

**BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
OCTOBER 8, 2018**

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held on Monday, October 8, 2018, at the Big Sewickley Creek Volunteer Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

PUBLIC DISCUSSION

DR. JOSEPH MARRONE, DIRECTOR OF ADMINISTRATIVE SERVICES OF THE QUAKER VALLEY SCHOOL DISTRICT

Dr. Joseph Marrone, Director of Administrative Services of the Quaker Valley School District addressed Council regarding the Bell Acres Recreation Park that is owned by the school district.

JEFFREY LIPTON, PRESIDENT OF QUAKER VALLEY RECREATION ASSOCIATION (QVRA)

Dr. Marrone introduced Mr. Jeffrey Lipton, President of Quaker Valley Recreational Association (QVRA). Mr. Lipton stated that the organization serves 900 children and 650 families from the ages of 5 through 18 that support soccer, lacrosse, softball and baseball. Mr. Lipton is also President of the baseball and softball leagues. He stated that the QVRA is responsible for constructing and maintaining the softball and baseball fields. The QVRA put together an ambitious plan to include amenities for the community. They have invested about \$3.5 million, three-quarter borrowed against pledges of the community, in which the pledges have not yet contributed. They still maintain an outstanding line of credit. The school district has invested in the environmental and safety regulations. He explained that the organization has very limited resources. Quaker Valley Softball and Baseball (QVSB) is charging a higher registration fee. The softball and baseball fields were not constructed properly and they are spending a considerable amount of money. The families who have previously invested in the park have not been able to see the project come to fruition. QVRA is working more closely with the school district. QVRA partnered with Tree Pittsburgh by planting 1,000 trees last spring and will plant 1,000 more trees next spring. There is a grant request with Allegheny County to cover 60% of the soccer fields. He stated that they are here tonight to ask for Council's help in moving forward with the Recognition Program in order to begin a new enthusiasm in the community.

DR. JOSEPH MARRONE

Mr. Lipton re-introduced Dr. Marrone for his presentation of the Recognition Program. Dr. Marrone stated that they have worked with the DEP and conservation district, the environmental engineer from Gateway Engineers, and pursued grants for storm water retention. They continue to work through and monitor the storm water. Progress had stopped until all the environmental and safety issues were taken care of. The next step is to obtain recognition signs in acknowledging donors who are contributing to the park. Dr. Marrone distributed futuristic illustrations of the park and potential signs and sign posts. Dr. Marrone stated that he reviewed the Borough's signage ordinance with Scott Shoup and Charles Kulbacki. It was concluded that the signage ordinance presently does not work for the recreational park. Dr. Marrone requested Council to direct the Planning Commission to amend the signage ordinance in order to allow signage for recreational purposes. He stated that they want to make sure this is done correctly and needs Council's assistance to make it properly work within the Borough's ordinance. He also stated that it would be a QVRA cost. An in-depth discussion took place. After the discussion, Mr. Abell expressed his thanks to Dr. Marrone for his interest and care that he put into the field.

SIGNS ORDINANCE

A motion to direct the Planning Commission to develop a Zoning Ordinance amendment to address signage for recreational uses was made by Mr. Wagner and seconded by Mr. Meanor. All in favor. Motion carried.

JULIE DICENZO

Julie Dicenzo of 127 Skymark Lane requested that the Pledge of Allegiance be said at future meetings to honor our veterans.

GARY IRWIN

Gary Irwin of 4 Highview Drive reported that 18 Highview Drive has been cleaned up. Mr. Irwin stated that he talked to the owner about enhancing the view of the property. He reported that the trash was removed and stored in the building located on the property.

Mr. Junker, Borough Solicitor, stated that he received the notice that the owner of 18 Highview Drive has been served. The owner's hearing is scheduled at the magistrate's office on October 24, 2018, on five solid waste management violations.

MEETING CALLED TO ORDER

The Meeting was called to order by Mr. Abell, Acting President of Council at 7:32 p.m.

- () Dennis Young, President of Council- Excused
- () David Renfrew, Vice President of Council - Excused
- (X) Chris Abell, Acting President of Council
- (X) Brock Meanor
- (X) Michelle Veeck
- (X) Greg Wagner
- (X) John Walliser

MAYOR

- (X) Kenneth Alvania, Mayor

BOROUGH ENGINEER

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

BOROUGH SOLICITOR

- (X) Robert Max Junker – Babst Calland

STAFF

- (X) Charles Kulbacki, Borough Manager
- (X) Lisa Fleming, Borough Secretary

MAYOR'S REPORT

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

Mayor Alvania announced that Halloween in Bell Acres will be on October 31, 2018, from 6:00 p.m. to 8:00 p.m.

APPROVAL OF THE MINUTES

MINUTES OF THE REGULAR MEETING

A motion to approve the minutes of the Regular Meeting held on September 10, 2018, was made by Mrs. Veeck and seconded by Mr. Walliser. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for September 2018 as distributed and ratify payments totaling \$194,466.64 out of the General Fund and \$144.41 out of the State Fund, was made by Mr. Meanor and seconded by Mrs. Veeck. All in favor. Motion carried.

OLD BUSINESS

ORDINANCE NO. 295

Ordinance No. 295 pertains to Amending Chapter 165 in the Code of the Borough of Bell Acres, "Zoning", to Amend or Provide for the Regulation of Medical Marijuana Growers/Processors and Dispensaries, Injection Wells, Geophysical/Seismic Testing, and Similar and Dissimilar Uses.

Mr. Junker stated that Ordinance No. 295 is four ordinances put together – three oil and gas ordinances and one for the regulations of medical marijuana. Last month a motion was passed to combine the four ordinances into one final ordinance. Mr. Junker summarized the enactment process and suggested that the public hearing be held at the November 12, 2018, meeting at 7:00 p.m. Mr. Junker explained that a second piece of information required is Resolution No. 10082018 pertaining to Ordinance No. 295.

RESOLUTION NO. 10082018

Mr. Junker stated that Resolution No. 10082018 is to schedule a public hearing for the November meeting on proposed Ordinance No. 295 and to invoke the pending zoning ordinance doctrine. Mr. Wagner asked Mr. Junker if he could summarize the Ordinance. Mr. Junker explained that this is a partial amendment and summarized the amendment. An in-depth discussion was held.

A motion to adopt Resolution No. 10082018 resolving that at a future meeting, the Borough Council will consider an Amendment to the Borough Zoning Ordinance and to invoke the pending Zoning Ordinance doctrine was made by Mr. Wagner and seconded by Mr. Walliser.

Mr. Junker announced that the public hearing will be held on Monday, November 12, 2018, at 7:00 p.m.

COMMITTEE REPORTS

BUDGET & FINANCE – Mrs. Veeck

No Report

PUBLIC SAFETY – Mr. Renfrew - Excused

No Report

PUBLIC WORKS – Mayor Alvania

Mayor Alvania stated that the concrete work is completed for the year. Mr. Shoup announced that the tarring and chipping of the roads will begin tomorrow, October 9, 2018.

PROPERTY & SUPPLIES – Mr. Wagner

No Report

GOVERNMENT & LEGISLATION – Mr. Meanor

Mr. Meanor announced that QVCOG's Annual Dinner is being held on October 17, 2018, at 7:00 p.m.

ZONING – Mr. Abell

No Report

NEW BUSINESS

STORM WATER MANAGEMENT PLAN GRANT

A grant in the amount of \$2,000 was awarded to the Borough for the purpose of using the costs associated with developing and adopting a stormwater management ordinance that complies with Allegheny County's stormwater management plan pursuant to Act 167.

Mr. Abell and Mr. Wagner asked Mr. Junker questions regarding Act 167. Mr. Junker explained the requirements in complying with the Stormwater Management Act. An on-going discussion ensued.

A motion to ratify the grant agreement was made by Mrs. Veeck and seconded by Mr. Walliser. Members voting yes – Mrs. Veeck, Mr. Walliser, Mr. Meanor, and Mr. Abell. Member voting no – Mr. Wagner. Motion carried – 4 yes and 1 no.

A motion to advertise the potential enactment of the ordinance at the November 12th meeting was made by Mr. Walliser and seconded by Mr. Meanor. All in favor. Motion carried.

ALLEGHENY LAND TRUST/BIG SEWICKLEY CREEK WATERSHED PROJECT

Mr. Junker explained there are two separate issues.

1. SUBCONTRACT

Mr. Junker stated that the Subcontract between the Borough of Bell Acres and Allegheny Land Trust (ALT) has a few revisions, but nothing major. He explained that ALT would be doing everything and just using the Borough as a conduit.

A motion to enter into a Subcontract with Allegheny Land Trust in a form acceptable to the Borough Manager and Borough Solicitor was made by Mr. Wagner and seconded by Mrs. Veeck. All in favor. Motion carried.

2. CONTRIBUTION

A discussion took place regarding the contribution and funding request for the Big Sewickley Creek Watershed Project. Mr. Junker advised that further review is necessary; therefore, no action was taken.

BELL ACRES HISTORY PROJECT

Mr. Kulbacki stated Bell Acres hired a part-time history intern over the summer to begin a preliminary compilation of its history and interview Borough residents. Mr. Kulbacki spoke highly of Ms. Debbie Rabold, who recently completed a history project for Franklin Park. In order to continue the on-going research of the history of Bell Acres, Mr. Kulbacki requested if Council could possibly hire Ms. Debbie Rabold on a part-time basis at a future date. Mr. Wagner suggested that Mr. Kulbacki put it in the budget and then Council can deal with it then.

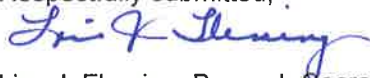
CORRESPONDENCE

There were items that should be noted but did not need action at this time.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Wagner and seconded by Mr. Walliser. All in favor. Motion carried. Meeting adjourned at 8:08 pm.

Respectfully submitted,



Lisa J. Fleming, Borough Secretary