

MINUTES

BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

June 14, 2021

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. One (1) visitor was present.

PRESENT: John Curtaccio – Chairman
 Mark Piccirilli – Vice Chairman
 James E. Equels, Sr. – Supervisor
 Bryan K. Dehart - Manager/Secretary
 Kathryn L. Johnston, Esq. – Solicitor
 Marie S. Hartman, P.E. - Township Engineer
 Ned Mitrovich, P.E. - Township Engineer

Public Comment – Agenda Items: None

Declaration of Emergency Disaster: The Pennsylvania Emergency Management Agency previously recommended that all Townships adopt their own emergency declaration. Brighton Township put one into effect at the April 2020 meeting with an effective date of March 23, 2020.

Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to discontinue the Declaration of Disaster Emergency for Brighton Township due to the COVID 19 Pandemic.

Minutes of May 10, 2021 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve the minutes of the May 10, 2021 Regular Meeting.

Mr. Curtaccio dispensed with the reading of the monthly **May Reports**. Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to accept the following May 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 – no report
- F. Report of Tax Collectors
- G. Report of Fines
- H. Recycling Report

Zoning Hearing Board Vacancy: There is a vacancy on the Zoning Hearing Board for a term ending December 31, 2022.

Personnel Actions: Agreement with Teamsters Local Union 261: The current Agreement between Brighton Township and the Teamsters Local Union 261 expires August 31, 2021. A new Agreement has been negotiated and approved by the Union and members for the period September 1, 2021 to August 31, 2026.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve the Agreement between Brighton Township and Teamster Local Union No. 261 effective September 1, 2021 to August 31, 2026.

Seasonal Employment: Lesley Brightwell, 300 McKinley Road, Beaver Falls, is returning for seasonal employment. Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the hiring of Lesley Brightwell at a rate of \$11.00 per hour.

Approve Purchase and Installation of Emergency Generator: A quotation has been received from Schaedler Yesco for the purchase of an emergency generator and transfer switch for installation at 1400 Brighton Road. The cost is \$28,800 through CoStars Contract # 008-024 Maintenance, Repair and Operations.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to accept the quotation from Schaedler Yesco in the amount of \$28,800 for the purchase of an emergency generator and transfer switch through CoStars Contract # 008-024 Maintenance, Repair and Operations.

A quotation has been received from TEC Electric, Inc. in the amount of \$5,800 for the installation of the emergency generator and transfer switch. Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to accept Estimate No. 3044 in the amount of \$5,800 from TEC Electric, Inc. for the installation of the emergency generator and transfer switch at 1400 Brighton Road.

Bid for Municipal Building HVAC Main Office: At the May meeting the Board authorized the Township Engineer to prepare the bid specifications and documents for replacement of the HVAC in the municipal building main office. The Township Engineer's office is working on the preparation of the specifications for this project.

2021 Roadway Improvement Program: At the March meeting the Board awarded Contract No. 21-R01 2021 Roadway Improvement Program Bid Liquid Fuels to Youngblood Paving, Inc. in the amount of \$395,815.10 for the base bid and add alternates 1 and 2. The contract documents have been executed.

Columbia Gas is to complete some work in the intersection area of Western and Eighth Avenues and is also going to lower the gas line on Westview Drive to allow Public Works to lower the roadway in the area of 518 Westview Drive to remove a vertical curve. Public Works is currently doing a storm sewer extension from 7th Avenue to 9th Avenue in advance of the paving. Columbia Gas has asked to hold the paving program to September to permit time for this work. Youngblood Paving has agreed to this schedule.

Beaver Woods Stormwater Pond(s) Retrofit: The Township Engineer is designing the BMPs required to implement the Township's Pollution Reduction Plan for the Bradys Run watershed at the current location of the Beaver Woods Stormwater Pond. Ms. Hartman advised that the Chapter 105 and NPDES permit applications have been submitted.

Two Mile Run Park Area PRP Stormwater Pond: An additional stormwater pond needs to be constructed or retrofitted to meet the full obligations of the Township's Pollution Reduction Plan (PRP) as part of the MS4 permit. A site at Two Mile Run Park has been proposed for this purpose. The Township Engineer said that a wetlands determination has been completed and additional survey work is scheduled. The Solicitor advised that the title search on the additional property to be acquired for this project is not completed. She has been told it will be completed by next week.

DCNR Grant – Two Mile Run Park Trails: The DCNR Project Manager has issued Approval to Proceed with the bid phase of the project. The Township Engineer has released bids for opening on July 7, 2021.

Resolution No. 2021-16 Authorizing Collection of Interim Real Estate Taxes: The Beaver County Assessment Office has prepared a listing of interim real estate tax assessments dated May 20, 2021. Resolution No. 2021-16 has been prepared by the Township Solicitor directing the Real Estate Tax Collector to collect taxes on certain interim assessments received from the Beaver County Assessment Office.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve Resolution No. 2021-16 directing the Real Estate Tax Collector to collect Interim Real Estate Taxes as listed therein.

Request for Exemptions from Refuse Program 2021-2022 Contract Year: Each year the Board reviews requests for exemption from the refuse program for the next year. The Board was provided a list of residents who have requested exemptions. Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the exemption requests of the thirteen persons who submitted the documentation.

Zoning Code Amendments – Parking and Solar Energy Systems: The Brighton Township Planning Commission prepared amendments to the Zoning Code that propose one change to the parking regulations and add a new §195-137.18 Solar Energy Systems. At the May meeting the Board authorized forwarding the Zoning Coded amendment to the Beaver County Planning Commission for their review and comments. Thereafter, a public hearing can be scheduled on the ordinance proposal. To date the review comments of the Beaver County Planning Commission have not been received.

Zoning Code Amendments – Agritourism: The Brighton Township Planning Commission has prepared amendments to the Zoning Code that add a new §195-137.19 Agritourism. The amendment provides regulations for farm-related tourism or entertainment activities taking place on agricultural land. The uses are to be accessory to the principal use of agriculture. At the May meeting the Board authorized forwarding the Zoning Coded amendment

to the Beaver County Planning Commission for their review and comments. Thereafter, a public hearing can be scheduled on the ordinance proposal. To date the review comments of the Beaver County Planning Commission have not been received.

Zoning Code Amendments – Industrial and Development Performance Standards:

The Brighton Township Planning Commission has prepared amendments to the Zoning Code to amend §195-137.13 Industrial and Development Performance Standards. The amendments make a change to lighting requirements and noise regulations. The Brighton Township Planning Commission has recommended that the Board of Supervisors proceed with the adoption process for the Zoning Code amendment. The first step would be to forward it to the Beaver County Planning Commission for their review and comments. Thereafter, a public hearing can be scheduled on the ordinance proposal.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to authorize submittal of the proposed Zoning Code amendment to §195-137.13 Industrial and Development Performance Standards to the Beaver County Planning Commission.

Township MS4 Program: The Township Engineer stated that inspections are continuing on existing development projects and reports issued. A follow up inspection of Ashley Ridge may need to be scheduled. Outfall testing is being completed.

Stormwater BMP Operations & Maintenance Agreements: Peter A. and Renee M. Wilson have filed an individual small stormwater management BMP Agreements for construction of single-family home at 960 Grange Road. The BMP proposed is the construction of a rain garden. Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve the Agreement for individual small stormwater management BMP Agreement submitted by Peter A. & Renee M. Wilson for construction of single-family home at 960 Grange Road.

Aspen Fields Phase I Stormwater Pond – BMP Agreement: A Stormwater BMP Operations and Maintenance Agreement for the stormwater pond in the Aspen Field Phase I Plan has been executed by the Aspen Fields HOA. Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve and authorize execution and recording of the Aspen Fields Phase I Stormwater BMP Maintenance Agreement.

Golletti Plan of Lot Consolidation: This plan of lot consolidation combines three (3) existing vacant lots into one (1) lot. Enclosed is a copy of the site plan prepared by Pringle-Nero Land Surveying, Inc. dated April 24, 2021, the Township Engineer's review comments by letter date May 6, 2021 and the Beaver County Planning Commission review letter dated May 19, 2021. At their meeting of June 7, 2021, the Brighton Township Planning Commission recommended approval of the Golletti Plan of Lot Consolidation subject to compliance with the items listed within the Township Engineer's review letter dated May 6, 2021.

After review, Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the Golletti Plan of Lot Consolidation as prepared by Pringle-Nero Land Surveying, Inc. dated April 24, 2021 subject to compliance with the Township Engineer's review comments.

Deerfield Preserve Phase I Bond Release No. 2: The developer has requested Bond Release No. 2 for the Deerfield Preserve Plan in the amount of \$358,584.95. The Township Engineer reviewed the request and issued recommended releases. The Engineer recommended a release of \$71,092.22 from the grading bond estimate in lieu of the \$173,473.92 requested by the developer. A signed and sealed statement from the Geotechnical Engineer is received stating all grading activities are in compliance with the Geotechnical Report. The Township Engineer recommended a release of \$102,183 from the site development bond estimate in lieu of the \$130,883 requested by the developer. An item was added to the bond summary table in the amount of \$25,000 for plan review and inspection fees.

After review, Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to approve Bond Release No. 2 for Deerfield Preserve Phase I in the amount of \$173,275.22. The balance remaining after release is \$973,052.32.

Additional Business: The Township Solicitor reported that the title exam on the Knox lot should be completed soon.

The Township Solicitor advised that she has prepared a deed of dedication for the public recreation easement that has been offered at the rear of Lot No. 6 in the Antler Ridge Plan. A legal description of the easement was provided by the developer. A Declaration of Planned Community will be recorded soon that will include a plat of the plan that shows the area to be dedicated. She recommended that the Board make a motion to authorize execution of the deed of dedication.

Mr. Piccirilli made a motion, seconded by Mr. Equels, vote unanimous, to accept and authorize execution of the deed of dedication as approved by the Township Solicitor for the public recreation easement at the rear of Lot No. 6 in the Antler Ride Plan.

Mr. Dehart advised the Board that the Township will need to conduct the 7-year review of the Agriculture Security Area (ASA). That will require the appointment of an ASA Advisory Committee. Members will need to be considered for appointment as early as the July meeting.

Public Comment: There was no public comment.

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

Adjournment: Mr. Equels made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 7:40 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Secretary