

## MINUTES

### BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

June 10, 2024

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  
                      Gary J. Gordon – Supervisor  
                      Bryan K. Dehart - Manager/Secretary  
                      Marie S. Hartman, P.E. - Township Engineer  
                      Kathryn L. Johnston, Esq. – Solicitor

**Announce Executive Session:** The Chairman announced that the Board met prior to the meeting from 6:30 P.M. to 6:44 P.M. in Executive Session to discuss real estate. Also present were the Township Manager, Township Solicitor and Township Engineer.

**Public Comment – Agenda Items:** There was no public comment.

**Minutes of May 13, 2024 Regular Meeting:** Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to approve the minutes of the May 13, 2024 Regular Meeting.

Mr. Curtaccio dispensed with the reading of the monthly **May Reports**. Mr. Gordon 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
- F. Report of Tax Collectors
- G. Report of Fines
- H. Recycling Report

**Personnel Actions:** The Manger recommended the hiring of Colleen Wiley as a part time employee as a secretary at a rate of \$17.00 with a start date of June 17, 2024. He also recommended that the hourly rate of Brandi Burgess be increased \$0.75 per hour effective with the payroll ending May 17<sup>th</sup>.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the hiring of Colleen Wiley as a part time employee at a rate of \$17.00 per hour with a start dated of June 17, 2024 and to increase the pay rate of Brandi Burgess by \$0.75 per hour effective with the payroll ending May 17, 2024.

**Contract No. 24-R01 the 2024 Roadway Improvement Program:** The Board has awarded the bid for the 2024 roadway improvement program to Youngblood Paving, Inc. for Contract A (Liquid Fuels): \$457,363 and Contract B (BTMA Parking Lot): \$34,083.75. Contract documents have been executed.

The Township Engineer reported that a pre-construction meeting was conducted May 24, 2024. Drainage work at the end of Coleman Drive has been completed by the Road Department. A start date has not been set.

**Approve Purchase of 72” Brush Cutter Attachment:** the Road Foreman evaluated 72” brush cutter attachments for a skid steer, and recommended the purchase of a John Deere Diamond Brush Cutter in the amount of \$8,121.85. The quote was through Groff Tractor & Equipment.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to approve the purchase of a 72” Diamond Brush Cutter in the amount of \$8,121.85 from John Deere.

**Proposal for Playground Replacement Two Mile Run Park:** The playground at Two Mile Run Park is showing signs of deterioration and is due for replacement. Mr. Dehart solicited three (3) quotes for replacement equipment with a rubber fall zone. The swing set will also be replaced. The Township will remove the old equipment and install the stone base. The quotes were as follows:

Jeffrey Associates	\$62,882
Recreation Resource	\$70,320
General Recreation	\$70,000

Mr. Dehart recommended selecting the low price from Jeffrey Associates in the amount of \$62,882. The purchase is available through CoStars Contract Number 014-E23-305 Recreation & Fitness Equipment and Services. Funding is available through the Two Mile Run account.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to accept the proposal of Jeffrey Associates in the amount of \$62,882 for the purchase and installation of playground equipment with rubber fall zone for Two Mile Run Park through CoStars Contract Number 014-E23-305 Recreation & Fitness Equipment and Services.

**Two Mile Run Park Trails Phase 2 Bid Consideration:** The Township has received a \$100,000 grant for the construction of the Two Mile Run Park Trails Phase 2 project. The application request was for \$232,000. The project includes Trail Loop B (2,600 LF) and Trail Loop C (2,225 LF). The initial plan was to place a bid for the construction of both trail loops. However, with the reduced funding, alternative plans were discussed. The NPDES Permit for the site is still

open. It was determined to bid each loop as a separate contract with a third contract option for construction of both loops.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous to authorize the Township Engineer to prepare and release bid documents for the Two Mile Run Park Trails Phase 2 with a Contract A for Trail Loop B, Contract B for Trail Loop C, and Contract C for both Trail Loops B and C.

**Resolution No. 2024-13 PennDOT Reimbursement and Maintenance Agreement:** With the paving of Dutch Ridge Road completed, PennDOT has evaluated the project area to determine the need for upgrade of pedestrian facilities for ADA compliance. The crosswalk at Dutch Ridge Elementary School to Barrett Drive is identified for upgrade. The estimated cost to the Township for the upgrade is \$8,180 (51.274%). The cost will be invoiced after completion. This amount is to be reimbursed by the BASD which has maintenance responsibility for the crosswalk under the Conditional Use approval conditions for the Dutch Ridge Elementary School.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to approve Resolution No. 2024-13 approving and authorizing the Chairman to sign the PennDOT Reimbursement and Maintenance Agreement for upgrade of pedestrian facilities for ADA compliance on Dutch Ridge Road.

**Request for Exemptions from Refuse Program 2024-2025 Contract Year:** Each year the Board reviews requests for exemption from the refuse program for the next year. The Board received and reviewed a list of ten (10) residents who have requested exemptions.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the list of exemptions as presented.

**Two Mile Run PRP Stormwater Project Update:** The Township Engineer is designing and obtaining permits for a stormwater facility to meet the full obligations of the Township's Pollution Reduction Plan (PRP) for the Two Mile Run watershed as part of the MS4 permit. She stated that the geotechnical engineer has excavated test pits for the site. The report is pending. The PennDOT Highway Occupancy Permit has been secured for the access driveway. The permit for the non-jurisdictional dam is pending.

**Township MS4 Program:** The Township Engineer said that the annual BMP inspections were completed with results issued. Each owner has been issued a letter with the results. Outfall testing is underway.

**Gypsy Glen Road Slides:** There are two (2) existing slides on Gypsy Glen Road that partially encroach on the pavement, and could possibly slide further onto the roadways. Notices have been sent to the property owners to advise them of their obligations to investigate the area and develop a corrective action plan.

**Zoning Code Amendment to Add Place of Worship to all Zoning Districts:** At their meeting of June 3, 2024, the Brighton Township Planning Commission recommend that the Board

of Supervisors proceed with the adoption of the Zoning Code amendment to add Place of Worship (Church) as a Permitted Use in the HC-1 Health Care Service District, C-1 Neighborhood Commercial District, and the C-2 Mixed Use District and added as a Conditional Use to the SC-1 Special Conservation District.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to forward the proposed ordinance to amend the Brighton Township Zoning Code to the Beaver County Planning Commission for their review and comment, and to schedule a public hearing on the ordinance proposal at 6:15 P.M. on August 12, 2024.

**Revised and Restated Subdivision & Land Development Code:** A revised and restated Subdivision and Land Development (SDLD) Code has been prepared and recommended for approval by the Planning Commission. The revisions were started after adoption of the Implementable Comprehensive Plan to address recommendations of the Plan. The changes are comprehensive, which led to the decision to repeal the existing Chapter 180 Subdivision and Land Development Code and adopt a revised and restated Code. The Solicitor, Engineer and Manager provided a summary of the changes. The changes cover definitions, streets, sidewalks, grading, connectivity, open space, water supply, and other areas.

At their meeting of June 3, 2024, the Brighton Township Planning Commission recommended that the Board of Supervisors proceed with the adoption of the revised and restated Chapter 180 Subdivision and Land Development Code.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to forward the revised and restated Chapter 180 Subdivision and Land Development Code to the Beaver County Planning Commission for their review and comment, and to schedule a public hearing on the ordinance proposal at 6:25 P.M. on August 12, 2024.

**Minimum Construction Standards and Details:** As part of the revised and restated Chapter 180 Subdivision and Land Development Code, Minimum Construction Standards and Details are also being prepared. They will be adopted by Resolution. The updated details are referenced within the revised and restated Chapter 180. Any of the details that exist now in the Subdivision and Land Development Code will be removed from the revised and restated Chapter 180. All details will be located in the Minimum Construction Standards and Details, along with various signature blocks for plans, and a model Conservation and Recreation Easement. The details will be adopted simultaneously with the revised and restated Chapter 180 and will repeal all existing details.

Mr. Dehart said that no action is required at this time. A final copy will be provided in advance of the meeting at which adoption will be proposed.

**Aspen Fields Phases 3,4, and 5 Request for Performance Bond Reduction:** Maronda Homes has submitted a letter dated May 28, 2024 to request a partial release of \$52,564.82 from the Performance Bond for Aspen Fields Phases 3, 4, and 5. The Township Engineer reviewed the recommended release, as detailed in a letter dated June 6, 2024. The recommended release is \$42,922.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Bond Reduction Request No. 4 for Aspen Fields Phases 3, 4, and 5 in the amount of \$42,922. The balance remaining after the release is \$32,632.82.

**Aspen Fields Phase 5 Dedication of Public Improvements:** Maronda Homes has submitted a letter dated May 28, 2024 to request dedication of the public improvements in Aspen Fields Phase 5. The Township Engineer will prepare a report on what is needed prior to proceeding with dedication of the public improvements. The final road paving has taken place, but there is work at the detention facilities needed, as well as legal descriptions, and as built drawings required.

**Deerfield Preserve Plan Status:** The Township has had no contact from the developer for an extended period of time, and a recent inspection by the Township Engineer found the sediment basin found that it appears to not be dewatering as required. At the May meeting the Board authorized the Township Engineer to update the punch list of items outstanding in the development. The Engineer presented her report with a completing date of July 12, 2024.

**Additional Business:** The Township Engineer reported that Senator Casey has included the Fire Training Facility funding of \$500,000 in the 2024/25 appropriations bill.

**Public Comment:** There was no public comment.

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

**Adjournment:** Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to adjourn the meeting at 7:52 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Secretary