

**BOROUGH OF BELL ACRES**  
**REGULAR MEETING**  
**September 13, 2021 - 7:00 p.m.**

Council of the Borough of Bell Acres will hold a Regular Meeting on September 13, 2021, at 7:00 pm at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**AGENDA**

**PLEDGE OF ALLEGIANCE**

**I. PUBLIC COMMENTS**

*The Public Comments section of the meeting is intended to allow residents and taxpayers of the Borough to comment on current matters of concern or agenda items which are before Council this evening. During the remainder of the meeting, comments from the public will not be accepted unless specifically requested or allowed by Council President. We ask that all in attendance abide by these guidelines.*

- a. Michael Wetzel – Partner with Victor-Wetzel Associates  
Brief overview of the Preliminary and Final Land Development and Subdivision Plan for the Villas at Bell Acres

**II. MEETING CALLED TO ORDER**

Meeting was called to order by Dave Renfrew, President of Council at      pm.

**III. ROLL CALL**

- ( ) Dave Renfrew - President of Council
- ( ) Brock Meanor- Vice President of Council
- ( ) Chris Abell
- ( ) Lane Grafton
- ( ) Michelle Veeck
- ( ) Greg Wagner
- ( ) Megan Wine
- ( ) Ken Alvania - Mayor
- ( ) Richard Shoup - Borough Engineer
- ( ) Robert Max Junker - Borough Solicitor

**IV. MAYOR'S REPORT**

The Mayor's report for the month of August 2021 has been submitted in writing and made part of the minutes.

**V. APPROVAL OF THE PUBLIC HEARING MINUTES**

A motion to approve the minutes of the Public Hearing held August 9, 2021, was made by\_\_\_\_, seconded by\_\_\_\_.

**VI. APPROVAL OF THE MINUTES**

A motion to approve the minutes of the Regular Meeting held August 9, 2021, was made by\_\_\_\_, seconded by\_\_\_\_.

VII. TREASURER'S REPORT

A motion to approve the Treasurer's Report for August 2021 as distributed and ratify payments totaling \$106,690.55 out of the General Fund and \$148.65 out of the State Fund was made by \_\_\_\_, seconded by \_\_\_\_.

VIII. OLD BUSINESS

1. Resolution No. 09132021 - The Villas at Bell Acres Final Subdivision and Land Development Plan

RESOLUTION NO. 09132021

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT AND SUBDIVISION APPROVAL TO VILLAS AT BELL ACRES, LP, FOR APPLICATION #20-S-01 REGARDING THE VILLAS AT BELL ACRES RESIDENTIAL LAND DEVELOPMENT PLAN LOCATED AT BLOCK/LOT NO. 1062-J-98 ALONG THE SOUTH-EAST SIDE OF BIG SEWICKLEY CREEK ROAD, WITH CONDITIONS.

- a. A motion to adopt Resolution No. 09132021 – granting approval for The Villas at Bell Acres Final Subdivision and Land Development Plan, as recommended by the Planning Commission, subject to the conditions contained in the Resolution was made by \_\_\_\_, seconded by \_\_\_\_.

IX. COMMITTEE REPORTS

1. Budget and Finance – Michelle Veeck

2. Public Safety – Brock Meanor

- a. Section 147(f) Approval and Written Agreement

A motion to authorize the Council President to execute Section 147(f) Approval and Written Agreement with the Big Sewickley Creek Volunteer Firemen's Association, Inc. was made by \_\_\_\_, seconded by \_\_\_\_.

3. Public Works – Chris Abell

- a. PENNDOT 5-Year Winter Maintenance Services Agreement

A motion to authorize the renewal of a 5-Year Winter Maintenance Agreement with PENNDOT for winter maintenance on State roads within Bell Acres Borough was made by \_\_\_\_, seconded by \_\_\_\_.

- b. 2022 Road Improvement Plan

Discussion of Shoup Engineering's recommendations for the 2022 Road Improvement Plan – Concrete Roads/Curbs – Witherow Road, Witherow Road Ext., Grouse Lane, and Dilworth Road

- c. Camp Meeting Road Landslide Repairs Update

- d. Hitzel Hill Landslide Repairs Update

4. Property & Supplies – Greg Wagner
  - a. Bell Acres Borough Park Improvements Update

A motion to rescind the August 9, 2021, engagement of Borough Engineer, Shoup Engineering, Inc., to prepare a Master Park Plan and to instead prepare a draft outline of a Park Plan in order to apply for a 2022 DCNR Grant was made by \_\_\_\_\_, seconded by\_\_\_\_\_.

5. Government & Legislation – Megan Wine

6. Zoning – Lane Grafton
  - a. Proposed Ordinance No 309

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, “ZONING”, AS AMENDED, TO REGULATE COMMUNITY CLUBS, CLUBHOUSES AND SWIMMING POOLS IN THE BOROUGH.

A motion to enact proposed Ordinance No. 309 as prepared and recommended by the Planning Commission, was made by \_\_\_\_\_, seconded by\_\_\_\_\_.

#### X. NEW BUSINESS

1. 2022 Minimum Municipal Obligation (MMO) for the Police and Non-Uniformed Pension Plans

A motion to acknowledge receipt of the 2022 Minimum Municipal Obligation (MMO) of \$97,861.00 for the Police Pension Plan was made by \_\_\_\_\_, seconded by\_\_\_\_\_.

A motion to acknowledge receipt of the 2022 Minimum Municipal Obligation (MMO) of \$24,184.00 for the Non-Uniformed Pension Plan was made by \_\_\_\_\_, seconded by \_\_\_\_\_.

2. Official Newspaper

A motion to designate the Pittsburgh Post-Gazette, and more specifically the Local Xtra, as the official newspaper for the Borough’s public notices and legal advertisements, and to designate the Beaver Valley Times as the secondary official newspaper was made by \_\_\_\_\_, seconded by\_\_\_\_\_.

#### XI. CORRESPONDENCE

There are other items that should be noted but do not need action at this time.

#### XII. ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. Motion carried. Meeting adjourned at \_\_\_\_\_ pm.