

## MINUTES

### BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

March 10, 2025

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. Four (4) visitors were present.

PRESENT:           John Curtaccio – Chairman  
                      Mark Piccirilli – Vice Chairman  
                      Gary J. Gordon – Supervisor  
                      Bryan K. Dehart - Manager/Secretary  
                      Garen Fedeles, Esq. – Solicitor  
                      Marie S. Hartman, P.E. - Township Engineer

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

**Minutes of February 10, 2025 Regular Meeting:** Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the February 10, 2025 Regular Meeting.

Mr. Curtaccio dispensed with the reading of the monthly **February Reports**. Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to accept the following February 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

**Parks and Recreation Board Vacancies:** There are three (3) vacancies on the Parks and Recreation Board for terms ending December 31, 2028, December 31, 2027, and December 31, 2026.

**Personnel Actions:** **Seasonal Employment:** Each year the Board approves the hiring of seasonal employees. Returning is William Price 445 Engle Road, Industry. Mr. Piccirilli made a

motion, seconded by Mr. Gordon, vote unanimous, to approve the hiring of William Price for seasonal employment at \$15.00 per hour.

**Bids for 2025 Roadway Improvement Program Contract 25-R01:** At the February meeting the Board approved a preliminary list of streets and Add Alternates for the 2025 Roadway Improvement Program. The Township Engineer update the cost estimate for the base bid as follows:

<u>Street Name</u>		<u>Cost Est.</u>
Bradys Ridge Road	Dutch Ridge Road to Livermore Drive	\$ 98,384
Center Drive	Tuscarawas Road to Mason Lane	\$111,908
Center Drive	Mason Lane to end	\$134,509
Kaye Circle	Entire Length	<u>\$131,809</u>
Estimated Total Base Bid:		\$476,610

At the February meeting the Township Engineer also reported that a request was made by Columbia Gas to include a paving scope of work for roadway restoration in the Windy Ghoul Plan as an Add Alternate in the Township's Paving Program bid. A model Agreement for this purpose has been provided. Columbia Gas is currently replacing gas lines within that plan. This area generally includes the entry road, the central road and part of the loop to the southeast. The scope of work only includes one (1) lane. This work will be included as an Add Alternate 1 to the paving contract bid, with reimbursement by Columbia Gas utilizing the model Agreement. The bid will include Add Alternate 2 for the second lane in the Columbia Gas project area so the road would be paved the full width. The bid will include Add Alternate 3 for the remaining portions of the Windy Ghoul Plan.

**Add Alternate No. 1**

Windy Ghoul Drive	Columbia Gas Company Scope of Work	\$ 63,532
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**Add Alternate No. 2**

Windy Ghoul Drive	2 <sup>nd</sup> Lane within the Columbia Gas Scope of Work	\$ 63,532
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**Add Alternate No. 3**

Windy Ghoul Drive	Remaining outside of Columbia Gas/Twp Scope	\$159,604
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A Contract B is also being included in the paving bid for work at the Public Works stie. The scope of work includes extending the drive from then end of the existing paving to the access gate of the walking trail and disc golf course, paving around the newly constructed bathroom building, and the initial segment of the walking trail.

**Contract B**

Disc Golf Course	Drive Extension, Parking, and Restroom Area	\$ 96,401
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The Township has \$450,000 budgeted for road paving. Of this amount, \$320,000 is Liquid Fuels Funding. The Board authorized the release of bids at the February 10, 2025 meeting. The Township Engineer said that bid opening will be on April 8, 2025.

**Authorize Participation in the Beaver County Regional COG 2025 Summer & Winter Commodities Bid:** Estimated quantities for the 2025 Beaver County Regional COG Summer & Winter Commodities Bid are due. The Township Manager reviewed the bid sheets with the Road Foreman and recommend that the Board include the following estimated quantities in the bid estimate:

River Gravel Size No. 57	200 Tons
Limestone Size No. 2A	1,200 Tons
Limestone Size No. 8	600 Tons
Limestone Size No. 1	100 Tons
Limestone Size No. R4	200 Tons
Limestone Size No. R6	200 Tons
Liquid Asphalt – E-1 Prime	2,000 Gallons
Liquid Asphalt – CRS-2 (E-3)	30,000 Gallons
Ultra-Low On-Road Diesel Fuel	13,000 Gallons
Unleaded Gasoline (87 Octane)	22,000 Gallons
Rock Salt	600 Tons
Anti-Skid Type 3A (AS1)	400 Tons

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to authorize participation in the Beaver County Regional COG for the materials and quantities recommended.

**Execute Refuse & Recycling Collection Contract:** At the February meeting the Board awarded the 2025 Refuse and Recycling Contact to J. Young Refuse with an effective date of July 1, 2025. This is a three (3) year contract with an option to mutually agree to extend the contract for an additional two (2) year period. J. Young Refuse has submitted all required documents and executed contract.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize execution of the final contract document.

**Authorize Purchase of BTMA Truck:** The Brighton Township Municipal Authority (BTMA) is purchasing a new utility truck and has a trade offer of \$20,000 for their 2018 Chevrolet 3500 with utility body. Mr. Dehart recommended that the Township purchase this vehicle for use by the summer maintenance crew. The vehicle is expected to be available near the end of March.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorized the purchase of the BTMA 2018 utility truck at a cost of \$20,000.

**YMCA Summer Playground Program Contract Approval:** A contract proposal in the amount of \$7,000 has been received from the YMCA of Beaver County to operate an eight-week

summer playground program from June 16 to August 8, Mondays to Fridays between the times of 10:00 AM to 2:00 PM. The program takes place at Hardy Field.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to accept the proposal of the YMCA in the amount of \$7,000 to operate a summer playground program at Hardy Field and authorizing the Township Manager to sign the contract.

**Proposal for Job Analysis and Fit for Duty Tests:** A proposal has been received from Select Medical/NovaCare Rehabilitation to perform job analysis and develop fit for duty testing. Each job analysis is \$750 and each fit for duty test development is \$1,000. Mr. Dehart recommended that this be completed for the public works and police departments to establish a post offer employment test process. The total for both would be \$3,500.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to proceed with the proposal from Select Medical/NovaCare Rehabilitation to perform job analysis and develop fit for duty testing. Each job analysis is \$750 and each fit for duty test development is \$1,000.

**Contract No. 24-PK1 Two Mile Run Park Trails Phase 2:** At the July meeting, the Board awarded a bid contract to LM&R Excavating, LLC in the amount of \$159,900 for construction of trail loops B and C. The Engineer said that the contractor has been advised that the culvert installed on Trail C must be replaced to comply with plan specifications, Further, vegetative cover needs to be established in the spring. Subsequently, an on site inspection will be scheduled with the Beaver County Conservation District to seek release of the NPDES permit.

**Contract No. 22-ST01 2022 Stormwater Improvements (Beaver Woods Detention Pond):** The Beaver Woods Detention Pond Retrofit Project constructed by Pride Masonry, Inc. is in the maintenance period. An inspection by the Beaver County Conservation District found items that need to be addressed. The Township Engineer previously issued to the contractor a listing of outstanding items. Those items will be addressed during the spring construction season. The Township Engineer has also submitted a NPDES Permit renewal and amendment application to the Beaver County Conservation District. The Township will need to replace the culvert at the driveway entry to comply with the plan drawings. This will be a spring project pending receipt of an approved permit amendment.

**Resolution No. 2025-11 Exonerating RE Taxes on Township Properties:** This Resolution exonerates the collection of Township real estate taxes on the two (2) parcels purchased in 2024 from Mr. Baycura. The Township will seek tax exempt status on these parcels for future years.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Resolution No. 2025-11 to exonerate the collection of Township real estate taxes on Tax Parcel Nos. 55-152-0117-004 and 55-152-0118-000 owned by Brighton Township.

**Ordinance Regulating Street Openings:** The Township Engineer has drafted an updated ordinance to regulate street openings. The Township Engineer reviewed the draft ordinance. The revisions establish more specific application requirements, more stringent specifications for

restoration, specifically where a street has been paved within five (5) years of the proposed street opening. Bonding provisions are also established. The Township Engineer emphasized that the purpose is to protect the Township's roadway investment. The Solicitor will add language that authorizes the Township to exempt the Brighton Township Municipal Authority and Brighton Township Sewage Authority from the permitting and fee requirements, depending upon the scope of work involved.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to authorize the Township Solicitor to advertise the proposed ordinance to regulate street openings for consideration of adoption at the Board's April 14, 2025 meeting.

Mr. Dehart said that a new fee schedule for road openings will also be prepared for consideration at the April meeting.

**Request for Crosswalks Aspen Fields Plan:** The Aspen Fields HOA has requested the Township to install crosswalks at two (2) locations in the Aspen Fields Plan. On Aspen Drive between 136-138 where the trail and crossing sidewalk are; and on Cottonwood Drive between 113-115 where the sidewalk crosses the road. The Township Engineer previously quoted this work at \$3,500. However, that was prior to road dedication. The Board asked the Township Engineer to quote the work for their consideration at the April meeting.

**Agreement for Use of Township Facilities:** The Township Manager has met with the Baseball/Softball Club, Brighton Township Bears football club, and the BTBSA soccer club to discuss proposed agreements with each of those organizations. Signed Agreements have been received from all three(3) groups and can be signed by the Township.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve and authorized execution of the Agreements for Use of Township Facilities.

**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. The Township Engineer said that a preapplication meeting was undertaken with the PA DEP for the CH 105 Dam Permit. Application for the permit should be completed soon.

**MS4 Program:** The Township Engineer said that LSSE will conduct annual training with Public Works soon. They will also be scheduling the annual inspections of post construction stormwater management facilities.

**Excess Maintenance Agreement:** Agreement No. 2025-01: An Excess Maintenance Agreement has been prepared for a 1.15 mile section of Neville Road for work at the Jenkins Well Pad. The Agreement is with Pin Oak Energy Partners LLC. A permit for over-posted weight hauling has also been submitted and the required bond has been posted. The Agreement is for a three-year period.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to approve and authorize execution of Excess Maintenance Agreement No. 2025-01 with Pin Oak Energy Partners LLC for 1.15 miles of Neville Road for a period of three years.

**Conditional Use Application:** A Conditional Use application has been filed by St. Barnabas Land Trust to use a portion of their building at 4301 Dutch Ridge Road for records storage. A Self-Storage/Mini-Warehouse use is a permitted Conditional Use in the C-2 Mixed Use Zoning District. A public hearing is required to hear the application.

Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to schedule a public hearing on the Conditional Use application of St. Barnabas Land Trust at 6:30 P.M. on April 14, 2025.

**Clover Communities Brighton LLC – Grading Bond Release No. 2 - FINAL:** The Developer has completed all items required with the grading permit for the Clover Communities project. By letter of March 6, 2025 the Township Engineer has prepared and is recommending approval of Grading Bond Release No. 2 – FINAL in the amount of \$13,750.

Mr. Gordon made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve Grading Bond Release No. 2 – FINAL for Clover Communities Brighton LLC in the amount of \$13,750.

**Additional Business.** The Township Solicitor reported that the Planning Commission has asked that regulations be drafted for retreat centers. A height restriction on structures in the C2-Mixed Use District will also be added in certain section of the Code.

The Solicitor also reported that a settlement on the assessment appeal filed by Comprehensive Health Care is pending. With a current assessed value of \$59,657,88 the owner was seeking a reduction to \$30,000,000. The settlement proposed is \$39,500,00.

Mr. Piccirilli said that the dress for Board meeting April through October will be business casual.

**Public Comment:** There was not public comment.

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

**Adjournment:** Mr. Piccirilli made a motion, seconded by Mr. Gordon, vote unanimous, to adjourn the meeting at 7:36 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Secretary