



**TOWNSHIP OF HOPEWELL**  
**BOARD OF COMMISSIONERS**  
Beaver County, Pennsylvania  
**September 12th, 2022**  
**WORKSHOP MEETING MINUTES**

6:36 P.M. Workshop Meeting, held in the Township Municipal Building located at 1700 Clark Boulevard, Hopewell Township, was called to Order by Vice President Joe Kusnir. Mr. Kusnir announced that the meeting is being recorded.

6:36 P.M. **Roll Call**  
President Richard Bufalini – In Attendance  
Vice President Joe Kusnir – In Attendance  
Commissioner Nick DiPietro – In Attendance  
Commissioner Tim Force – In Attendance  
Commissioner Barbara Michna – In Attendance

**Others Present**  
Jamie Yurcina, Township Manager, Michael Jones, Solicitor and HRG Inc. Engineers.

6:36 P.M. **Citizens Comments on Agenda Items**  
None

6:36 P.M. **Business Agenda**

*Commissioner Force: Motion to approve the Workshop Meeting Minutes of August 8th, 2022.*

*Commissioner Michna: Second the Motion.*

**Roll Call Vote:**  
Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Abstain  
Commissioner Kusnir Yes  
Commissioner Bufalini Abstain  
Motion Carried

*Commissioner DiPietro: Motion to approve the list of bills dated September 12th, 2022, as presented: General Fund \$89,686.67; Sewer Fund \$27,733.72; State Fund \$10,825.21; Sewer Escrow Fund \$104.00; and Sewer Construction Fund \$19,951.69.*

*Commissioner Michna: Second the Motion.*

**Roll Call Vote:**  
Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes



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Motion Carried.

*Commissioner Kusnir: Motion to approve the August 2022 Financial monthly report as presented.*

*Commissioner Force: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner Bufalini: Motion to approve the August 2022 Tax Collector's monthly report as presented.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried.	

*Commissioner Force: Motion to approve the 2023 Commissioner's Meeting Schedule as presented.*

*Commissioner DiPietro: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried.	

*Commissioner Kusnir: Motion to advertise for bids for Collection, Removal, and Disposal of Garbage, Rubbish, Bulky Waste, Yard Waste, and Designated Recycle Material within Hopewell Township for 2023, 2024, and 2025 with an option to add 2026.*



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*Commissioner DiPietro: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner Bufalini: Motion to consent to the purchase of parcels 65-011-1214.000 and 65-011-1223.000 by Aliquippa Bucktails League from the Beaver County Tax Repository, exonerating all taxes prior to and including 2021.*

*Commissioner Force: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner Kusnir: Motion to approve RESOLUTION 2022-18. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, TO ADOPT AND SUBMIT TO THE DEPARTMENT OF ENVIROMENTAL PROTECTION FOR ITS APPROVAL AS A REVISION TO THE OFFICAL ACT 537 SEWAGE FACILITIES PLAN OF THE MUNICIPALITY WHICH PROVIDES UPGRADES TO THE EXISTING RACCOON CREEK AND WICKHAM VILLAGE WATER POLLUTION CONTROL FACILITIES (WPCF) AND VARIOUS SEWAGE SYSTEM UPGRADES.*

*Commissioner Michna: Second the Motion.*



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Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner DiPietro: Motion to advertise zoning change map amendment at Kane Rd. and Valleyview Avenue.*

*Commissioner Force: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner DiPietro: Motion to approve Resolution 2022-19. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, APPROVING A THREE LOT RESUBDIVISION OF CENTER TOWNSHIP TAX PARCEL NOS. 56-183-0274.002 AND 56-183-0274.006 AND HOPEWELL TAX PARCEL 65-183-0400.000, LAND OWNED BY DANIEL TADDEO, DECEASED C/O EXECUTOR/TRUSTEE DANA BELKOT. THE PLAN BEING LANDS OF THE TADDEO REVOCABLE TRUST, SUBDIVISION PLAN NO. 2, INTO THREE LOTS, THE HOPEWELL TOWNSHIP PORTION ON WHICH IS LOCATED ON TEMPLE ROAD, IN THE R-1 ZONING DISTRICT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE HOPEWELL TOWNSHIP SUBDIVISION ORDINANCE NO. 91-2.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
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Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner Kusnir: Motion to approve Alicia Pizer as fill-in Crossing Guard at the Contract Bargaining Agreement Rate for the 2022-2023 school year to begin September of 2022, dependent on completing pre-employment screening.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

6:46 P.M.

**Solicitor's Report**

Mr. Jones has two items that need to be added to the agenda.

*Commissioner DiPietro: Motion to amend the 9.12.2022 Workshop Meeting Agenda to approve ratifying a retainer agreement between Hopewell Township and James White Appraiser for appraisal services in respect to the Schreiber Tax Appeal in the amount of \$5000.00, not to include his testifying cost, to be split between Hopewell Township with Hopewell Area School District this will not include testifying services. The second motion will include the Townsell/Dornenburg Lot Revision Plan.*

*Commissioner Force: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes





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Commissioner Bufalini                      Yes

Motion Carried

*Commissioner Michna:*                      *Motion to ratify a retainer agreement between Hopewell Township and James White Appraiser for appraisal services in respect to the Schreiber Tax Appeal in the amount of \$5000.00 cost to be split between Hopewell Township with Hopewell Area School District. This will not include testifying services.*

*Commissioner DiPietro:*                      *Second the Motion.*

Roll Call Vote:

Commissioner Michna                      Yes

Commissioner Force                      Yes

Commissioner DiPietro                      Yes

Commissioner Kusnir                      Yes

Commissioner Bufalini                      Yes

Motion Carried

*Commissioner Force:*                      *Motion to approve Resolution 2022-20. A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, APPROVING A LOT REVISION OF PARCELS 65-029-0507.000, LOT 23 OF LAND OWNED BY CHRIS TOWNSELL AND 65-029-0508.000, LOT 24, OWNED BY ROBERT AND DIANE DORNENBURG SITUATED IN THE SHEFFIELD HEIGHTS PLAN 1; PARCEL "A" BEING CREATED FROM PART OF EXISTING LOT 24 TO BECOME AN INTEGRAL PART OF EXISTING LOT 23 THE REVISION PLAN KNOWN AS THE TOWNSELL/DORNENBURG LOT REVISION, LOCATED ON IMPERIAL DRIVE, IN THE R-2 ZONING DISTRICT IN HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE HOPEWELL*



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*TOWNSHIP SUBDIVISION ORDINANCE NO. 91-2.*

*Commissioner DiPietro:           Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

7:05 P.M.       **Engineer's Report**  
Engineer's Report was Discussed, Submitted, and is on File.

7:25 P.M.       **New Business**  
Resident disputes regarding private property were discussed.

7:32 P.M.       **Old Business**  
*Commissioner Michna:           Motion to amend the 9.12.2022 Workshop Meeting agenda to propose an agreement with Hopewell Township and DRNACH Environmental Inc.*

*Commissioner Force:           Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner DiPietro:       Motion to propose an agreement between Hopewell Township and DRNACH Environmental Inc. for the purpose of doing a study utilizing flow meters and a rain gauge in the cost of \$14,440.00.*

*Commissioner Bufalini:       Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes



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Commissioner Kusnir                      Yes  
Commissioner Bufalini                    Yes  
Motion Carried

7:40 P.M.        **Executive Session**  
Executive session is needed to discuss Hopewell Township's Police FOP matter.

7:49 P.M.        **Executive Session Out**  
Vice President Kusnir announced there are no items that need to be acted upon following executive session.

7:49 P.M.        **Departmental Supervisors Budget Presentations**

9:53 P.M.        **Adjournment**  
*Commissioner Force:                      Motion to Adjourn.*  
*Commissioner DiPietro:                    Second the Motion.*  
Voice Vote:  
All in Favor  
Motion Carried