

MINUTES

BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

August 11, 2025

John Curtaccio, Chairman, called the regular meeting of the Board of Supervisors, located in the Municipal Building, 1300 Brighton Road, to order at 7:00 P.M. Three (3) visitors were present.

PRESENT: John Curtaccio – Chairman
 Mark Piccirilli – Vice Chairman
 Gary J. Gordon – Supervisor
 Bryan K. Dehart - Manager/Secretary
 Garen Fedeles, Esq. – Solicitor
 Marie S. Hartman, P.E. - Township Engineer

Public Comment – Agenda Items: There was no public comment on agenda items.

Minutes of July 14, 2025 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to approve the minutes of the July 14, 2025 Regular Meeting.

Mr. Curtaccio dispensed with the reading of the monthly **July Reports**. Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to accept the following July Reports as written and submitted.

- A. Treasurer's Report
- B. Building Permit Report
- C. Road Department Report
- D. Police Department Report
- E. Fire Department Report
- F. Report of Tax Collectors
- G. Report of Fines
- H. Recycling Report

Zoning Hearing Board Resignation: Sandy Fitzgerald has submitted her resignation from the Zoning Hearing Board at the close of this year; December 31, 2025. This will create a vacancy for a term ending December 31, 2029.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to accept the resignation of Sandy Fitzgerald from the Zoning Hearing Board effective December 31, 2025.

Ratify Proposal to Purchase and Outfit 2025 Ford Explorer Police Vehicle: A quotation was been received from Tristar Ford for the purchase of an Explorer Interceptor Police

Package Vehicle in the amount of \$43,474 through CoStars Contract 13-E22-272 Emergency Responder Vehicles Contract. A quotation has also been received from Valero Service, Inc. through CoStars Contract No. 012-E24-373 to outfit the Explorer Interceptor Vehicle in the amount of \$17,720.85. The total purchase price of these two (2) quotations is \$61,194.85. This vehicle will replace a 2019 Ford Explorer which taken out of service due to an accident.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to ratify the quotation in the amount of \$43,474 from Tristar Ford for the purchase of a Ford Explorer Interceptor through CoStars Contract 13-E22-272 Emergency Responder Vehicles Contract; and to accept the quotation from Valero Service, Inc. in the amount of \$17,720.85 through CoStars Contract No. 012-E24-373 to outfit the police vehicle

2025 Roadway Improvement Program Contract 25-R01: The Board awarded the 2025 Roadway Improvement Program Contract to Youngblood Paving, Inc. in the amount of \$528,740.25. Of this total, \$49,631 will be reimbursed by Columbia Gas of Pennsylvania and \$52,314.25 is a park improvement project. The Notice to Proceed has been executed. The Township Engineer reported that the contractor began work today in the Windy Ghoul Plan.

Contract No. 24-PK1 Two Mile Run Park Trails Phase 2 Project Closeout: At the July 2024 meeting, the Board awarded a bid contract to LM&R Excavating, LLC in the amount of \$159,900 for construction of trail loops B and C. The Engineer has reported that all punch list items have been addressed and is recommending release of final payment. **Partial Payment No. 3 (FINAL):** The Engineer recommended approval of Partial Payment No. 3 (FINAL) to LM&R Excavating, LLC in the amount of \$15,995.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Partial Payment No. 3 (FINAL) in the amount of \$15,995.

Contract No. 22-ST01 2022 Stormwater Improvements (Beaver Woods Detention Pond): The Beaver Woods Detention Pond Retrofit Project constructed by Pride Masonry, Inc. is in the maintenance period. The Township Engineer reported that a meeting was conducted on August 1, 2025 with the contractor to review outstanding items under the maintenance bond. The contractor will topsoil, seed, and mulch the project area. The contractor said the expected start date is the end of August. Once 70% to 80% vegetative cover is established an inspection will be schedule with the Beaver County Conservation District to close out the NPDES permit.

The NPDES permit amendment is still pending. This permit amendment is required prior to the Public Works' replacement of the road entry culvert.

BTVFD Community Building: Moshier Studio has begun the design for the new building to be constructed at the site of the Social Hall. The Township Engineer has prepared and submitted the Land Development plan for the project, and it is in the review process before the Brighton Township and Beaver County planning commissions.

Social Hall Demolition: At the July meeting the Board authorized release of a Request for Proposal (RFP) for the demolition of the Social Hall. RFPs were due August 7th. The Township

Engineer reported that at least 15 RFPs were sent out. A July 23, 2025 on site walkthrough was conducted. Five (5) quotations were received. The low quote was \$42,900 and the high quote was \$241,000. The hope was to received a quote under \$23,800 which is the bid threshold. Ms. Hartman recommended that she be authorized to amend the scope of work and release to those who have submitted a proposal. Changes would be for the Township to provide the backfill materials and for the Township to provide materials and/or perform some of the restoration of disturbed areas.

Mr. Gordon said he would agree to this change, but only if certifications are received for the proper disposal of the environmental materials and demolition materials at approved sites. The Engineer said these requirements are in the specifications.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize the recommended changes to the scope of work and release of the amended RFP and authorizing the award should the proposal(s) come in under the required bid threshold.

Request for Temporary Access Through Township Property: Adam Miller of Richardson Tree and Landscape Company has made a request for a temporary access through Township property located on Todd Road for the purpose of a logging operation. At the July meeting the Board authorized the Township Solicitor to prepare an Agreement that would permit the access and set terms for its use and restoration. That Agreement has been prepared. The Solicitor stated that the Agreement has been approved and signed by the Brighton Township Sewage Authority, whose property is also being accessed. Mr. Dehart said that the Agreement has been sent to Mr. Miller and they had discussed the other permits required for a logging operation. An Excess Weight Maintenance Agreement will also be required for Todd Road.

After discussion, Mr. Piccirilli made a motion, seconded by Mr. Gordon, to approve the Agreement for Temporary Access and Staging Area as prepared by the Township Solicitor and authorizing its signature, subject to its execution by Richardson Tree and Landscape Company and all other permits and Agreements being submitted and approved.

Two Mile Run PRP Stormwater Project Update: The Township Engineer is designing and obtaining permits for a stormwater facility to meet the full obligations of the Township's Pollution Reduction Plan (PRP) for the Two Mile Run watershed as part of the MS4 permit. The PA DEP recently issued a determination that the project will require an Application for Dam Permit. The Engineer said that their office is working a redesign to avoid the requirement for a Dam Permit.

MS4 Program: The Township Engineer advised the Board that the annual outfall inspections are completed and a report is forthcoming. The annual report to DEP is to be submitted by the end of September. LSSE will review that report with the Township Manager prior to submittal.

Ordinance No. 250 to Amend Chapter 195 Zoning Code: At their meeting of June 2, 2025 the Brighton Township Planning Commission recommended for approval, a proposed

ordinance to amend Chapter 195 Zoning of the Brighton Township Code. A public hearing on the ordinance was conducted at 6:30 PM prior to this meeting.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve and adopt Ordinance No. 250 amend Chapter 195 Zoning of the Brighton Township Code.

Downer & O'Neill Plan of Lots: This plan adjusts the lot lines between three (3) lots, creating two (2) revised lots. The two (2) Downer lots have access from Lake Drive. The O'Neill lot has access from Allan Drive. The Board reviewed the site plan prepared by Martone Engineering & Surveying, LLC, the Township Engineer review dated July 7, 2025, and the Beaver County Planning Commission review letter of July 15, 2025. The Brighton Township Planning Commission recommended approval at their meeting of August 4, 2025.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the Downer & O'Neill Plan of Lots as prepared by Martone Engineering & Surveying, LLC dated December 4, 2025 and last revised July 3, 2025.

Additional Business. The Solicitor reported that the deed was recorded for the consolidated lots created by the Brighton Township Consolidation Plan No. 2.

The Solicitor asked what the steps would be if the demolition quotes did not come in under the bid threshold. The Engineer said that the demolition could become part of the General Contractor bid for the new building. Mr. Gordon offered to donate his time to perform the demolition if the Township leased the necessary equipment and arranged for the disposal of material. Mr. Gordon has experience doing demolition work and operating equipment. Mr. Shepler said Public Works could do some of the preliminary work to remove concrete sidewalks, etc. to reduce the scope of work going out for bid.

Mr. Dehart thanked his wife Jill for attending and for her support, stating that this was his last month as the Township Manager after 33-years. The new manager starts September and Mr. Dehart will work September and October through the transition period.

Public Comment: There was no public comment.

Ratify July Bills List: Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to ratify the July Bills List.

Adjournment: Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 7:25 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Secretary