

MINUTES

BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

MARCH 25, 2021

The joint meeting of the Brighton Township Board of Supervisors and the Social Hall Study Committee called their meeting to order at 7:00 P.M. The public meeting was located in the Social Hall, 5400 Dutch Ridge Road. There were no visitors in attendance.

PRESENT: John Curtaccio, Chairman
Mark Piccirilli, Supervisor & Study Committee
Bryan K. Dehart - Manager/Secretary & Study Committee

STUDY COMMITTEE: Karen Green, Planning Commission
Selina Blinn, Parks & Recreation Board
Craig Nunamaker, Brighton Township Volunteer Fire Department.

CONSULTANTS: Ned Mitrovich, P.E. - Township Engineer and
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 James E. Equels, Sr., and Sean Denney, Cubmaster Pack
499

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 March 3, 2021 meeting.

Building and Grounds: Everyone familiarized themselves with the current status of the building and grounds prior to review of the proposed plans of renovation.

Presentation of Grange Renovation Plans & Cost Estiamte by Moshier Studio: Ms. Moshier made a Power Point presentation of the renovation plans developed over the course of the meetings by the Study Committee. She reviewed the renovations of the interior space that can be used for recreation activities or rental. At the recommendation of the Committee, a room divider as added to create two (2) independent spaces for use. One side can accommodate 120 seats; the second side can accommodate 80 seats. A second set of toilet rooms was added so each space can function independently. Each set of toilet rooms is fully ADA compliant. Ms. Moshier also noted the other accessibility changes to the building. The kitchen renovations will make it functional as a catering kitchen. The stairs were relocated, and the changes make them safer. Ms. Moshier discussed the energy efficiency improvements through LED lighting, improved

insulation, window replacements, etc. A deck on the Dutch Ridge Road side has been added to provide outdoor space. It was noted that a setback variance will be needed from the Zoning Hearing Board. The downstairs area is remodeled for use as a meeting area. Toilet rooms and storage are provided.

Ms. Moshier reviewed the preliminary cost estimate of \$726,712.70 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.

Review of Site Plan by LSSE: Ms. Hartman presented the site plan renovations. There are 46 parking spots: 42 standard, 3 ADA and 1 van accessible. They are located at north entrance, with one ADA space at the lower level entrance. There are 14 additional overflow parking spaces located in the parking lot for Fire Station No. 3 that are accessed by new concrete steps. The parking lot is reconstructed, with defined traffic patterns. Stormwater collection and retention has been added for the site. Presently, all stormwater sheet flows towards Dutch Ridge Road. The retention is achieved through the use of oversized stormwater piping. New concrete sidewalks and curbing around the building will assist in stormwater control and keep runoff away from the building structure. Site lighting is added and all electrical services are being placed underground to remove all of the overhead wires. These improvements can be seen on the Utility Plan. The Landscape Plan increases the green space and number of planting significantly over existing conditions.

Ms. Hartman reviewed the preliminary cost estimate of \$678,018.75 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 sustainability.

Feasibility Study Draft: Mr. Dehart provided an updated copy of the report for the Feasibility Study. All comments from the Study Committee that may have been provided since the prior meeting have been incorporated. Mr. Dehart reviewed the layout of the study. The meeting notes from tonight and the final plans and cost estimates will be added. The findings 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. Accessibility, energy efficiency and sustainability practices were prioritized items in the renovations.

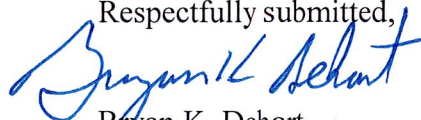
Next Steps: Mr. Dehart said the report will be presented to the Board of Supervisors for their adoption by Resolution at their public meeting of April 12, 2021. Mr. Dehart advised the Study Committee that two grant applications are being prepared for the renovation project. One to PA Department of Conservation and Natural Resources (DCNR) Park Rehabilitation and Development grant program. The second application will be to the Commonwealth Financing Authority Greenways, Trails and Recreation Program (GTRP). The applications will be for \$250,000 each.

Additional Business: Mr. Dehart thanked the members of the Study Committee, Moshier Studio and Lennon, Smith, Souleret Engineering, Inc. for their work on the Indoor Recreation Center Feasibility Study. Mr. Curtaccio also thanked them, and stated that he was very impressed with the proposed renovations.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

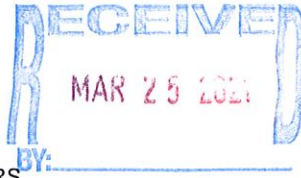


Bryan K. Dehart
Township Manager

Attachments: Agenda
Moshier Studio Power Point

GateHouse Media Pennsylvania Holdings, Inc.

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(724) 775-3200 OR (724) 846-6300



BRIGHTON TOWNSHIP SUPERVISORS
1300 BRIGHTON ROAD
BEAVER, PA 15009

PUBLIC NOTICE ADVERTISING INVOICE

Account Number: 7247744803
Invoice Date: 3/17/2021
Invoice Number: 107383455-03112021
Balance: \$ 106.30

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	3/17/2021	PUBLIC MEETING NOTICE The Brigl	1.00 x 15Lines	1	\$ 18.00	\$ 106.30
3/11/2021						
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,
was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published,
appeared in the regular issue on
3/11/2021

PUBLIC MEETING NOTICE
The Brighton Township
Board of Supervisors and So-
cial Hall Study Committee
will meet jointly on March 25,
2021 at 7:00 PM at the Social
Hall, 5400 Dutch Ridge
Road, Beaver, PA 15009.
Any and all business brought
before the Board and/or
Committee will be conducted
at the meeting.
Bryan K. Dehart
Township Secretary
3/11/21

BEAVER COUNTY TIMES

By

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
neither affiant nor said corporation is interested in the subject matter of the attached
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
this 17th day of March 2021

The costs of advertising and proof,
has been paid.
GateHouse Media Pennsylvania Holdings, Inc.

\$ 106.30

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.

400 CORPORATION DRIVE, SUITE #2 ALIQUIPPA, PA 15001

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, written over the "FROM" line.

RE : March 25, 2021 Agenda

DATE : March 24, 2021

1. **Call to Order.**
2. **Walk-Through of Building & Grounds:** Prior to a presentation of the renovation plans that have been developed through the feasibility study process, a walk-through of the building and grounds will take place to familiarize everyone one with the existing conditions.
3. **Presentation of Grange Renovation Plans & Cost Estimate by Moshier Studio:** Cherie Moshier of Moshier Studio will present the attached Grange Renovation Plans and Cost Estimate prepared as result of the feasibility study process.
4. **Presentation of Site Renovation Plans & Cost Estimate by LSSE:** Marie Harman of Lennon, Smith, Souleret, Inc. will present the Site Renovation Plans and Cost Estimate prepared as a result of the feasibility study process.
5. **Study Draft:** A link to the draft study report was sent. Please advise of any suggested changes. This plan is proposed for recommendation of adoption to the Board of Supervisors.
6. **Additional Business.**
7. **Public Comment.**
8. **Adjournment.**



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BRIGHTON TOWNSHIP

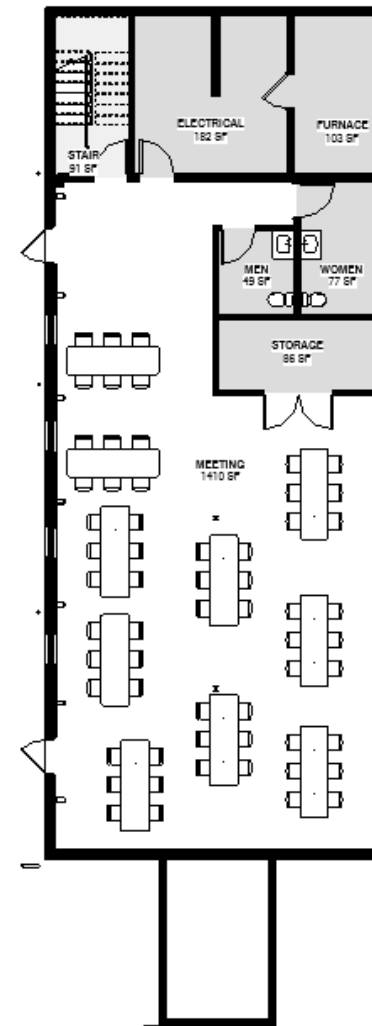
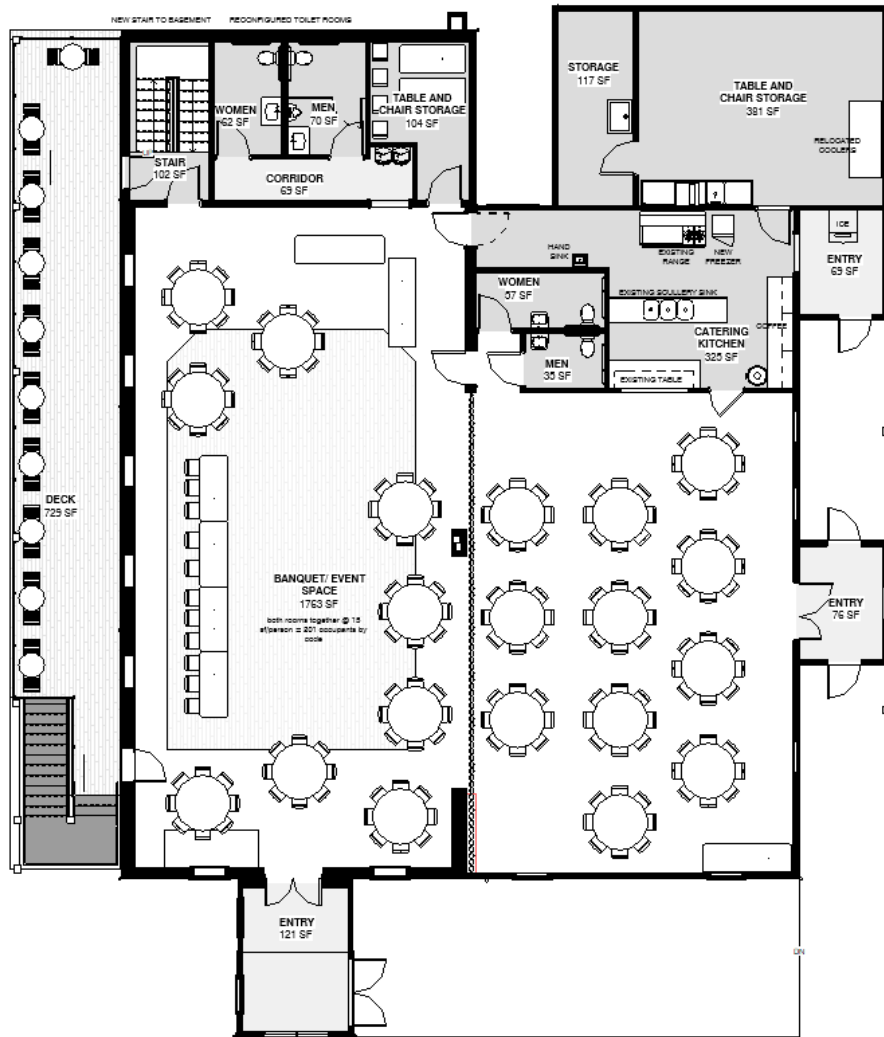
SOCIAL HALL SCHEMATIC DESIGN
03.25.2021





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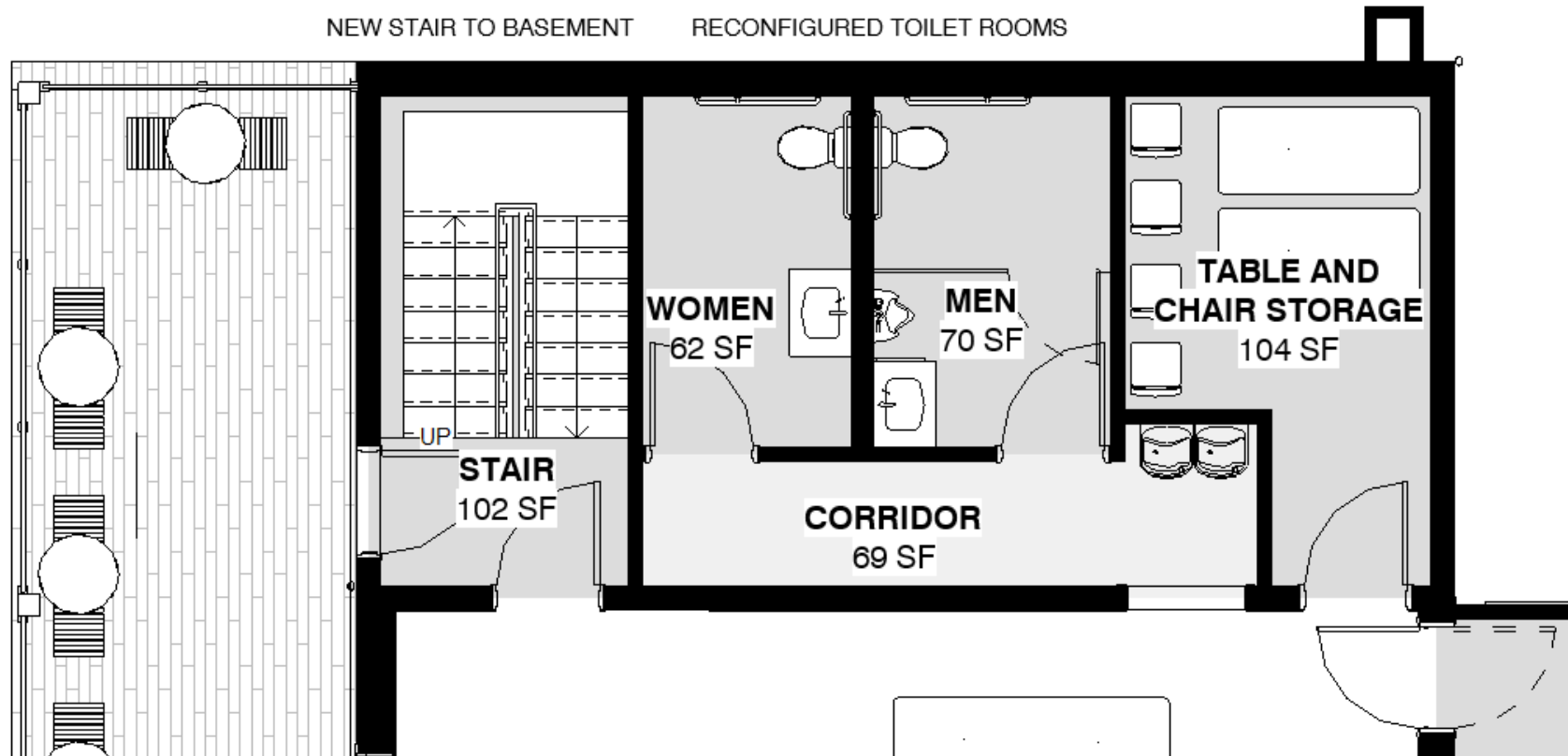


Space plans



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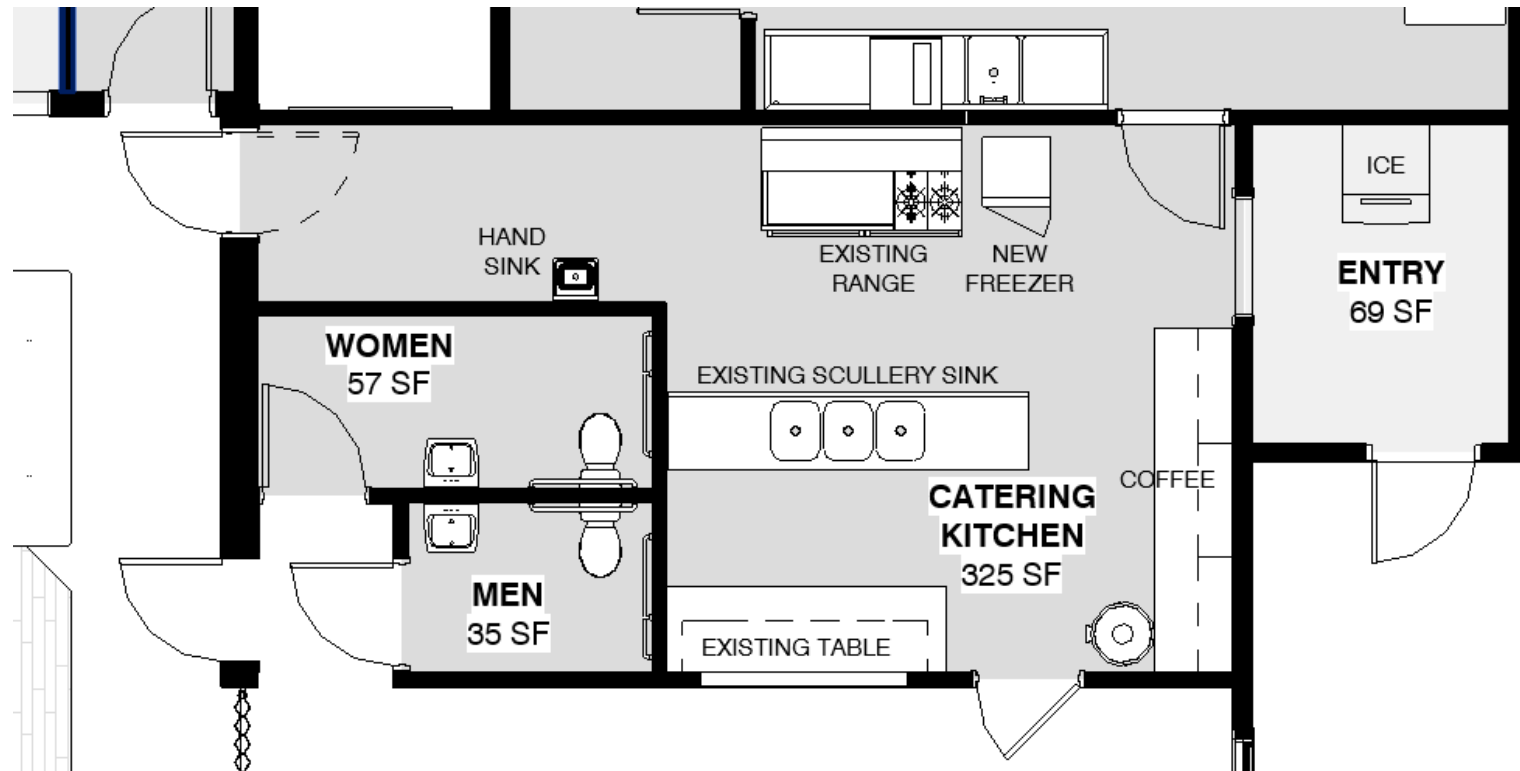


Plan Details



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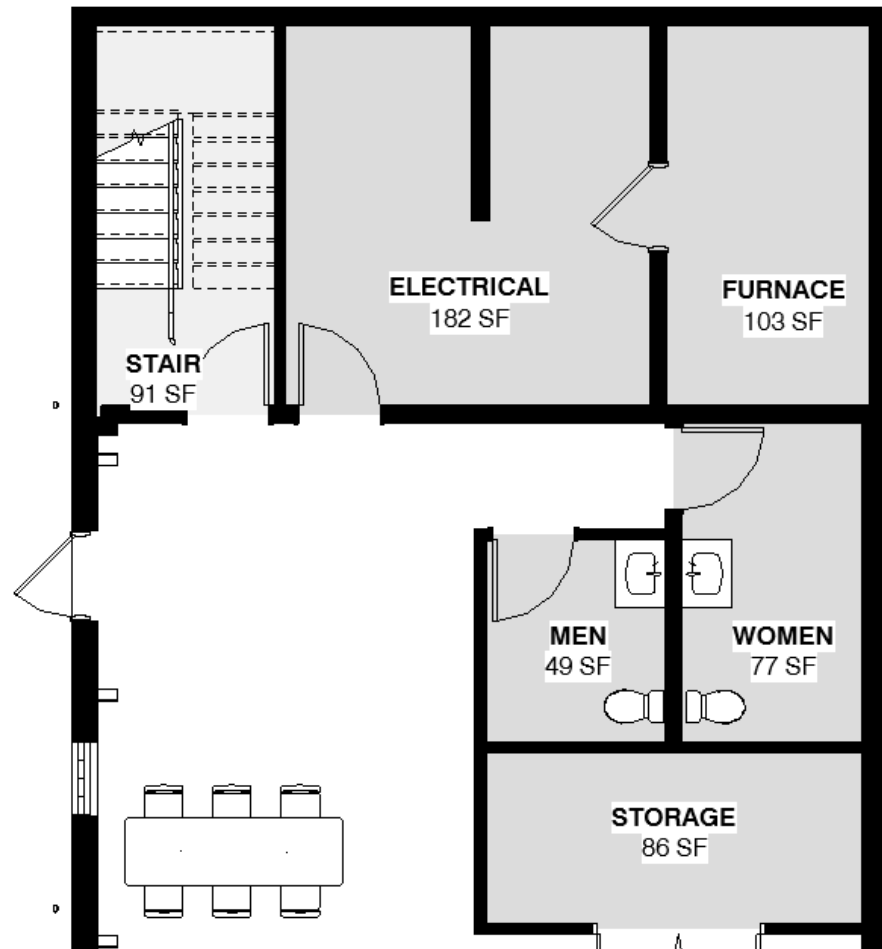


Plan Details



MOSHIER STUDIO

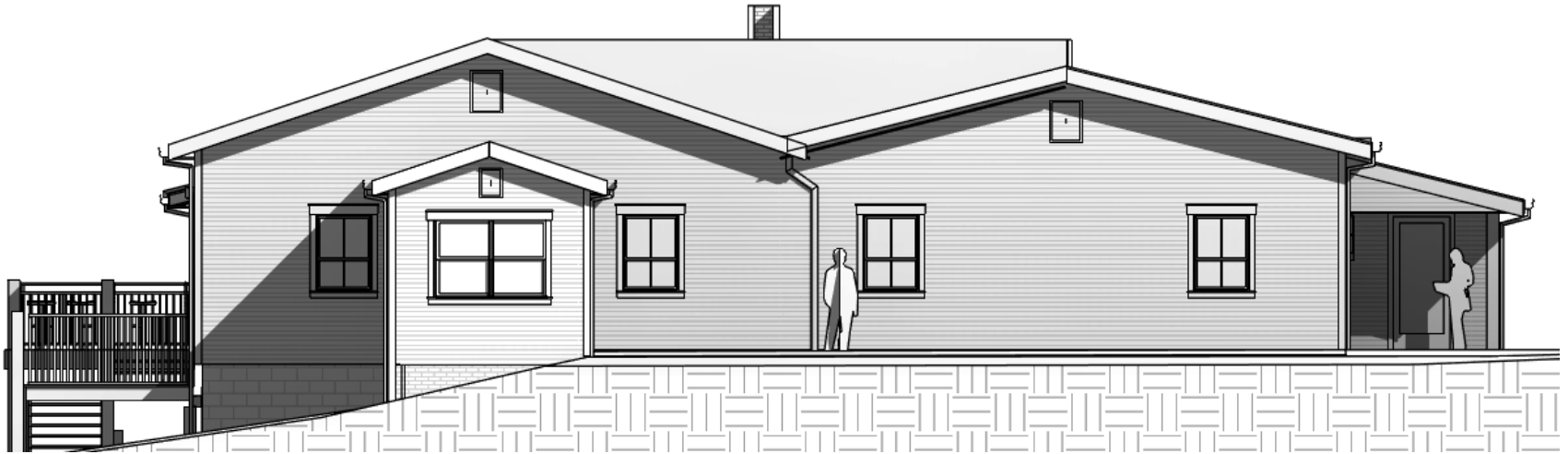
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Exterior views



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Exterior view



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Interior views