

BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY

REGULAR MEETING MINUTES

October 20, 2025

Mr. Piccirilli called the October 20, 2025 meeting of the Brighton Township Municipal Authority to order at 7:32 P.M. The meeting was in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009. There were no visitors present.

PRESENT: Mark Piccirilli, Chairman
Jeffrey S. Maze, Vice Chairman
Bryan W. Flaugh, Secretary
Gordon R. Sheffer, Treasurer
Jack E. Erath, Assistant Secretary/Treasurer
Jeffrey L. Ziegler, Administrative Manager
Bryan K. Dehart
Larry Lennon, Jr., P.E. LSSE
Garen Fedeles, Solicitor

ABSENT: Brad Cochran, Operations Supervisor
Wyatt D. Disher, Asst. Engineer, LSSE

VISITOR: None

There was no **Public Comment**.

Minutes of September 15, 2025 Regular Meeting: Mr. Sheffer made a motion, seconded by Mr. Erath, vote unanimous, to approve the minutes of the September 15, 2025 Regular Meeting.

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

Revenue Account Balance September 30, 2025	\$ 242,921.26
September Utility Receipts	\$ 270,065.49
Deposit to PNC – Grant.	\$ 0.00
Connection & Tapping Fees	\$ 3,250.00
NSF (3)	\$ 209.99
Lien Letters	\$ 170.00
Deduct Meters(0)	\$ 0.00
September Expenses/Transfer	(\$ 179,399.39)
Revenue Account Balance September 30, 2025	\$ 337,217.35
Payroll Account Balance September 30, 2025	\$ 11,892.40

PLGIT Operating Account Balance September 30, 2025	\$ 200,447.33
PLGIT PRIME Operating Balance September 30, 2025	\$ 332,320.57
PLGIT HRA Account Balance September 30, 2025	\$ 12,742.67

PLGIT Capital Account Balance September 30, 2025	\$ 59,950.09
PLGIT PRIME Capital Balance September 30, 2025	\$1,092,772.03

The coverage factor for the month of September 3.39

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

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

Approve Bank Resolution to Assign Authorized Representative for Credit Card: Mr. Sheffer made a motion, seconded by Mr. Erath, vote unanimous to change the authorized representatives on the credit card to Jeffrey Ziegler and Katie Fedeles.

Vanport Township Municipal Authority: The Board reviewed the VTMA minutes of the August 25, 2025 Regular Meeting.

Adopt Revised Right-to-Know Law Policy: Mr. Erath made a motion, seconded by Mr.

Municipal Participation: Brighton Township will be selling vehicles and equipment no longer needed. The Authority decided at the September meeting to participate in this project jointly. Auction results are anticipated to be presented at the November meeting.

Plan Review/Development Status: Roberts Run Subdivision – Application has been filed for a 53-lot residential subdivision. Revised plans have not been submitted.

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

Deerfield Preserve – We are in the maintenance period ending November 20, 2026.

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. Mr. Lennon reported that notices will need to go out and that Mr. Dishler will provide an update at the November meeting.

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 at the July meeting that the hydraulic water system model is completed, the waterline break map is being updated and flow testing locations have been scheduled with the Operations Supervisor. Due to the VTMA water tank on Center Drive being out of service for repairs/painting, flow testing on that side of

the system is delayed. Mr. Lennon reported that notices will need to go out and that Mr. Dishler will provide an update at the November meeting.

Excess Consumption Policy: Alice Fragale – 875 Gypsy Glen Road: The property had consumption of 72,000 gallons that exceeds the average consumption of 13,000 gallons. A calculation under the Relief Policy shows that water relief of \$207.20 is warranted under the policy for this quarter. Mr. Flaugh made a motion, seconded by Mr. Erath, vote unanimous, to grant relief of \$207.20 as calculated.

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 reviewed at the August meeting with the route outside of the PennDOT right-of-way selected. This will require the Authority to secure rights-of-ways from 13 property owners. Notices to the property owners are completed, along with the easement documents. The Engineer would like to review them in the field one more time before they are mailed out.

Brighton Rehab & Wellness – Separation of Service: Last month the Board authorized the Operations Supervisor to proceed with work to separate Friendship Commons and the District Magistrate from the waterline that also services Brighton Rehab. This was a necessary step to terminate service to Brighton Rehab. At the writing the work is near completion with the outstanding item of a fire hydrant to be installed to serve Friendship Commons.

Brighton Rehab & Wellness – Determine Action(s) to Address Delinquency: At the August meeting the Board authorized legal action to be conducted jointly with the Beaver Borough Municipal Authority. The balance due is \$314,401.97. No additional payments have been made. The Solicitor reported that Brighton rehab and Wellness have filed for bankruptcy in the middle district court in Harrisburg. Beaver Borough Municipal Authority has asked if the BTMA Board will join with them to hire an attorney in the Harrisburg area to provide representation to them in this case. Mr. Maze made a motion, seconded by Mr. Erath, vote unanimous, to jointly hire an attorney with the Beaver Brough Municipal Authority to provide representation in the case with Comprehensive Healthcare.

2024 Annual Audit & Financial Report: The 2024 Annual Audit & Financial Report has been completed and issued by Turnley Robertson & Associates, LLC. Mr. Maze made a motion, seconded by Mr. Sheffer, vote unanimous, to accept the 2024 Annual Audit & Financial Report as completed and issued by Turnley Robertson & Associates, LLC. and ratifying the authorization for the Chairman and Manager to sign the management representation letter.

2026 Budget First Reading: The Engineer presented the first reading of the 2026 Budget. General Maintenance has been increased by \$30,000 and a \$10,000 reduction is proposed in stone and asphalt. Under Facility Expenses, there is a significant reduction in the Vanport Source of Supply line-item due to the billing arrangement under the new agreement. The budget will be reviewed at the November 17th meeting and presented for adoption at the December 15th meeting.

LSA Statewide Grant Program: The Local Share Account Statewide grant program is open for applications. Applications are due November 30th. Applications are being prepared for lead free meters and painting one of the Gypsy Glen standpipes. The Engineer reported that the Resolutions will be prepared for the November meeting to file the applications.

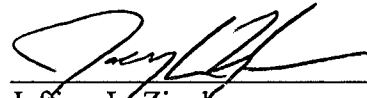
Ohioville Borough Municipal Authority Sales Agreement Extension: The OBMA Agreement expires May 21, 2028. At this time there are no further talks about an extension.

Monthly Operating Report: The monthly Operation Supervisor's Report was reviewed. During the month there were 29 replacement meters installed. There were two water breaks during the month.

Additional Business: Each of the Board members thanked Mr. Dehart for his service to the Township and commented on how much they appreciated working together with him over the years.

Adjournment: Mr. Sheffer made a motion, seconded by Mr. Flaugh, vote unanimous, to adjourn the meeting at 8:10 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jeffrey L. Ziegler', is written over a horizontal line.

Jeffrey L. Ziegler
Administrative Manager