

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

**6:32pm** Meeting was called to order by Mr. Bufalini and the meeting was being recorded. Mr. Bufalini announced that Vice President Joe Kusnir would run the meeting, since his voice was still being affected by recent neck surgery.

**6:30pm**

**ROLL CALL**

President

Rich Bufalini- present

Vice President

Joe Kusnir – present

Commissioners

Dave Ciccone- absent

Nick DiPietro- present

Gary Tranelli – absent

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

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

**6:35pm** **The BOC met with Zoning Officer John Bates on a few outstanding issues**

Questions arose from heavy paving equipment being spotted at the former Pizza Masters site on Brodhead Rd., owned by Dan Rains and Domenic Leone. Mr. Bates confirmed that he had not been contacted by anyone concerning what might be going on at that property. Solicitor Mike Jones said that this new item could go with the other standing legal action the township was looking to pursue with regards to Mr. Rains and Leone. The second issue came up about Greg Thomas on Mercer Rd. and the right of way/easement issue that was discussed at the Business Meeting on May 27<sup>th</sup>. Mr. Jones and Bates reviewed the situation and Mr. Jones got in touch with John Rackley, the attorney for Mr. Thomas, and said no fence permit would be issued by the township, since the right-of-way is going through Mr. Thomas' property. Mr. Jones said the township would take no action and the issue comes down to Mr. Thomas and his neighbors.

**6:47pm** **ENGINEER'S REPORT Marie Stratakis Hartman** **REPORT ON FILE**

Mrs. Hartman covered a wide range of topics in her nine page report. The report is on file and available for review in the Township manager's office. The issue with flooding at residences located at Shadow Lakes was discussed by all present. This issue happened again during the last heavy rain event. Owner Jimmy Manganello will be notified by the township that the pipe resting on his property and being filled with rip-rap, is forcing water away from that pipe and the flood waters are then finding their way to residences and causing damage to homes. This major issue must be dealt with by him, as the pipe causing the problem is on Shadow Lakes property.

**6:47pm** **ACTION TAKEN OUT OF ENGINEER'S REPORT**

Mrs. Hartman addressed the BOC during her Engineer's presentation, with regards to an application submitted by Mr. Bates with regards to filling an alternate position on the Sewer Authority Board.

Page 2, June 13<sup>th</sup>, 2016 Workshop Meeting Minutes

Mr. Kusnir Motion to approve Neil Lad as an alternate for the Sewer Authority Board, pending term length and alternate language with regards to the bylaws set up for the Sewer Authority Board.  
Mr. Bufalini Second the motion

Roll Call Vote:

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

Motion Carried

**7:35pm** **CITIZEN'S COMMENTS PERTAINING TO THE AGENDA: NONE**

**7:35pm** **BUSINESS AGENDA**

Mr. Bufalini Motion to approve the Workshop Minutes for May 9<sup>th</sup>, 2016  
Mr. Kusnir Second the motion

Roll Call Vote:

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

Motion Carried

Mr. DiPietro Motion to approve the list of bills dated 6-13-2016, as presented; General Fund; \$59,086.25; Sewer Fund; \$14,209.21 and State Fund; \$14,421.95.

Mr. Bufalini Second the motion

Roll Call Vote:

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

Motion Carried

Mr. Bufalini Motion to approve the Hopewell High School Cross Country Program and teams to use Hopewell Community Park this summer and Fall for practice and cross country meets.

Mr. DiPietro Second the motion

Roll Call Vote:

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

Motion Carried

Mr. Bufalini Motion to hire Peter Demetri Loncar as Park Maintenance at a rate of \$7.25 per hour, retroactive To the May 9<sup>th</sup> 2016 Workshop Meeting, when his first official day of work at the park

commenced. He replaces William Moonert, who was previously hired, but cannot come back to the Park due to military training commitments.

Mr. DiPietro Second the motion

Roll Call Vote:

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

Motion Carried

Mr. Kusnir Motion to hire Mirko Loncar as Park Maintenance at a rate of \$7.25 per hour. This will now bring the seasonal workforce at the Park up to seven part-timers, the number the Board of Commissioners agreed to hire with the 2016 budget.

Mr. DiPietro Second the motion

Roll Call Vote:

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

Motion Carried

Mr. Bufalini Motion to hire Raquela Brunette for Park Recreation at a rate of \$7.25 per hour. She replaces Lacey Laurito, who was previously hired for recreation this year, but has gotten full-time employment elsewhere.

Mr. DiPietro Second the motion

Roll Call Vote:

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

Motion Carried

**7:40pm** **ITEMS FOR DISCUSSION**

Mike Jones mentioned to Norm Kraus that the last audit for the police pension plan would need to be attached to the police contract that was just signed with the township. Mr. Jones then asked if the Board could go into Executive Session at this time to discuss litigation and personnel issues dealing with Hopewell Park.

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**7:45pm** **EXECUTIVE SESSION BEGINS**

**8:26pm** **EXECUTIVE SESSION ENDS/ Vice President Kusnir announces no action was taken on Pending litigation or Park Personnel issues.**

**8:26pm** **ITEMS FOR DISCUSSION / continued**

Manager Norm Kraus brought the BOC up to date with a phone discussion he had with Malvin Sander, attorney for the Chris Passodelis development group. Mr. Sander expressed his group as

being “thrilled” with the announcement on the Shell Cracker Plant and their hotel plans as being even more viable with the township They are pulling over \$250,000 together for engineering and other costs, but still would like the township to update the 2002 marketing study that was done for the township back then. Mr. Sander said he spoke with Johann Robb, Business Manager for the Hopewell School District, about meeting with them. Johanna said the new Superintendent starts July 1<sup>st</sup>, and she would not want to carry on any discussions without her input. Ms. Robb asked for a packet of information from the development group for her and the school board to review. Mr. Sander hopes the school district will be favorable to their plans. Mike Jones added that the Beaver Beaver County CED and KU Resources did a regional feasibility study that he was aware of through Potter Township. He will try and get a copy of this study we can pass onto Mr. Sander and the Passodelis Development Group.

Manager Kraus passed out a sheet with all of the various vendors and events going on at Park Fest 2016, taking place at Hopewell park on July 9<sup>th</sup>. He explained how things are being covered presently with the recreation department until a new Recreation Director is hired. He also told the BOC his Senior Camp Counselor program has worked quite well with the four girls that were appointed into these positions. He also said that Kari Steuer had stepped up “bigtime” above everyone to make things happen for all camp related issues and had put together that plans and activities that were being set up for Camp Lakewood this summer. He asked the Board to consider bumping her hourly pay from \$8.25 and hour up to \$9.00 per hour for proper compensation.

**ACTION TAKEN OUT OF ITEMS FOR DISCUSSION**

Mr. Bufalini Motion to increase Kari Steuer’s hourly rate from \$8.25 per hour to \$9.00 per hour for the additional camp responsibilities she has taken on at this point in time and for the rest of the summer.

Mr. Kusnir Second the motion

Roll Call Vote:

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

Motion Carried

**8:56pm** **OLD BUSINESS/ NONE**

**8:56pm** **NEW BUSINESS/ NONE**

**9:00pm** **ADJOURNMENT**

Commissioner Bufalini  
Commissioner Kusnir

Motion to adjourn  
Second the Motion

Voice Vote

All in favor  
Motion Carried