

BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY

REGULAR MEETING MINUTES

April 21, 2025

Mr. Piccirilli called the April 21, 2025 meeting of the Brighton Township Municipal Authority to order at 7:50 P.M. The meeting was in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009. No visitors were present.

PRESENT: Mark Piccirilli, Chairman
Jeffrey S. Maze, Vice Chairman
Bryan W. Flaugh, Secretary
Jack E. Erath, Assistant Secretary/Treasurer
Bryan K. Dehart, Administrative Manager
Brad Cochran, Operations Supervisor
Wyatt D. Disher, Asst. Engineer, LSSE
Larry Lennon, Jr., P.E. LSSE
Garen Fedeles, Solicitor

ABSENT: Gordon R. Sheffer, Treasurer

There was no **Public Comment**.

Appoint Solicitor: At the March meeting the Board asked for a fee proposal from Garen Fedeles, Esquire for appointment as Solicitor. Mr. Erath made a motion, seconded by Mr. Piccirilli, vote unanimous, to appoint Garen Fedeles, Esquire of Santicola, Steele & Fedeles as Authority Solicitor and approve the fee schedule of \$300 per month retainer fee and \$150 per hour for additional legal work.

Minutes of March 17, 2025 Regular Meeting: Mr. Flaugh made a motion, seconded by Mr. Erath, vote unanimous, to approve the minutes of the March 17, 2025 Regular Meeting.

March Treasurer's Report: The Board reviewed the Treasurer's Report. March activity was as follows:

Revenue Account Balance March 1, 2025	\$126,042.55
March Utility Receipts	\$190,133.37
Transfer from PLGIT	\$ 0.00
Connection & Tapping Fees	\$ 0.00
NSF	\$ 80.85
Lien Letters	\$ 120.00
Deduct Meters(0)	\$ 0.00
March Expenses/Transfer	(\$251,498.94)

Revenue Account Balance March 31, 2025	\$ 64,877.83
Payroll Account Balance March 31, 2025	\$ 3,400.88
PLGIT Operating Account Balance March 31, 2025	\$207,997.46
PLGIT PRIME Operating Balance March 31, 2025	\$276,234.33
PLGIT HRA Account Balance March 31, 2025	\$ 18,254.20
PLGIT Capital Account Balance March 31, 2025	\$ 87,692.17
PLGIT PRIME Capital Balance March 31, 2025	\$823,147.34

The coverage factor for the month of March was not calculated since no debt service has been paid to date in 2025.

Mr. Erath made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the March Treasurer's Report as read and file for audit.

Ratify March Bill List: After review, Mr. Flaugh made a motion, seconded by Mr. Erath, vote unanimous, to ratify the March bills list.

Vanport Township Municipal Authority: The Board reviewed the VTMA minutes of the February 14, 2025 Regular Meeting.

Resolution No. 2025-02 - Disposition of Records: The Board previously adopted the Municipal Records Manual that provides a schedule for the retention of public records. Resolution 2025-02 authorizes the destruction of the records listed therein. Mr. Maze made a motion, seconded by Mr. Erath, vote unanimous, to approve Resolution No. 2025-02 authorizing the disposition of the records listed therein.

Resolution No. 2025-03 Authorizing CFA PA Small Water & Sewer Grant Application Lead-Free Meter Replacement Phase II Project: The Authority Engineer has prepared a Commonwealth Financing Authority (CFA) PA Small Water & Sewer Grant application for a Lead-Free Meter Replacement – Phase II Project. The project includes the procurement of approximately 1,480 lead-free water service meters within the BTMA service area. The project estimate is \$588,360 and the grant application request funding of \$500,00.

Mr. Maze made a motion, seconded by Mr. Flaugh, vote unanimous, to approve Resolution No. 2025-03 authoring the Lead-Free Meter Replacement – Phase II Project filing of a CFA (CFA) PA Small Water & Sewer Grant application for the requested funding of \$500,000.

Mr. Maze made a motion, seconded by Mr. Flaugh, vote unanimous, to authorize the Chairman to sign a matching funds commitment letter in the amount of \$88,360 for the grant application.

Resolution No. 2025-04 Authorizing CFA PA Small Water & Sewer Grant Application Gypsy Glen Standpipe Rehabilitation Project: The Authority Engineer has prepared a

Commonwealth Financing Authority (CFA) PA Small Water & Sewer Grant application for the Gypsy Glen Standpipe Rehabilitation Project. The project includes the cleaning and painting of Standpipe Nos. 1 and 3 at the Gypsy Glen Road tank site. The project estimate is \$805,500 and the grant application request funding of \$500,00. The Authority Engineer reviewed the project in greater detail.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Resolution No. 2025-04 authoring the Gypsy Glen Standpipe Rehabilitation Project filing of a CFA (CFA) PA Small Water & Sewer Grant application for the requested funding of \$500,000.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize the Chairman to sign a matching funds commitment letter in the amount of \$305,500 for the grant application.

Contract No. 24-W1 Lead Free Meter Procurement - H2O PA Grant: The Authority has received a \$300,000 COVID-19 ARPA H2O PA grant award for meter replacements. Funding is to be expended by September 30, 2026. The Board has awarded and executed the contract for the meter procurement to EAP Industries, Inc. in the total amount of \$420,905. The Engineer presented and recommended for approval **Partial Payment No. 3 (Final)** in the amount of \$113,220 for Board approval. Mr. Erath made a motion, seconded by Mr. Maze, vote unanimous, to approve Partial Payment No. 3 (Final) in the amount of \$113,220.

Requisition No. 25-03: The Engineer presented and recommended for approval Requisition No. 25-03 from the Surplus Tap In Account for payment to EAP Industries, Inc. in the amount of \$113,220 for Partial Payment No. 3. Mr. Erath made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve and authorize execution of Requisition No. 25-03 from the Surplus Tap In Account for payment to EAP Industries, Inc. in the amount of \$113,220 for Partial Payment No. 3.

Electric Contract: The Authority's current contract with UGI Energy expires in May. Electric quotes for electric energy purchase through an energy broker USource were presented, having been updated in the morning. Eight (8) companies quoted for various durations. Duquesne Light Company will still bill for transmission charges. Energy prices are high and volatile at this time. Prices over current rates in the expiring contract are higher. After review and discussion, it was decided to select the low quote from NRG/Direct Energy for a 48-month period. Billing will be through Duquesne Light Company.

Mr. Maze made a motion, seconded by Mr. Flaugh, vote unanimous, to accept the quotation of NRD/Direct Energy for energy purchase for a 48-month period at a market rate of .08975 per kWh without gross receipts tax and authorizing the Administrative Manager to execute contract documents on behalf of the Authority.

Ratify Sale of Truck to Brighton Township: The Authority was offered \$20,000 as a trade in allowance for their 2018 Chevrolet 3500 when the new vehicle was approved for purchase. Brighton Township matched that offer to purchase it directly from BTMA. Mr. Flaugh made a

motion, seconded by Mr. Erath, vote unanimous, to ratify the sale of the 2018 Chevrolet 3500 with utility body to Brighton Township for \$20,000.

Plan Review/Development Status: Deerfield Preserve – Phase I consisting of 40 lots is under construction. Final dedication is pending. A Deed of Dedication has been sent to the developer, but has not been returned.

Roberts Run Subdivision – Application has been filed for a 53-lot residential subdivision. A plan review was recently completed. The developer needs to submit material and cost estimates for the Developer's Agreement. There is no change of status.

Clover Communities – We are in the maintenance period ending May 18, 2026.

Approval of Operating Procedures & Drought Contingency Plan Updates: At the December meeting the Operations Supervisor advised that updates are to be made to the Operating Procedures and the Drought Contingency Plan. The Engineer presented for approval the updated Brighton Township Municipal Authority Operating Procedures dated April 21, 2025. A copy of this draft manual in draft form was previously sent out for review.

Mr. Maze made a motion, seconded by Mr. Flaugh, vote unanimous, to approve the Brighton Township Municipal Authority Operating Procedures dated April 21, 2025.

Mr. Dishler said that the Drought Contingency Plan is still in draft form. A proposed final version will be distributed for review prior to the May meeting.

Water Service Line Inventory: The Engineer discussed the Water Service Line Inventory that is part of the lead and copper rules. LSSE is updating that data spreadsheet as survey responses are received, and as the BTMA maintenance crew updates the information based upon meter changes, or interior inspections.

Water System Master Plan: At the February meeting the Board accepted a proposal from LSSE to prepare an updated Water System Master Plan. The Engineer reported that the water line break map is being updated, the hydraulic water system model will be calibrated with existing flow data, and new data that is determined to be needed. The survey crew is scheduled for May 12th and 13th. Once survey work is completed permitting and design work will begin.

Tuscarawas Road Waterline Replacement: The Municipal Authority has received a \$250,000 Local Share Account Grant for the Tuscarawas Road waterline replacement. The project extends from the area of Center Lane to Spring Lane. At the February meeting the Board extended the project to Pleasantview Avenue. Mr. Dishler said that the survey crew is scheduled for May 12th and 13th. Once survey work is completed permitting and design work will begin.

Brighton Rehab & Wellness: Mr. Dehart reported that the amount due by April 21st is \$154,282.58. The Solicitor reviewed the USA v. Susan Gilbert, et. al. Case. He said the BTMA is not a party to this case. The defendants Comprehensive Healthcare Management Service, LLC is

seeking a continuance to lengthen the time the owners have to divest themselves from operational control of the facility. Without the continuance they state they may be forced to cease operations.

The Board noted that service to Brighton Commons and the Magistrate Office is on the same line servicing Brighton Wellness. Options to connect those facilities to the BTMA system were discussed.

Ohioville Borough Municipal Authority Sales Agreement Extension: OBMA has been asked to agree to an extension of the existing Agreement with BTMA for the purchase of water to January 14, 2055. A proposed Agreement to make this change was sent to Attorney Paul Steff, the Solicitor for OBMA. No additional information was available.

Monthly Operating Report: The monthly Operation Supervisor's Report was reviewed. During the month there were 217 replacement meters and one (1) new construction meter installed. No service connections were installed during the month. Nine (9) water samples were taken during the month and all fell within normal guidelines.

There was a waterline break on Tuscarawas Road. Due to the recently completed paving in that area, Penn DOT is requiring a full lane width repaving. Two (2) quotes were received, with the low quote being from M&D Paving in the amount of \$11,295. M&D Paving will be doing the work.

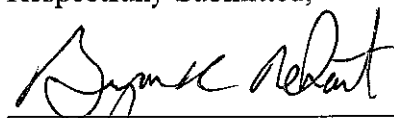
A/C Unit Center Drive P.S. – The Operations Supervisor received a quotation from RW Decker Heating-Cooling LLC in the amount of \$11,505 for the purchase and installation of an A/C Unit for the Center Drive P.S. for temperature control. The VFDs generate a lot of heat creating excessive temperatures that can cause shut downs. Mr. Maze made a motion, seconded by Mr. Erath, vote unanimous, to accept the quotation from RW Decker Heating-Cooling LLC in the amount of \$11,505 for the purchase and installation of an A/C Unit for the Center Drive P.S.

Additional Business: Mr. Erath made a motion, seconded by Mr. Piccirilli, vote unanimous, to have a letter of thank you sent to Attorney Sam Orr for his many years served as Solicitor to the Authority.

The Board also agreed to make a donation to the Beaver Area Memorial Library in the name of Kerien Fitzpatrick, a former Board member who recently passed.

Adjournment: Mr. Erath made a motion, seconded by Mr. Flaugh, vote unanimous, to adjourn the meeting at 8:40 P.M.

Respectfully Submitted,



Bryan K. Dehart
Administrative Manager