:

Bob Veselich, Brenda Veselich, Chrisse Keck, Doug Lefevre, Sue Hartzel, Jim Rankin, Tim Rosenbauer, Mandi Foertsch, William Foertsch, Evie Gross, William Pitts, Alexander Lefever, Roger Cypher, Greg Bauer, and Carol Freehling.

NEXT MEETING:

The next regular Supervisors' meeting is Monday, August 11, 2025 at 7 P.M. at the municipal building.

Prepared by Angel File.