

TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
March 26th, 2018
BUSINESS MEETING MINUTES

7:08 P.M. **Call to Order**
Business Meeting Called to Order by President Richard Bufalini. President Bufalini indicated that the meeting is being recorded.

7:08 P.M. **Pledge of Allegiance**

7:09 P.M. **Roll Call**
President Richard Bufalini – In Attendance
Vice President Joe Kusnir – In Attendance
Commissioner David Ciccone – In Attendance
Commissioner Nick DiPietro – In Attendance
Commissioner David Swihart – In Attendance

Others Present
Marie Stratakis Hartman, P.E., Engineer/Assistant Manager
Michael B. Jones (McMillen, Urick, Tocci & Jones), Township Solicitor

7:09 P.M. **Public Comments**
No Public Comments regarding the proposed Business Agenda.

7:09 P.M. **Business Agenda**
President Bufalini announced that the Tax Collector's Report and Treasurer's Report are available for public inspection at the Municipal Building.

Commissioner Kusnir: Motion to approve the December 26th, 2017 Business Meeting minutes.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:
Commissioner Swihart Abstain
Commissioner Ciccone Yes
Commissioner DiPietro Abstain
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

Commissioner Kusnir: Motion to approve the February 26th, 2018 Business Meeting minutes.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:
Commissioner Swihart Abstain
Commissioner Ciccone Yes
Commissioner DiPietro Abstain
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

Commissioner Swihart: Motion to approve the List of Bills dated March 26th, 2018, as presented: General Fund \$27,883.60; Sewer Fund \$21,736.59; and State Fund \$7,009.08.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to approve Resolution 2018-04 being a Resolution of the Township of Hopewell, Beaver County, Pennsylvania approving the Mossor Plan of Lot Consolidation involving the combination of two (2) lots into one (1) lot. Tax Parcel #65-00004-0714.000 (containing a single family residential unit) and being Lot 228 in the Woodlawn Park Plan of Lots as recorded in PBV 4 Pages 6-7, is being combined with Tax Parcel #65-004-0713.000 (containing a garage) and being Lot 227 in the Woodlawn Park Plan of Lots as recorded in PBV 4 Pages 6-7. Newly created Parcel "A" will contain 16,000 S.F. (0.367 Acres), in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner DiPietro: Motion to approve Resolution 2018-05 being a Resolution of the Township of Hopewell, Beaver County, Pennsylvania approving the Wuttur Plan of Subdivision involving the subdivision of one (1) lot into three (3) lots. Tax Parcel #65-193-0241.N05 (containing a single family residential unit) is being subdivided into three (3) lots. Newly created Lot No. 1 (5.319 Acres) and Lot No. 2 (5.319 Acres) will be vacant property, and Lot No. 3 (7.342 Acres) will contain the existing single family residential unit located at 1182 Airport Road, in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.

Commissioner Kusnir: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

Commissioner Ciccone: Motion to approve Resolution 2018-06, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the execution of a Development Improvement Agreement with Maronda Homes, Inc. for the Public and Private Facilities associated with the Clairmont Manor Subdivision and Land Development Plan Phase Three.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes

Motion Carried

7:14 P.M. **Commissioner's Reports**
No Commissioner Reports.

7:14 P.M. **Department Reports**
The various Department Reports were given and are on file at the Hopewell Township Municipal Building.

Police Sergeant Jill Banovsky, Zoning Officer John Bates, Sewer Department Superintendent Chris Thompson, and Sewer Department Chairman Jim MacLaren presented their respective reports.

7:21 P.M. **Old Business**
No Old Business.

7:21 P.M. **New Business**
No New Business.

7:22 P.M. **Citizen's Forum**

Residents of The Village at Beaver Lakes and Woodfield at Beaver Lakes, Aliquippa, PA
Numerous residents that reside within The Village at Beaver Lakes and Woodfield at Beaver Lakes that routinely travel Beaver Lakes Boulevard attended the meeting to express their concerns about the condition of Beaver Lakes Boulevard. The list of residents that attended the meeting is attached to these minutes. The primary concern of the residents is the condition of the roadway-poor pavement condition and lack of drainage facilities/flooding. Many residents spoke to this subject and comments are summarized as follows:

- Village on the Green residents did not attend the meeting and did not sign the petition.
- Discussed that paving is proposed for 2018 on Golfway Drive and Fairway Drive following installation of a new waterline. Paving is not proposed for Beaver Lakes Boulevard at this time.
- Beaver Lakes Boulevard was originally constructed as a gravel roadway by Winslow Homes and was a private roadway, as were Golfway Drive and Fairway Drive. These roads were dedicated to Hopewell Township when Woodfield at Beaver Lakes was constructed.
- The condition of the roadway is preventing residents from selling their homes.
- Construction "rumors" are not a legitimate excuse not to make improvements to Beaver Lakes Boulevard.
- The residents feel that Beaver Lakes Boulevard should be improved, and any future damage caused by a Developer/construction equipment should be repaired by the Developer at that time.

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

- Engineer Marie Hartman explained the development process and where Hopewell Township and the Developer are within this process in terms of determining sewer system capacity. The sewer system capacity will govern the extent of development. Should the Developer desire to construct something more than Hopewell Township can accommodate, upgrades to the sewer system would be required to allow the development to move forward.
- Engineer Marie Hartman discussed the commitment by Hopewell Township to resurface Golfway Drive and Fairway Drive in the areas that were disturbed by replacement of the waterline. Beaver Lakes Boulevard was never intended to be resurfaced in conjunction with the waterline replacement project. This was reflected in the correspondence that Engineer Marie Hartman sent to The Village on the Green.
- Engineer Hartman discussed how roadways are selected for evaluation, ranked by criteria, and ultimately selected for paving.
- Planning, Design, and Construction of the proposed development (condominiums) will take several years.
- Shadow Lakes Golf Course is used by many people from outside of Hopewell Township and is a reflection of Hopewell Township. Beaver Lakes Boulevard is not a positive reflection of Hopewell Township.
- The issue of a secondary point of ingress/egress should also be addressed by the Developer. The single ingress/egress is a safety concern.
- The residents feel that the taxes paid by them residents and liquid fuels received by Hopewell Township should be used to improve Beaver Lakes Boulevard. Engineer Marie Hartman explained that Liquid Fuels monies are typically used for winter maintenance supplies, cold patch, and small equipment. Paving projects are not funded by Liquid Fuels.
- Engineer Marie Hartman explained that an evaluation of Beaver Lakes Boulevard, core samples, and construction estimate has not been performed on Beaver Lakes Boulevard.
- Engineer Marie Hartman detailed that the stormwater collection and conveyance system within The Village on the Green, Village at Beaver Lakes, and Beaver Lakes Boulevard have NOT been dedicated to Hopewell Township as public facilities and currently remain private. The stormwater collection and conveyance systems are privately owned, operated, and maintained.
- Commissioner Nick DiPietro, Road Department Commissioner, discussed the annual road paving program and the process of roadways selected for paving each year. The cost of improving Beaver Lakes Boulevard would take more than Hopewell Township's annual paving budget. The Board of Commissioners are well aware of the condition of Beaver Lakes Boulevard and the need for improvement.
- Commissioner Nick DiPietro discussed the option of improving Beaver Lakes Boulevard in sections similar to what has been done on Airport Road.
- President Richard Bufalini discussed the prudent use of public funds to make appropriate and lasting improvements to Beaver Lakes Boulevard that will not be destroyed by construction equipment associated with the proposed development.
- Engineer Marie Hartman discussed the drainage issues along Beaver Lakes Boulevard that are not the responsibility of Hopewell Township. These drainage issues are destroying the existing roadway. It is not appropriate to improve the roadway without first addressing the drainage issues.
- A construction estimate should be prepared for improving Beaver Lakes Boulevard in its entirety. Consideration can then be given to improving Beaver Lakes Boulevard in sections.
- Engineer Marie Hartman discussed the concept of floating a Bond Issue to pay for road improvements. Typically, the life of the pavement is outlasted by the life of the financing. Therefore, the use of bond issue financing for road improvement projects is not recommended.

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

- President Richard Bufalini explained that Hopewell Township owns, operates, and maintains in excess of 75 miles of public roadway. The Board of Commissioners strives to make prudent financial decisions on how to allocate limited funds for road improvements and make the best use of these funds.
- Commissioner Joe Kusnir reiterated the need for a comprehensive cost estimate of what is required to make appropriate improvements on Beaver Lakes Boulevard. Then, a decision can be made as to how to proceed.
- Attorney Mike Jones responded to an inquiry concerning the ongoing drainage issues emanating from Jimmy Maggs property that are adversely affecting Beaver Lakes Boulevard. The residents would like Hopewell Township to file a lawsuit against Jimmy Maggs to force him to address the drainage issues. Attorney Mike Jones indicated that the Board of Commissioners may discuss this matter in executive session this evening.
- Attorney Mike Jones indicated that it is not the Developer's responsibility to reconstruct Beaver Lakes Boulevard to Hopewell Township specifications. Hopewell Township can, via a Developer's Agreement, invoke requirements to minimize visible damage to Beaver Lakes Boulevard via a pre-development roadway inspection and post-development roadway inspection, and requiring bonding for overweight vehicles. The Developer would be required to improve stormwater drainage facilities as he will be contributing to these facilities.
- The residents are also concerned about the stormwater collection and conveyance on Golf Course Road and the traffic at the intersection of Golf Course Road and Mill Street. Both of these issues are PennDOT responsibilities and have been brought to the attention of PennDOT by Hopewell Township.
- Engineer Hartman explained how roads are prioritized and selected for improvement. Roads are re-evaluated every year as the road improvement list is created.
- Engineer Marie Hartman discussed the "turnback" procedure used by PennDOT in the improvement of Golf Course Road (pavement and stormwater collection and conveyance) and ultimate dedication to the respective municipalities (Center Township, Hopewell Township, and the City of Aliquippa). All municipalities would need to agree to accept dedication of Golf Course Road and turn over their "turnback" funds to Hopewell Township to operate and maintain Golf Course Road. Center Township has agreed to participate, and the City of Aliquippa has not agreed to participate. Thus, the process is at a standstill. Engineer Marie Hartman suggested that the residents contact PennDOT regarding their concerns about Golf Course Road.
- Engineer Marie Hartman proposed that the end section of Beaver Lakes Boulevard be improved before the front section is improved. This makes practical and logical sense and would coordinate with proposed development.
- Engineer Hartman discussed the difference between Liquid Fuels money and Turnback money.

Cindy Murphy, B.F. Jones Memorial Library, Hopewell Township, PA

Cindy Murphy informed that Springfest at the Park on was held on Saturday, March 24th, 2018 and had a great turnout.

Additionally, BF Jones Unplugged, an evening with Dan Bubien, will be held at the library on Friday, April 20th, 2018 at 7:00 PM. The cost is \$25 for live entertainment, pulled pork sliders, and craft beer.

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

8:55 P.M.

Announcements

Please visit our website at www.hopewelltp.com, our Facebook page, and Twitter, for updates on Hopewell Township news and events.

The Hopewell Township Youth Fishing Derby will be held on Saturday, April 28th, 2018 from 8:00 A.M. to Noon at the Hopewell Township Community Park. The Hopewell Township Adult Fishing Derby will be held on Sunday, April 29th, 2018 from 7:00 A.M. to 11:00 A.M. at the Hopewell Township Community Park. Prizes will be awarded!

8:57 P.M.

Continuation of Discussion

The following discussion continued after conclusion of the Citizen's Forum and Announcements:

- Abbie Lane Winter Maintenance Agreement – Waiting for Attorney Bernie Rabik to provide a parcel number.
- Unifirst-Attorney Mike Jones sent a follow-up email to Unifirst and has not yet received a response.
- Select Security-Attorney Mike Jones advised Engineer Marie Hartman to pay a portion of the invoice recently received for the Nature Center encompassing the period of March 1st through March 15th, 2018.
- Discuss the employment history of Dylan Kmetz, Park Maintenance worker.
- Ryan Elias was originally hired as a Park Maintenance worker, but will be transferred to Recreation due to his age. Recreation Director Vicky Gill is attempting to contact Ryan Elias to discuss the transfer with him, but has been unsuccessful. Ryan's hourly wage shall remain the same. Commissioner Dave Swihart provided a telephone number for Ryan Elias' father.
- Hopewell Township is still in need of two (2) summer workers for the Park Maintenance department. We are continuing to seek applicants.
- Discuss proposed Zoning Text Amendment submitted to the Hopewell Township Planning Commission by Wayne Tatalovich to allow funeral homes in the R-2 Medium Density Residential District. Wayne Tatalovich is looking to purchase property (five lots) along Brodhead Road between St. Elijah cemetery and Scott Avenue to construct a funeral home. The Hopewell Township Planning Commission has recommend that the Board of Commissioners consider this request. Attorney Mike Jones will move forward with the appropriate process.
- The Police Department is pursuing the complaint of Mrs. Burdar concerning barking and aggressive dogs at 6001 McIntosh Drive.
- The Collective Bargaining Agreement with the Crossing Guards will be expiring on July 31st, 2018. Contract discussion will be forthcoming.
- Maronda Homes recorded a Quit Claim deed whereby Robin Street, which they owned in fee, was given to the adjoining property owners without their consent/knowledge. The adjoining property owners are very upset that this matter was handled in this fashion and without their consent. Engineer Marie Hartman reiterated that Maronda Homes still has an obligation to make certain improvements on Robin Street per the language in the approval of the Phase 1 Revised subdivision. These improvements are to be made after the new homes are constructed on the three (3) lots owned by Maronda Homes at the top of Robin Street. These three (3) new homes are nearing completion. Solicitor Mike Jones and Engineer Marie Hartman will research this matter and send letters to the property owners explaining the sequence of events that led up to the Quit Claim deed.
- Discuss the purchase of additional Hopewell Township flags. Engineer Marie Hartman will get pricing on replicating the 2012 Hopewell Township flag. The company that originally made this flag is no longer in business.

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

9:35 P.M.

Executive Session-Beginning

The Board of Commissioners entered into Executive Session to discuss pending litigation (Beaver Lakes Boulevard); Police Department personnel issues (resignation of a part-time Police Officer, FMLA requests, Police contract issues); Public Works Department personnel issues (Road Department Supervisor and Laborer); and Administration contracts and salaries.

10:32 P.M.

Executive Session-End

President Bufalini announced that the Board of Commissioners will act upon the following matters:

Commissioner Kusnir: Motion to approve payment to Ralich Truck Center in the amount of \$10,347.26 for repairs to the International Terrastar.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes

Motion Carried

Commissioner DiPietro: Motion to grant the twelve (12) week FMLA request submitted by Officer Nicolette Lopez allowing use of available vacation leave and/or sick leave for compensation during FMLA leave.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes

Motion Carried

Commissioner Bufalini: Motion to grant the six (6) week FMLA request submitted by Officer Aaron Lopez allowing use of available vacation leave for compensation during FMLA leave.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes

Motion Carried

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

March 26th, 2018

BUSINESS MEETING MINUTES

Commissioner Bufalini: Motion to promote Dave Kriger to Road Department Supervisor at a rate of \$30.00 per hour.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Swihart Yes
Commissioner Ciccone Yes
Commissioner DiPietro Yes
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

Commissioner Kusnir: Motion to authorize the in-house posting of a Public Works Laborer position.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart Yes
Commissioner Ciccone Yes
Commissioner DiPietro Yes
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

Commissioner Kusnir: Motion to promote Nora Janicki to full-time Community Outreach Supervisor at a rate of \$19.75 per hour with no health insurance benefits.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart Yes
Commissioner Ciccone Yes
Commissioner DiPietro Yes
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

Commissioner Bufalini: Motion to promote Marie Hartman to Manager/Engineer and increase her salary by \$10,000 per year.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart Yes
Commissioner Ciccone Yes
Commissioner DiPietro Yes
Commissioner Kusnir Yes
Commissioner Bufalini Yes
Motion Carried

10:42 P.M.

Adjournment

Commissioner Kusnir: Motion to Adjourn.

Commissioner Swihart: Second the Motion.

Voice Vote:

All in Favor
Motion Carried

Minutes Recorded By: Marie S. Hartman 03/26/2018
Minutes Prepared By: Marie S. Hartman 04/07/2018

NAME	ADDRESS	PHONE #
1. BRAD WALKER	2032 GOLFWAY RD	913-522-1077
2. BOB WALKER	"	412-916-0524
3. Christina Ballard	2021 Golfway Dr	740-352-8090
4. WILLIAM WISE	5 ROSS DR.	724-732-4157
5. Ed KOHAR	3010 Woodfield	724-378-1390
6. Tom LeVogy	2003 Abbie Ln.	724-375-9590
7. KENNETH MARCUM	3013 WOODFIELD DR.	412-551-2967
8. Erin Marum	3013 Woodfield Dr.	412-973-8352
9. VIC GURINOWTSCH	2132 RIDGEVIEW AVE	724 312 2752
10. WAYNE LEWIS	3014 WOODFIELD DR.	174 622 9929
11. GEORGE MEDICH	3001 WOODFIELD DR	724 777 8821
12. WAYNE TATALOVICHS,	5004 ABBIE LANE	724-462-8084
13. TAMMIE MATTUCK	" " "	" " "
14. Jayce Scurostone	2019 Golfway Rd	724-375-1980
15. Chris Berger	2020 Golfway Rd	724-375-8029
16. Donna Richey	2001 Abbie Ln	724-622-4504
17. ANN DiCosmo	1001 ABBIE LN	724-378-3748
18. TED DiCosmo	1001 ABBIE LN	724-378-3748
19. Sherril Ingram	1005 Abbie LN	570-651-3914
20. Lawrence Ingram	1005 Abbie Lane	570-916-8448
21. PAUL & CATHY Maggi	3015 Woodfield Dr.	724-378-8309
22. Tony Ciucci	2023 Golfway Rd.	724-378-7809
23. Denise DeFerrari	2029 Golfway Rd	724-375-8789
24. DOTTIE BIRRES	3005 WOODFIELD DR.	724-378-3302
25.		
26.		
27.		
28.		
29.		
30.		