

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
June 12, 2023

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, June 12, 2023, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:00 p.m.

COUNCIL

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

MAYOR

- (X) Kenneth Alvania, Mayor

BOROUGH ENGINEER

- (X) Sandy Nelko – Shoup Engineering, Inc.

BOROUGH SOLICITOR

- (X) Anna Skipper Jewart – Babst Calland

STAFF

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

PUBLIC COMMENT

None.

MAYOR'S REPORT

The Mayor's Report for the month of May 2023 has been submitted in writing and made part of the minutes.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve minutes of the Regular Meeting held on May 8, 2023, was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for May 2023 as distributed and ratify payments totaling \$177,236.22 out of the General Fund and \$151.88 out of the State Fund was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

OLD BUSINESS

None.

COUNCIL MEMBER REPORTS

BUDGET & FINANCE - MICHELLE VEECK

No report.

PUBLIC SAFETY – BROCK MEANOR
Big Sewickley Creek Volunteer Fire Department
Authorization for Monthly Distribution of Fire Tax Funds

A motion to authorize the Borough Manager to disburse \$10,000 from budget line item 392.300 to be deposited in the FDIC bank account maintained by the Big Sewickley Creek Fire Department in accordance with Section 153-54 of the Borough of Bell Acres Fire Tax Ordinance was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

Mr. Abell asked if this is to be done on a monthly basis. Mr. Meanor responded yes and verified with Mrs. Fleming.

Pennsylvania Commission on Crime and Delinquency (PCCD) Grant Acceptance

A motion to accept the Pennsylvania Commission on Crime and Delinquency (PCCD) Grant for a Records Management System (RMS) and Evidence Management System in the amount of \$35,513 was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

This grant will include money for new computers, new software and the transferring of the data from the old computers to the new software.

PUBLIC WORKS – CHRISTOPHER ABELL

Mr. Abell checked on Grouse Lane where the Road department is working to replace, install, and improve pipe crossings, culverts and catch basins to get ready for the asphalt paving by Independent Enterprises, Inc. Mr. Abell noted this looks partially complete and we will only need to keep the equipment which we rented for a hopefully shorter time period.

PROPERTY & SUPPLIES – CHARLES KULBACKI

Borough Park Improvements – Purchase of Materials, Installation of Various Items - DNCR Grant

A motion to award the pavilion for the Borough Park to Jeffrey Associates, a COSTARS Vendor, in the amount of \$22,545.00 under COSTARS Contract #14-027 was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

A motion to award the fencing for the Borough Park to Schrock Fence Company, a COSTARS Vendor, and to select Option No. 2 in the amount of \$52,993.00 under COSTARS Contract #014-E22-266 was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

There were some questions regarding the selection of the fencing however there was the option to select which one to go with but wanted to have the aesthetic of the better quality on some of the sides of the park, and the expense to get this throughout was too costly. As we are awarded grants – there are certain restrictions put in place.

A motion to award the concrete material for the new pavilion pad, ADA walkway and a pad for a new bench to Riverside Concrete and Supply in the amount of \$2,518.00 was made by Mr. Meanor seconded by Mr. Abell. All in favor. Motion carried.

GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON - excused

Letter of Support for House Bill 589 – Establishing the Coal and Clay Mine Subsidence and Landslide Insurance and Assistance Program sponsored by State Representatives Valerie Gaydos and Emily Kinkead. Mr. Renfrew noted in the letter that in our Borough we currently have residents bordering Big Sewickley Creek Road whose homes are at risk of total loss due to landslides.

ZONING – LANE GRAFTON

Mr. Grafton asked regarding any updates on the Villas. Mrs. Fleming stated we had just received an email from the Department of Environmental Protection regarding the Sewage planning modules for each unit for the Villas. The Pennsylvania Sewage Facilities Act establishes processing fees for the review of sewage facilities planning modules.

NEW BUSINESS

Review and discuss the revised draft of proposed Ordinance No. 322 – Mandatory Dedication of Land or Payment of Fees in Lieu Ordinance (“Dedication Ordinance”) that was reviewed by the Borough Engineer and Borough Solicitor and unanimously recommended by the Planning Commission for Borough Council’s review and consideration. The Planning Commission has reviewed and continued discussions of this draft ordinance in their December 14, 2022; January 23, 2023; February 27, 2023; March 27, 2023; and May 22, 2023 meetings.

A motion to advertise for a public hearing and potential enactment of proposed Ordinance No. 322 at the August 14, 2023 regular meeting as recommended by the Planning Commission was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

Mr. Grafton was interested in how we established the fee amount.

Ms. Jewart stated the determination of the fee amount:

The amount of fee to be paid in lieu of dedication of land for recreation open space shall be based on the formula ((“N” x 0.3848) x FMV (fair market value) x “D” (discount rate) = Total Fee, where “N” equals the number of dwelling units in the residential plan or phase, 0.3848 represents the minimum number of acres of public recreation open space that a developer or applicant would be required to provide dedicated open space and where “FMV” is determined as described: The “FMV” value or amount of such contribution shall be based upon an acre of predevelopment land within the Borough at the time of the filing of the final plan with beginning in 2023 the FMV shall be set at \$75,966.80. This is the average cost of ten undeveloped properties in Bell Acres in 2022. Please refer to the proposed Ordinance No. 322 “Subdivision and Land Development” as amended to require the mandatory dedication of Land or payment of fees in lieu.

Local Share Account Grant – Equipment Purchases

A motion to authorize the purchase of a new John Deere 320 P-Tier Backhoe Loader with standard options and dealer attachments, for the Public Works Department, from Groff Tractor & Equipment, a COSTARS Contract #4400019935, at a cost of \$132,000.00 after trade-in was made by Mr. Abell, seconded by Mr. Meanor.

All in favor. Motion carried.

A motion to authorize the Chief of Police to purchase a new Police Vehicle for the Police Department from a COSTARS Vendor in an amount not to exceed \$41,000 was made by Mr. Meanor, seconded by Mr. Abell.

All in favor. Motion carried.

A motion to authorize the purchase of a new Scag 61”- 26HP Kohler EFI Scag Mower, for the Public Works Department, from American Outdoor Power Equipment, at a cost of \$10,532.00 was made by Mr. Abell, 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.

EXECUTIVE SESSION

An Executive Session was held after the meeting to discuss the 401(a) Non-Uniform Pension Plan.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Meanor seconded by Mr. Grafton. All in favor. Motion carried. Meeting adjourned at 6:52 pm.

Respectfully submitted,

Jill A. Palko
Borough Secretary