

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
August 8, 2022

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, August 8, 2022, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

PUBLIC COMMENT

None.

INVITED GUESTS

Lewis B. Benson, Principal Consultant – Benson Environmental - Sewickley, PA
Up-to-date status as to PennEnergy Resources' latest applications.

Mr. Benson provided a brief update on applications submitted in March by Penn Energy Resources to the PA Department of Environmental Protection (PA DEP) to withdraw up to 1.5 million gallons of water per day from Big Sewickley Creek. The water would be used for operations at PennEnergy's B50 well pad.

Mayor Alvania stated concerns as to where they would retrieve the water as Mr. Benson said it will come from the area near Economy Borough and Bell Acres, where the swimming pool resided years ago.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:29 p.m.

COUNCIL

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- () Christopher Abell - excused
- (X) Lane Grafton
- (X) Carmee Murphy-Horton
- (X) Charles Kulbacki
- (X) Michelle Veeck

MAYOR

- (X) Kenneth Alvania, Mayor

BOROUGH ENGINEER

- (X) Richard Shoup – Shoup Engineering, Inc.

BOROUGH SOLICITOR

- (X) Robert Max Junker – Babst Calland

STAFF

- (X) Lisa Fleming – Borough Manager
- (X) Jill Palko – Borough Secretary

MAYOR'S REPORT

The Mayor's Report for the month of July 2022 has been submitted in writing and made part of the minutes. Mayor Alvania commented on one of the police vehicles needed a transmission, although it was replaced, Chief Korol still has concerns that the car is not running properly. Chief Korol is reaching out to Diehl automotive for more information and possibly have them test drive.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on July 11, 2022, was made by Mr. Meanor seconded by Mr. Kulbacki. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for July 2022 as distributed and ratify payments \$186,602.71 out of the General Fund and \$2,701.53 out of the State Fund was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

OLD BUSINESS

None.

COUNCIL MEMBER REPORTS

BUDGET & FINANCE - MICHELLE VEECK

No report.

PUBLIC SAFETY – BROCK MEANOR

No report.

PUBLIC WORKS – CHRISTOPHER ABELL

Mrs. Fleming spoke to Mr. Bohn, Supervisor of Public Works regarding the Camp Meeting Road project. Mr. Bohn stated that Folino Construction, Inc will not be finished until end of September. They still have the milling and paving to finish. The wall work will not be completed this year as there are supply issues.

PROPERTY & SUPPLIES – CHARLES KULBACKI

No report.

GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON

Mrs. Horton stated:

- The town hall event which Representative Gaydos' held at the end of July was well received.
- Sent an email to Mrs. Fleming regarding a grant application from the QVCOG the beginning of July.
- The QVCOG, Executive Director's Report is in the meeting packet.

ZONING – LANE GRAFTON

Discussion of Proposed Ordinance No. 313 – Regulate Lighting Within the Borough

PROPOSED ORDINANCE NO. 313

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 LIGHTING WITHIN THE BOROUGH.

A motion to table the advertisement for a public hearing and potential enactment of proposed Ordinance No. 313 at the October 10, 2022 regular meeting as recommended by the Planning Commission was made by Mr. Grafton, seconded by Mr. Kulbacki. All in favor. Motion carried.

Discussion: Mr. Grafton stated he would like the ordinance changed to take out the lighting for recreational use. Mrs. Horton stated that most of the games that are played are not that late in the evening or at night.

Conditional Use Application – B Ave. Properties, LLC.

A motion to schedule a public hearing at the September 12, 2022 regular meeting for a Conditional Use Application from B Ave. Properties, LLC for a Restaurant (Take-Out Pizza Shop) – Project Site Location at 1981 Big Sewickley Creek Road was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

NEW BUSINESS

Discuss Sewickley Borough's 2022 Sewickley Light Up Night Request for Sponsorship or Donation

A motion to make a monetary donation in the amount of \$1,000.00 to Sewickley Borough's 2022 Sewickley Light Up Night was made Mr. Grafton. Motion failed for lack of a second.

Discuss a request from the Planning Commission for Council's authorization to review and research the issue of Cryptocurrency Mining and Data Centers and the use of the services of the Borough Solicitors to define how these uses might negatively impact the Borough.

A motion to authorize the Planning Commission to review and research the issue of Cryptocurrency Mining and Data Centers and the use of the services of the Borough Solicitors to define how these uses might negatively impact the Borough was made by Mr. Kulbacki, seconded by Mr. Grafton. All in favor. Motion carried.

Appointment of Environmental Advisory Council Members

A motion to appoint Chris Popovic, as a member of the Environmental Advisory Council for an initial term ending December 31, 2022 was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

A motion to appoint Steve Pietropaoli, as a member of the Environmental Advisory Council for an initial term ending December 31, 2022 was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

A motion to appoint Finn Johnson as a member of the Environmental Advisory Council for an initial term ending December 31, 2023 was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

A motion to appoint Darci Saracco as a member of the Environmental Advisory Council for an initial term ending December 31, 2023 was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

CORRESPONDENCE

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

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried. Meeting adjourned at 7:15pm.

Respectfully submitted,

Jill A. Palko
Borough Secretary