BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY

REGULAR MEETING MINUTES

September 21, 2026

Mr. Piccirilli called the September 21, 2026 meeting of the Brighton Township Municipal Authority to order at 7:45 P.M. The meeting was in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009. Four (4) visitors were present.

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

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

At the opening of the Public Comment Period, Mr. Picirilli made the statement that the Authority is not interested in a cost share arrangement on the waterline with the developer of Evergreen Heights Phase two and noted that it is their responsibility to put in the waterline.

Minutes of August 17, 2026 Regular Meeting: Mr. Sheffer made a motion, seconded by Mr. Erath, vote unanimous, to approve the minutes of the August 17, 2026 Regular Meeting.

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

Revenue Account Balance August 31, 2026	$ 160,3607.63
August Utility Receipts	$ 200,896.72
Deposit to PNC – Grant.	$ 0.00
Connection & Tapping Fees	$ 0.00
NSF (2)	$ 180.32
Lien Letters	$ 160.00
Deduct Meters(0)	$ 0.00
August Expenses/Transfer	($ 210,962.34)
Revenue Account Balance August 31	$ 160,635.33
Payroll Account Balance August 31, 2026	$ 12,520.07
PLGIT Operating Account Balance August 31, 2026	$ 1,054,548.27
PLGIT PRIME Operating Balance August 31, 2026	$ 509,229.57

PLGIT HRA Account Balance August 31, 2026	$	5,618.51
PLGIT Capital Account Balance August 31, 2026	$	36,018.22
PLGIT PRIME Capital Balance August 31, 2026	$	1,070,400.92

The coverage factor for the month of August 1.1

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

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

Vanport Township Municipal Authority: The Board reviewed the VTMA minutes of the July 27, 2026 Regular Meeting.

Plan Review/Development Status:

- Roberts Run Subdivision – Resubmission not received to date.
- Clover Communities – We are in the maintenance bond period, final walkthrough to be scheduled.
- Deerfield Preserve – Maintenance Bond Period.
- Evergreen Heights Phase 2 – Application has been filed proposing the re-subdivision of four (4) lots into seven (7) lots along the southern side of Evergreen Circle. Water Service Availability issued June 1, 2026. Plan Review No. 1 issued June 18, 2026. Resubmission received on August 25, 2026. The Engineer handed out and went over LSSE's review letter No. 2 dated September 18, 2026.

2025 Audit Report: The 2025 Annual Audit & Financial Report has been completed and issued by Turnley Robertson and Associates. The Board received a copy of the report and accepted the 2025 Annual Audit & Financial Report as completed and issued by Turnley Robertson and Associates.

- Mr. Sheffer made a motion, seconded by Mr. Erath, vote unanimous to accept the 2025 Annual Audit & Financial Report as completed and issued by Turnley Robertson & Associates, LLC. and authorize the Chairman and Manager to sign the management representation letter.

Pension MMO Calculation: Each year the Board is advised by September 30th of the Minimum Municipal Obligation (MMO) to the pension plan for the following year. The 2027 MMO has been calculated as $26,432.

- Mr. Erath made a motion, seconded by Mr. Picirilli, vote unanimous to approve the 2027 MMO Calculation of $26,432 and directed that it be included in the 2027 Budget.

Water Service Line Inventory: U.S. EPA / PADEP requires community water systems to submit a LCRI Baseline Inventory by November 1, 2027, building on the initial inventory

submission in November 2024. The LCRI needs to identifying all service line materials, while EPA requires a Service Line Replacement Plan by the same date (with annual updates starting January 30, 2029) and full inventory status with no unknowns left and/or replacement of lead/GRR lines by 2037. LSSE awaiting response from PaDEP on LSSE's questions. LSSE to prepare summary memo to Board and Operations for next steps and deadlines of same. The Engineer reported that there is nothing new since last months meeting and that LSSE is trying to work through what is required.

Water System Master Plan: Monitoring equipment to be deployed end of September / early October. LSSE to coordinate with BTMA for Hydrant Testing and Monitoring to calibrate Hydraulic Model and begin Alternative Analysis for Capital Improvements to the Water System. The Engineer reported that the plan is to get these out and deployed before the weather gets cold.

Tuscarawas Road Waterline Replacement: One Easement remains outstanding. Bid opening took place on September 18, 2026 at 11:00 AM. The Engineer noted that six (6) bidders responded and he reviewed the bid results with the Board.

- Mr. Sheffer made a motion, seconded by Mr. Maze, vote unanimous to approve the Base Bid in the amount of $460,850.00 and Add Alternates No. 1 and No. 2 in the amount of $58,000 as received by Cronin Enterprises Civil & Rail Division, LLC.

Risk and Resilient Assessment: RRA Certification issued to PaDEP. LSSE to provide final draft to Authority. Cybersecurity updates ongoing. Discuss KnowBe4 training for Operations and Office Staff. The Engineer will get pricing information to the Manager.

Emergency Response Plan: ERP draft ongoing for certification to be completed by December 31, 2026. The Engineer reported the document will be done by year end.

PennDOT I-376 ITS Project: – PennDOT planning ITS devices along the I-376 corridor from the bridge to S.R. 51 aerial crossing. LSSE to provide Record Drawings of the Tuscarawas Road and Dutch Ridge Road crossing as ITS devices are currently at locations where BTMA.

2027 Budget: – The Engineer reported the LSSE will begin preparation of the first draft of the 2027 Budget.

Ohioville Borough Sales Agreement: The OBMA Agreement expires May 21, 2028. The Engineer reported that there is no update regarding an extension at this time.

Monthly Operating Report: The monthly Operation Supervisor's Report was provided.

Additional Business: There was no additional business.

Public Comment: Mr. Harry Kunselman addressed the Board regarding the TSBA proposal regarding a proposed waterline resolution at the Evergreen Heights development. He asked if the Board is rejecting the proposal. The Solicitor replied that when the proposal was distributed the consensus among the Board was to not move forward with the proposal. He noted

that there is no precedent for the Authority to accept payment to do work related to private development. Mr. Kunselman stated that the next step in the process will be for the developer to go before the Board of Supervisors. He asked how the Authority's decision will be transmitted to the Supervisors. The Solicitor responded that the Authority Engineer's review letters will be provided to the Board as will a letter to the Supervisors from the Manager. Mr. Kunselman asked the group if anyone knew if a developer has ever been required in the past to upgrade and existing public waterline. No one in the room responded affirmatively.

Adjournment: Mr. Sheffer made a motion, seconded by Mr. Flaugh, vote unanimous, to adjourn to Executive Session at 8:30 pm.

Respectfully Submitted,

Jeffrey L. Ziegler, Manager