

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

6:30pm Meeting was called to order by Mr. Bufalini and the meeting was being recorded

6:30pm

ROLL CALL

President

Rich Bufalini- in attendance

Vice President

Joe Kusnir – in attendance

Commissioners

Dave Ciccone- in attendance

Nick DiPietro- in attendance

Gary Tranelli – in attendance (arrived 6:56pm/ left 8:47pm)

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

Michael Jones/McMillen,Urick,Tocci,Fouse&Jones, Township Solicitor

6:31pm ENGINEER’S REPORT Marie Stratakis Hartman **REPORT ON FILE**

7:04 pm CITIZEN’S COMMENTS PERTAINING TO THE AGENDA: NONE

7:05pm **BUSINESS AGENDA**

Mr. Ciccone Motion to approve the Workshop Minutes for February 9, 2015

Mr. DiPietro Second the motion

Roll Call Vote:

Mr. Tranelli Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Abstain/ was absent that meeting

Mr. Bufalini Abstain/ was absent that meeting

Motion Carried

Mr. Kusnir Motion to approve the list of bills dated 10/13/14 as presented; General Fund; \$49,567.29;
Sewer Fund; \$14,509.24.

Mr. Tranelli Second the motion

Roll Call Vote:

Mr. Tranelli Yes

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

Mr. DiPietro Motion to approve Dahlia Martinez as a work volunteer for the summer recreation program at Hopewell Park. Ms. Martinez also volunteered at the Park last summer.
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. Ciccone Motion to approve Resolution 2015-06, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, recognizing Chelsea Sundy, a senior at Hopewell Area High School, who volunteered at Hopewell Community Park as a Camp Lakewood Counselor during the months of June through August 2104, and whereas, through her required hours for her Senior Project, Chelsea served the community with distinction and honor, to wit; She planned, implemented and led the children who attended Camp Lakewood, in quality recreational activities and supported the main objectives of a camp counselor; leadership, athleticism, enthusiasm, and respect. Chelsea was thoughtful of, and attentive to the needs of each child and performed superbly during her service.
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

7:07pm **ITEMS FOR DISCUSSION**

The BOC took up the discussion of the township participating in the Juvenile Services Division of Beaver County Community Service Project for 2015. It was decided to take action on this matter later in the meeting. Solicitor Jones brought up a zoning amendment issue that needed advertised as part of an ordinance and the BOC decided to table this issue.
Mike Jones next brought up the matter of Maronda Homes executing the paperwork on Lot 57 in Autumn Ridge with regards to the storm water detention pond being turned over to the township. The township will have tax exempt status on Lot 57 since it will maintain the water detention pond. Mr. Jones also told the BOC that he had met with Fire Chief Ed Haney with regards to the cell tower lease at the fire station on Rt. 151 and the fire department will be executing the agreement, which will bring in \$1,200 a month to the fire department.
The next topic Mr. Jones discussed with the Board was the lawsuit against the Rains/Leone property with regards to the downstairs apartment issues. The township was willing to drop the lawsuit if Rains/Leone would pay all court costs associated with the lawsuit and make the necessary corrections according to codes and regulations. The Board decided to see if CodeSys would come in and look at both the upstairs and downstairs and make a further determination. Mike Jones informed Marie Hartman that Seitel could be charged back on field work time she spent on township time while Seitel was in Hopewell Township last year.

Solicitor Jones then discussed the Confidentiality Policy that the township wants to execute with the township employees. Mike presented the BOC with a document from the Right to Know Law listing 30 different specific points that could be included as an addendum to the front page of the main Confidentiality Agreement that the township will have employees execute.

Commissioner Kusnir brought up the two Lopata properties that the township currently owns and what the BOC wants to do with these properties. He asked what the taxes were and Manager Kraus said he thought it was in the \$4,000 range for both in 2014. Manager Kraus was asked to get in touch with Joann Gennero to as to getting an appraisal done on the property.

Engineer Marie Hartman then brought up the issue of a unique dye test situation that she wanted the Board's guidance on. This involved a homeowner failing a dye test under the old injection standards of the township, but having the same property pass the dye test under the new standards. Ms. Hartman laid out the circumstances that took place on the repairs the owner had done after the failed injection test. He used a non-qualified contractor to do the pipe repair. The wrong bedding and pipe was used in the repair. Then the new homeowner had the current dye test performed by the sewer department and passed the test. The BOC and Solicitor Jones discussed and decided to issue a non-compliance disclaimer that would be attached to the certificate of passing the dye test. The non-compliance disclaimer would absolve the township of any future liability that the township could incur with this dye test situation on this property.

7:54pm

CITIZEN'S COMMENTS NONE

7:55pm

NEW BUSINESS

Commissioner Bufalini announced that Police Chief Brian Uhrmacher has set up a Date of April 2, 2105, to test the part-time police officer for full-time appointments. The possibility that one and possibly two positions may be available with the police department.

Mr. Bufalini mentioned that two new police cars had been ordered by Chief Uhrmacher And that the police cars and other township vehicles parked in the back parking lot that are no longer in use need to be considered for selling. Mr. Kraus commented that he and Marie Hartman have that on the list of things to do.

Mr. Bufalini brought up the subject on the township getting additional medical insurance price quotes from the various medical companies. The costs of the current plan have continued to increase and the BOC wants to be proactive about keeping costs down.

Under new business, President Bufalini announced a reorganization of sorts for the commissioners and their various department responsibilities. Mr. Bufalini will continue with the police. Mr. Ciccone has now been placed in charge of development and planning for the township. Mr. Tranelli has assumed responsibility of the roads while Mr. Kusnir will remain over the sewer department and Mr. DiPietro will continue with the Park.

8:06pm

OLD BUSINESS

Commissioner Bufalini brought it to the attention of the Board about the alleyways they live on and the forms and documentation they have already turned into the township.

They were requesting the township to provide slag and back-dragging as a road maintenance benefit. Mr. Bufalini suggested slagging and back-dragging all alleyways. Engineer Hartman pointed out that some of these residents main entrance to their homes are the alleys and maybe do a little less maintenance to these roads, but look at the legitimate private roads and decide what maintenance level they should receive. Mike Jones added that the agreement he had drafted for the township is a broad agreement and there is a waiver and release in the agreement itself stipulating limited winter maintenance. The subject of Independence Square versus a private road came up Mr. Jones pointed out that we are looking at a slag road versus a paved road and that sets the

parameters as different right there as far as the township goes. It was pointed out that Manager Kraus have these forms available, the residents of private roads and alleys fill them out and he get them back to the BOC for consideration. Ms. Hartman said there are three agreements ready to be acted on right now , as well as two others (one being the alley behind the Serbian Club/as per Steve Rodich) that the BOC will review next meeting. Mr. Jones said no new motion was needed to be acted upon, but the BOC could to continue to use the standardized Release Agreement in place.

Under Old Business Engineer Hartman brought the BOC up to speed with the salt issue and the Hopewell School District taking salt from the township for use at the school roads in the range of 200 tons this winter season. They were assessed no cost or bill for this salt. This caused some shortage issues at the township end and is something that has to be addressed going forward. Manager Kraus will speak to School District Business Manager Johanna Robb about the issue and the township possibly bidding for what salt the school district needs and then billing that amount back to the school district.

8:42pm **EXECUTIVE SESSION/IN**

An executive session was held to discuss potential litigation in the police department, Administrative Employee Interviews and an Earned Income Tax issue with a resident.

9:01pm **EXECUTIVE SESSION/ OUT**

There was no action taken on any issues discussed in executive session

9:02pm **MOTIONS MADE COMING OUT OF EXECUTIVE SESSION**

Mr. Kusnir Motion for the township to participate in the Juvenile Services of Beaver County Community Program for 2015.

Mr. DiPietro Second the Motion

Roll Call Vote:

Mr. Tranelli Absent
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion for the township to continue to utilize the Standard Release Agreement to authorize periodic limited maintenance to private roads at the sole discretion of the Township when approved by all abutting property owners.

Mr. DiPietro Second the Motion

Roll Call Vote:

Mr. Tranelli Absent
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

9:03pm **ADJOURNMENT**

Commissioner Kusnir

Motion to adjourn

Commissioner DiPietro

Second the Motion

Voice Vote
All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 3/9/2015
Minutes prepared by Norm Kraus, Jr. 3/10/2015