

MINUTES

BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

JULY 11, 2016

John Curtaccio, Chairman, called the regular meeting of the Board of Supervisors, located in the Municipal Building, 1300 Brighton Road, to order at 7:01 P.M. Four (4) visitors were present.

PRESENT: John Curtaccio – Chairman
 James E. Equels, Sr. – Vice Chairman
 Mark Piccirilli – Supervisor
 Bryan K. Dehart - Manager/Secretary
 Harold F. Reed, Jr., Esq. – Township Solicitor
 Ned Mitrovich, P.E. - Township Engineer

Public Comment – Agenda Items: None.

Minutes of the June 13, 2016 Regular Meeting: Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the June 13, 2016 Regular Meeting.

The following **June Reports** were read by Mr. Dehart except as noted:

- A. Treasurer’s Report
- B. Building Permit Report
- C. Road Department Report
- D. Police Department Report – given by Captain Pete Benedict
- E. Fire Department Report – given by Asst. Chief Kevin Crawford
- F. Report of Tax Collectors
- G. Report of Fines
- H. Recycling Report

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to accept the June Reports as submitted.

Authorize Participation in BCRCOG Winter Commodities Bid: The Beaver County Regional C.O.G. has requested estimated quantities for participation in the 2016/2017 Winter Commodities Bid. The following materials were recommended by the Township Manager and Road Foreman for inclusion:

Rock Salt	1,600 Tons
Anti-Skid Type 3A	150 Tons
Cinders	600 Tons

The Township previously included 1,100 Tons of Rock Salt on the PA State Contract bid.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize participation in the BCRCOG 2016/2017 Winter Commodities Bid for the materials and estimated quantities as listed.

Public Works Building Pavement Improvements – Phase I: Bids were opened at 11:00 A.M. on July 11, 2016 for Contract No. 16-R02 the Public Works Building Pavement Improvements – Phase I. Bid results were as follows:

<u>Contractor</u>	<u>Base Bid</u>	Add <u>Alternate 1</u>	Add <u>Alternate 2</u>
Youngblood Paving Inc.	\$152,378.50	\$16,613.00	\$36,188.30
Shields Asphalt Paving, Inc.	\$159,149.00	\$16,985.50	\$37,304.25
Protech Asphalt Maintenance, Inc.	\$177,121.00	\$19,341.00	\$41,835.75
T. A. Robinson Asphalt Paving, Inc.	\$190,561.00	\$20,371.25	\$48,179.50
A. Folino Construction, Inc.	\$201,068.00	\$23,432.25	\$52,269.00
Michael Facchiano Contracting, Inc.	\$206,460.00	\$21,987.50	\$51,885.00

The Township Engineer reported that the low bidder was Youngblood Paving, Inc. The Base Bid is \$152,378.50. The Add Alternate No. 1 Bid Amount is \$16,613.00 and the Add Alternate No. 2 Bid Amount is \$36,188.30.

The Township Engineer suggested that low bid from Youngblood Paving, Inc. be accepted for the base bid as well as Add Alternates No. 1 and 2.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to accept the low bid for Contract No. 16R-02 – Public Works Building Pavement Improvements – Phase I from Youngblood Paving, Inc. in the amount of \$152,378.50 for the Base Bid and Add Alternate No. 1 in the amount of \$16,613.00 and Add Alternate No. 2 in the amount of \$36,188.30

Public Works Garage Site Project: The Township Engineer reviewed the design drawings for the site grading, stormwater management, paving and relocation of the fueling system with the Supervisors. Public Works has begun work on the construction of the drainage system modifications and drainage swale.

Accept Tree Removal Quote: Quotations have been solicited for removal of 18-spruce trees and stumps at 150 Crandon Circle that are encroaching into the roadway. The Township Manager has discussed this with Mrs. Peggy Logan, the homeowner, who is agreeable with the project. Three quotes have been received as follows:

Honest Andy's Tree & Stump Removal	\$3,300
Hudson Tree Service	\$3,600
Cable's Tree Service	\$5,490

Mark Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to accept the bid from Honest Andy's Tree & Stump Removal in the amount of \$3,300.

Road Paving Contracts: Final Payment requests have been submitted for the road paving contracts. These requests have been reviewed and recommended for approval by the Township Engineer as follows:

2016 Roadway Improvement Program: The project is completed. Partial Payment No. 2 (FINAL) for Contract No. 16-R01 is recommended for approval in the amount of \$19,457.40.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve Partial Payment No. 2 (FINAL) in the amount of \$19,457.40 to Youngblood Paving, Inc.

2015 Roadway Improvement Program: The project is completed. Partial Payment No. 2 (FINAL) for Contract No. 15-R01 is recommended for approval in the amount of \$14,147.69.

The Township Engineer reported that a fence was damaged on Laurel Drive and suggested that final payment be made contingent upon the fence being fixed.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Partial Payment No. 2 (FINAL) in the amount of \$14,147.69 to Youngblood Paving, Inc. with release of final payment subject to confirmation that the fence in question has been repaired.

2015 Roadway Scratch & Leveling Program: The project is completed. Partial Payment No. 2 (FINAL) for Contract No. 15-R02 is recommended for approval in the amount of \$8,013.29.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve Partial Payment No. 2 (FINAL) in the amount of \$8,013.29 to Youngblood Paving, Inc.

Hardy Field Lower Parking Lot Improvements: The contract is complete. Final project closeout is pending submittal of final payment documents.

Concrete Work - Russell Reed Contracting: This contract is complete.

Hardy Field Parking Lot & Walking Trail Paving: The contract is complete. Partial Payment No. 3 (FINAL) is recommended for approval in the amount of \$4,143.12.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Partial Payment No. 3 (FINAL) in the amount of \$4,143.12 to Youngblood Paving, Inc.

Township Greenways and Trails Network Plan: The plan will be concluded over the next several months and prepared for adoption. The target date for a draft plan is August.

Location Agreement: A request has been made by FNT Enterprises LLC to enter into a Location Agreement that would permit them to film at Hardy Field for the "Friday Night Tikes Steel Country" TV program.

The Township Manager spoke with the Brighton Township Bears Football Commissioner who reported that the football club has executed an Agreement with FNT Enterprises LLC as there are no set plans for a second season. He will advise if there is a change.

Zoning Code Amendments: The Planning Commission has prepared and recommended proposed amendments to the Zoning Code for signs, parking and SC-1 Zoning. The Township Manager reported that the Zoning Code Amendments have been sent to the Beaver County Planning Commission as authorized by the Board. Their review comments are expected this month. A public hearing will need to be scheduled prior to consideration of the ordinance.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to have the Solicitor advertise for the public meeting to be held at 6:30 P.M. on August 16, 2016, and for consideration of adoption of the ordinance at the Board of Supervisors public meeting to follow.

Stormwater BMP Operations & Maintenance Agreement: The Board was presented with an Agreement for individual small stormwater management BMPs submitted for approval by John Gary Gardner for a new home construction on a property at the intersection of Tuscarawas Road and Darlington Road.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the Agreement for individual small stormwater management BMPs submitted by John Gary Gardner.

Smyda Plan of Subdivision – A Subdivision of Lot No. 2 in the John A. Sr. & Druzilla Wilson and Joseph E. Smyda, Trustee Plan: The Board approved this as a two (2) lot subdivision on Dutch Ridge Road at their meeting of March 14, 2016. The applicant has now presented the plan for recording, but it is beyond the 90-day period of approval. Mr. Dehart recommended that the Board reapprove the plan for recording.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve the Smyda Plan of Subdivision for recording.

Aspen Fields Plan of Lots Phase IV: Maronda Homes has submitted application for Aspen Fields Plan of Lots Phase IV consisting of 32 new building lots. A copy of the site plan was submitted as well as the review comments of the Township Engineer dated July 1, 2016 and the review letter of the Beaver County Planning Commission dated June 22, 2016. The Plan is consistent with the Master Plan.

The Planning Commission, at their meeting of July 5, 2016 recommended preliminary approval of the Aspen Fields Plan of Lots Phase IV with final plan approval subject to the following conditions:

1. Execution of Developer's Agreements with Brighton Township, Brighton Township Sewage Authority and Brighton Township Municipal Authority.

2. Final plan approval and recording will be subject to the terms set forth in the Developer's Agreements, regarding completing of improvements or bonding as the situation dictates.
3. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Conditional Use Application Approval.
4. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Tentative Approval Application Approval.

John Wright of Lennon, Smith, Souleret Engineering, Inc. made a presentation to the Board relative to the site plan at Aspen Fields. Mr. Reed stated that the trees on the plan appeared to be on the property line. Mr. Reed believes it is a mistake to place trees on property lines. John said he would move the trees on the plan so they do not appear to be on the property line, as three trees per lot are required.

Mr. Dehart said that a question the Planning Commission had was the designation of the Aspen Drive and Sebring Road as a 3-way stop intersection. A subsequent review of the files determined that the intersection was designated as a 3-way stop on the Phase I drawings. Therefore, a 5th condition is recommended as follows.

5. Completion of a traffic study for the 3-way stop at Aspen Drive and Sebring Road to demonstrate that the placement of the stop signs meets the required warrants.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the Aspen Fields Plan of Lots Phase IV plan as prepared by Lennon, Smith, Souleret Engineering, Inc. with final plan approval subject to the five conditions reviewed.

Aspen Fields Phase I Bond Release Request: Maronda Homes has submitted Bond Reduction Request No. 4 in the amount of \$33,420.89 for Phase I of the Aspen Fields Plan, reducing the balance to \$56,109.90.

The Township Engineer has reviewed the request and recommended approval of the requested amount.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve Aspen Fields Phase I Bond Release Request No. 4 in the amount of \$33,420.90 for Phase I of the Aspen Fields Plan, reducing the balance to \$56,109.90.

Aspen Fields Phase II Bond Release Request: Maronda Homes has submitted Bond Reduction Request No. 3 in the amount of \$13,563 for Phase II of the Aspen Fields Plan, reducing the balance to \$59,070.

The Township Engineer reported that there are a number of items that have not been completed, as well as the landscaping. He therefore recommended that \$7,830 be released, reducing the balance to \$64,803.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to release \$7,830 for Aspen Field Phase II Bond Request No. 3, thus reducing the balance to \$64,803.

Aspen Fields Phase III Bond Release Request: Maronda Homes has submitted Bond Reduction Request No. 2 in the amount of \$12,760 for Phase III of the Aspen Fields Plan, reducing the balance to \$158,812.50.

The Township Engineer has reviewed the request and recommended a release of \$11,770, reducing the balance to \$159,802.50.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to release \$11,770 for Aspen Fields Phase III Bond Release Request No. 2 for Phase III, thus reducing the balance to \$159,802.50.

Brighton Fields Phase III: The first steps have been taken by the developer to complete the improvement within the Brighton Fields Phase III Plan. The Board has been provided with the Township Engineer's reports on the road inspection and status of the stormwater detention facility. The Township Manager and Engineer recommended that the Board specify a deadline to Mr. Pappan for completion of improvements so that they are completed in the current construction season. The roadway is significantly deteriorated and should not be expected to withstand another winter season.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to have Mr. Reed prepare a letter to Mr. Pappan directing him to address the issues contained in the June 28 letter and requesting that by August 16th he provide proof of having a contract with a company capable of completing the work.

Completion of Improvements: One issue that has arisen in plans that are nearing completion is how to address the sidewalk construction. In Hunter's Ridge and Ashley Ridge for example, the plans have the sidewalks shown, and they are bonded as part of the plan escrow. However, the covenants place the obligation for construction on the home builder, with the sidewalks to be completed before occupancy. In these plans individual lots have been sold, with no homes being constructed by their owner, or immediate plans to do so. When the developer wants to dedicate the streets and get a release of the performance bond, should the Township require the installation of sidewalks on the vacant lots?

After discussion, it was agreed that the installation of sidewalks is an obligation to be completed prior to release of the performance bond.

Additional Business: None.

Public Comment: None.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to **Ratify the June Bills List.**

Adjournment: Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:18 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Secretary