BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY

REGULAR MEETING MINUTES

July 20, 2026

Mr. Piccirilli called the June 15, 2026 meeting of the Brighton Township Municipal Authority to order at 7:30 P.M. The meeting was in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009. Seven (7) visitors were present.

PRESENT: Mark Piccirilli, Chairman
Jeffrey S. Maze, Vice Chairman
Gordon R. Sheffer, Treasurer
Jack E. Erath, Assistant Secretary/Treasurer
Bryan W. Flaugh, Secretary
Jeffrey L. Ziegler, Administrative Manager
Wyatt D. Dishler, Asst. Engineer, LSSE
Garen Fedeles, Solicitor

ABSENT: Brad Cochran, Operations Supervisor
Larry Lennon, Jr., P.E. LSSE

There was no **Public Comment**.

Minutes of June 15, 2026 Regular Meeting: Mr. Sheffer made a motion, seconded by Mr. Erath, vote unanimous, to approve the minutes of the June 15, 2026 Regular Meeting.

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

Revenue Account Balance June 30, 2026	$ 424,897.20
June Utility Receipts	$ 142,820.82
Deposit to PNC – Grant.	$ 0.00
Connection & Tapping Fees	$ 0.00
NSF (2)	$ 429.73
Lien Letters	$ 230.00
Deduct Meters(3)	$ 1,050.00
June Expenses/Transfer	($ 229,439.61)
Revenue Account Balance June 30	$ 339,988.14
Payroll Account Balance June 30, 2026	$ 11,497.23
PLGIT Operating Account Balance June 30, 2026	$ 1,035,591.83
PLGIT PRIME Operating Balance June 30, 2026	$ 506,025.38
PLGIT HRA Account Balance June 30, 2026	$ 6,298.03
PLGIT Capital Account Balance June 30, 2026	$ 47,835.26

PLGIT PRIME Capital Balance June 30, 2026 $1,063,609.09

The coverage factor for the month of June 3.3

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

Ratify June Bill List: After review, Mr. Flaugh made a motion, seconded by Mr. Maze, vote unanimous, to ratify the June bill list.

Vanport Township Municipal Authority: The Board reviewed the VTMA minutes of the May 18, 2026 Regular Meeting.

Plan Review/Development Status:

- Roberts Run Subdivision – Application has been filed for a 53-lot residential subdivision of off Tuscarawas Road. No change or new information, awaiting resubmission.

- Clover Communities – We are in the maintenance period ending May 18, 2026. Nothing new to report.

- Deerfield Preserve – We are in the maintenance period ending November 20, 2026. Nothing new to report.

- Evergreen Height – An application has been filed proposing the re-subdivision of four (4) lots into seven (7) lots along the southern side of Evergreen Circle. The Engineer noted that Water Service Availability letter was issued June 1, 2026 and a. Plan Review No. 1 letter issued June 18, 2026. The developer has not responded to date. The Engineer reported that a Teams meeting was held with project representatives the previous week. He noted that there are offsite improvements required by the developer per the Township SALDO and IFC Standards.

Dave Buckenheimer, TSBA provided his interpretation of the evolution of the various iterations of the Evergreen site over the years. He noted that they have received an NPDES permit on the plan that is currently under review.

It was noted that the two issues before the Authority at this time relate to fire flow and water pressure. Harry Kinselman, TSBA discussed that in previous versions of the plan, there was not a requirement to increase the waterlines as being required currently. He commented that the Township has the authority to grant a modification if such a requirement is found to be unreasonable or unduly burdensome.

The Township Engineer indicated the requirements related to the off-site improvements were included in previous review letters dating back to 2017 and 2918. A suggestion was made that a parallel line could be run through the property creating a loop for a fire hydrant as an option to get them the needed flow. Doing this would reduce costs related to road restoration. The question was

asked whether they had any information regarding the cost of extending the waterline per the requirements. The response was that they didn't have that information at this time. Discussion ensued on the fire flow as a life safety issue, water pressure in the houses that would be built in phase 2 as well as what it would look like to go back to a concept of building out phase one. The discussion concluded with the Board indicating that a formal response was needed to LSSE's letter dated June 18, 2026.

Excess Consumption Policy: John & Michele Westurn – 100 Wheatfield Drive. The property had consumption of 54,000 gallons. The average consumption was 10,000 gallons per quarter A calculation under the Relief Policy shows that sewer relief of $188.10 is warranted under the policy.

- Mr. Sheffer made a motion, seconded by Mr. Flaugh, vote unanimous, to grant relief in the amount of $188.10 as calculated.

Excess Consumption Policy: Amy Naccarato James – 142 Aspen Drive. The property had consumption of 48,000 gallons over 2 quarters. The average consumption was 13,500 gallons per quarter A calculation under the Relief Policy shows that water relief of $66.60 is warranted under the policy.

- Mr. Sheffer made a motion, seconded by Mr. Flaugh, vote unanimous to grant relief in the amount of $66.60 as calculated.

Water Service Line Inventory: The engineer reported that the next update is 2027 which will be submitted in November of 2026. LSSES will be issuing a memo shortly on the 10 year plan.

Water System Master Plan: LSSE has initiated work to update the Water System Master Plan. The Engineer reported that the hydraulic water system model is completed, the waterline break map is being updated, and flow testing locations will be coordinated with the Operations Supervisor. The Engineer reported that we are on schedule with this project for the end of July, early August time frame.

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 Pleasantview Avenue. Design options were evaluated and a route outside of the PennDOT right-of-way was selected. Notices and easement agreements were provided to affected property owners to secure rights-of-ways. To date all easement agreements have been signed with one remaining outstanding. The Engineer is going to place an ad alternate as part of the bid package for the valve cluster. To keep the project on track the Board discussed approving the motion to put the project out to be bid conditioned upon obtaining the final easement agreement.

- Mr. Maze made a motion, seconded by Mr. Sheffer, vote unanimous to authorize advertisement for bids for the Tuscarawas Road Waterline Replacement project contingent upon obtaining the final easement agreement.

Ohioville Borough Municipal Authority Sales Agreement Extension: The OBMA Agreement expires May 21, 2028. At this time there are no further discussions about an extension. Ohioville has payment and is current.

Monthly Operating Report: Operating Report was noted.

Additional Business: There was no additional business.

Public Comment: There was no public comment.

Adjournment: Mr. Maze made a motion, seconded by Mr. Flaugh, vote unanimous, to Adjourned to Executive Session - at 8:35 pm.

Respectfully Submitted,

Jeffrey L. Ziegler, Manager