

**TOWNSHIP OF HOPEWELL
Beaver County, Pennsylvania
BOARD OF COMMISSIONERS
WORKSHOP MINUTES**

6:10pm: The Board of Commissioners played host to Hotel Developer Jay Thakkar and Greater Northern Community Investment Group Chairman/CEO Wilbert Young as well as Beaver County Corporation for Economic Development President Jim Palmer. Mr. Thakkar and Mr. Young laid out their interest and general plans they would like to develop at the Phase III site for Hopewell Industrial Park. Over the next six months, they will be having studies done and engineering done, as well as seeking financing, to possibly look at putting an 80-120 room hotel and restaurant at the Phase III site. In a question and answer session between the Commissioners and Mr. Thakkar and Mr. Young, as well as Mr. Palmer, dialogue took place on the CED's involvement with the property, where funding would be coming to finish the Phase III infrastructure and layout, as well as hotel and retail food questions directed at Mr. Thakkar and Young. It was decided that a meeting between Jim Palmer of the DEC, along with Mr. Thakkar and Young, as well as Township Manager Norm Kraus and Marketing and Communications Director Pamela Konstantakis needs to take place within the next week or so in order to discuss the next steps in the development process.

7:05pm Workshop meeting called to Order by Mr. Bufalini and the meeting will be recorded

ROLL CALL

President

Rich Bufalini

Vice President

Joe Kusnir

Commissioners

Dave Ciccone

Nick DiPietro

Gary Tranelli

Others Present

Norm Kraus, Jr. Township Manager

Marie Stratakis-Hartman, Township Engineer

7:05pm **ENGINEERS REPORT** Marie Stratakis-Hartman (Report on File)

8:00pm **CITIZEN COMMENTS PERTAINING TO THE BUSINESS AGENDA** None

8:01pm **BUSINESS AGENDA**

Mr. Kusnir Motion to approve the Workshop Minutes for June 9, 2014

Mr. Ciccone Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

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Mr. Tranelli Motion to approve the list of Bills dated July 14, 2014, General Fund \$15,109.22, Sewer Fund \$3,638.33 and State Fund \$328.72.

Mr. Bufalini Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion to pass Resolution R-2104-13, a resolution appointing Township Manager Norman Kraus, Jr. to become the liaison between Hopewell Township and Berkheimer

Mr. Kusnir Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to pass Resolution R- 2014-14 permitting President Rich Bufalini, Township Manager Norm Kraus, Administrative Manager Wendy Kasunic and Tax Collector Diane Palsa to do any and all business transactions with ESB Bank on behalf of the township.

Mr. DiPietro Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. DiPietro Motion to pass Resolution R- 2014-15 enabling Hopewell to secure grant monies through the DUI grant program as set up with the Hopewell Township Police Department.

Mr. Ciccone Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to pass Ordinance 2014-03 approving the intergovernmental cooperation agreement between Hopewell Township, Potter Township, the City of Aliquippa, the Borough of Monaca and the Beaver County Regional Council of Governments, relative to the Beaver County Ohio River Planning Project for 2014.

Mr. Ciccone Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

8:22pm **ITEMS FOR DISCUSSION**

A brief discussion was held on the current Hopewell Township fee schedules and fee terms with regards to adjusting them to 2014 rates. A sub-committee of Marie Hartman, Wendy Kasunic, Norm Kraus and John Bates will set up meetings to come up with recommended fees across the board that the BOC can review and decide that the recommendations work. The BOC was also apprised on the taxes owed on the former Lopata properties that the township now owns. Norm Kraus told the BOC that \$1,916.09 in property taxes are due on the properties that the township is responsible to pay. The BOC asked Norm Kraus to contact Fire Chief Ed Haney about doing a controlled fire training exercise on the buildings to raze the properties.

8:32pm **CITIZEN FORUM**

Jim MacLaren from 1089 Croxall Avenue asked if the road department could lend 4sets of horses to the youth baseball league this coming weekend for a tournament. Norm Kraus said he would look into it with our road department.

8:35pm **NEW BUSINESS**

Commissioner Rich Bufalini informed the BOC about the San Rocco Committee meeting with him and Parks commissioner Nick DiPietro about possibly moving the San Rocco Festa to Hopewell Community Park in 2015 for either a 5 or 10 year contract period. Commissioner DiPietro went over the specifics in a letter the San Rocco committee sent to him about what they would need at the Park and specifics on the Festa itself and what would be involved if the BOC agreed to let the Festa come to Hopewell Park.

Commissioner Bufalini brought up the subject of defibrillators and the township needing to get equipped with them in the police cars and buildings. The cost is quite high for this medical equipment so Commissioner Bufalini is going to speak to Police Dispatcher Christina Komen about applying for possible grant money for this equipment.

9:05pm **OLD BUSINESS/ None**

9:07pm

Mr. Ciccone Motion to approve the request by the San Rocco committee to use Hopewell Township Community park facilities upon terms and conditions mutually agreed upon in August 2015.
Mr. Tranelli Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

9:10pm **EXECUTIVE SESSION** **IN**

9:50pm **EXECUTIVE SESSION** **OUT**

Mr. Kusnir Motion to promote James Carr to Equipment Operator 1 at \$26.04 per hour in accordance with the guidelines agreed to through the CBA, effective July 28th, 2014.

Mr. Ciccone Second the Motion

Roll Call Vote

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to promote James Pursley to Equipment Manager 1 at \$26.04 per hour in accordance with the guidelines agreed to through the CBA, effective July 28th, 2014.

Mr. Tranelli Second the Motion

Roll Call Vote

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to promote David Alexander to Maintenance Man at \$25.57 per hour in accordance with the guidelines agreed to through the CBA, effective July 28th, 2014.

Mr. Bufalini Second the Motion

Roll Call Vote

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

9:55pm **ADJOURNMENT**

Mr. Kusnir Motion to adjourn

Mr. Tranelli Second the motion

Voice Vote: All in favor

Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 7/14/14
Minutes Prepared by: Norm Kraus, Jr. 7/15/14