

## SOCIAL HALL STUDY COMMITTEE

### MEETING NOTES OF MARCH 3, 2021

The Social Hall Study Committee called their meeting to order at 7:00 P.M. Due to the COVID-19 Pandemic the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this meeting and participation information was duly advertised in the legal notices of the Beaver County Times. No visitors participated.

PRESENT: Karen Green, Planning Commission  
Sean Denney, Cubmaster Pack 499  
Bryan K. Dehart, Township Manager

CONSULTANTS: Marie S. Hartman, P.E., Township Engineer  
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB  
Moshier Studio

Unable to join the meeting were Mark Piccirilli, Township Supervisor, Selina Blinn, Parks & Recreation Board and Craig Nunamaker, Brighton Township Volunteer Fire Department.

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the January 13, 2021 meeting.

Review of Revised Conceptual Building Plans by Moshier Studio: Ms. Moshier reviewed an updated the schematic design. She pointed out that the stairs to the outside deck have be relocated to be within the same footprint as the deck so they are no closer to Dutch Ridge Road than the deck is. The toilet rooms in the larger side of the hall area have been redesigned to allow for an independent storage area for tables and chairs. The addition of a second set of toilet rooms on the other half allowed for this change. Each half of the hall can now operate independent of the other. The entrance on the east side of the building has been made ADA accessible. Coordination with the site development will be necessary to achieve the required slopes for accessibility.

Ms. Moshier reviewed the preliminary cost estimate of \$696,239 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

Mr. Dehart said some overflow parking could be included in a portion of the lot for the fire station with proper signage and restrictions. This can be included on the site plan.

Review of Site Plan by LSSE: Ms. Hartman showed and updated site plan to the Committee. There are 53 parking spots: 50 standard, 2 ADA and 1 van accessible. They are located at north entrance. The slope of the lot prohibits locating ADA parking near the east entrance. The Committee discussed providing an ADA parking spot near the entry to the lower level. Stormwater collection has been added. There will be underground retainage established on site. There are existing recycling dumpsters in the east side of the parking lot; two for cardboard and two for paper. As part of the site plan the engineer will review accommodating them on site for continued use. Lighting has been added to the site. A cost estimate is being prepared for submission. It will identify the improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

The removal of the electric pole with transformers located at the west side of the building will be evaluated also.

Study Draft: A first draft of the report of the Study Committee was distributed for review and comment. Mr. Dehart review the layout of the study and areas to be completed in the report. The primary findings to date, based on the prior meetings, are as follows: The community need for an indoor recreation or community center in Brighton Township. Currently there is no such facility available; and the use of the building for rentals will meet the community need for additional indoor rental space to meet excess demand being met by existing park facilities. The rental income will financially support the operating costs of the building.

Next Steps: Mr. Dehart said the next step will be a joint public meeting of the Study Committee and Board of Supervisors where the feasibility study report will be presented. After that meeting the report will be finalized for adoption by the Board. The meeting will be in person on site. Mr. Dehart will schedule that meeting.

Additional Business: Mr. Dehart advised the Study Committee that two grant applications are being prepared for the renovation project. One to PA Department of Conservation and Natural Resources (DCNR) Park Rehabilitation and Development grant program. The second to the Commonwealth Financing Authority Greenways, Trails and Recreation Program (GTRP). The applications will be for \$250,000 each.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:50 P.M.

Respectfully submitted,



Bryan K. Dehart

Township Manager

Attachments: Agenda  
Moshier Studio Plans/Views  
Moshier Studio Cost Estimate  
LSSE Site Plans

# GateHouse Media Pennsylvania Holdings, Inc.

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Invoice Number: I07381347-02242021  
Balance: \$ 131.90

BRIGHTON TOWNSHIP SUPERVISORS  
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BEAVER, PA 15009

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$13.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7247744803	3/3/2021	MEETING NOTICE The Brighton Tow	1.00 x 20Lines	1	\$ 18.00	\$ 131.90
2/24/2021		DATES APPEARED				

### PROOF OF PUBLICATION

#### The Beaver County Times, Ellwood City Ledger

a daily newspaper of general circulation, published by GateHouse Media Pennsylvania Holdings, Inc.  
a Pennsylvania corporation, 400 Corporation Drive, Aliquippa, Beaver County, Pennsylvania,  
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The attached advertisement, which is exactly as printed and published,  
appeared in the regular issue on  
2/24/2021

#### BEAVER COUNTY TIMES

By



**MEETING NOTICE**  
The Brighton Township Social Hall Study Committee will meet on March 3, 2021 at 7:00 PM. The meeting will be conducted remotely through the Zoom Video Communications remote conferencing application. Public participation is available through the web link or phone number(s) posted on the Township's web site www.brightontwp.org. Any and all business brought before the Committee will be conducted at the meeting.  
Bryan K. Dehart  
Township Secretary  
2/24/21

STATE OF PENNSYLVANIA,  
COUNTY OF BEAVER,

} SS:

Before me, a Notary Public in and for such county and state, personally appeared  
MARK ZUCHELLI, who being duly sworn according to law says that he is  
CIRCULATION MANAGER of GateHouse Media Pennsylvania Holdings, Inc.; that  
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advertisement; and that all of the allegations of the foregoing statement including those as to the  
time, place and character of publication are true.

Sworn to and subscribed before me  
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The costs of advertising and proof,  
has been paid. \$ 131.90  
GateHouse Media Pennsylvania Holdings, Inc.

Commonwealth of Pennsylvania - Notary Seal  
Debra L. Hays, Notary Public  
Beaver County  
My commission expires June 15, 2022  
Commission number 1068714

By

GateHouse Media Pennsylvania Holdings, Inc.

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**BOARD OF SUPERVISORS**

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.,  
*Solicitor*

Lennon, Smith, Souleret  
Engineering, Inc.,  
*Township Engineer*

TO : Social Hall Study Committee

FROM: Bryan K. Dehart  
Township Manager

A blue ink signature of Bryan K. Dehart.

RE : March 3, 2021 Agenda

DATE : February 25, 2021

1. **Call to Order.**

2. **Review of Revised Conceptual Building Plans by Moshier Studio:** Updated Renovations Plans have been prepared by Moshier Studio since the prior meeting. The changes will be reviewed with the Study Committee. The cost estimate can also be reviewed.

3. **Review of Updated Site Plan by LSSE:** The Township Engineer will review any updates to the site plan, including an updated cost estimate.

4. **Study Draft:** A link to the draft study report was sent. Any comments or recommendations can be shared at the meeting.

5. **Next Steps:** A joint meeting with the Board of Supervisors will be scheduled on site at the Social Hall where the plans and recommendations can be shared. Subsequently, the Board will need to adopt the study.

6. **Additional Business.**

7. **Public Comment.**

8. **Adjournment.**