

**BOROUGH OF BELL ACRES  
BOROUGH COUNCIL CONDITIONAL USE HEARING  
MARCH 11, 2019**

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**CONDITIONAL USE HEARING**

A Conditional Use Hearing of the Borough Council of the Borough of Bell Acres was held at 7:00 p.m. on Monday, March 11, 2019, at the Big Sewickley Creek Volunteer Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143

The purpose of this meeting is to hear comments from the public pertaining to the Zoning Application submitted by Juergen and Julie Kloo to construct an Accessory Structure in front of their principal building (house) at 190 Camp Meeting Road.

The Conditional Use Hearing was called to order by Mr. Young, President of Council, at 7:00 p.m.

**COUNCIL**

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

**MAYOR**

- (X) Kenneth Alvania, Mayor

**BOROUGH ENGINEER**

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

**BOROUGH SOLICITOR**

- (X) Robert Max Junker

**STAFF**

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

After roll call, Mr. Young turned the Conditional Use Hearing over to Mr. Junker, Borough Solicitor. Mr. Junker cited Borough Code No. 165-41, Subsection A – Accessory Buildings and Structures in Front Yards and presented Exhibits A through G.

A court reporter, Sheila Stauffer, was present to take a verbatim transcript of the Conditional Use Hearing.

**PUBLIC COMMENT**

No Public Comment

**CONDITIONAL USE HEARING ADJOURNMENT**

There being no further business to transact, a motion to adjourn the Conditional Use Hearing was made by Mr. Wagner and seconded by Mrs. Veeck. All in favor. Motion carried. The Conditional Use Hearing adjourned at 7:10 p.m.

**BOROUGH OF BELL ACRES  
BOROUGH COUNCIL REGULAR MEETING MINUTES  
MARCH 11, 2019**

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**REGULAR MEETING**

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 7:00 p.m. on Monday, March 11, 2019, at the Big Sewickley Creek Volunteer Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143

**PLEDGE OF ALLEGIANCE**

**PUBLIC DISCUSSION**

- Harry Lavelle – 1667 Big Sewickley Creek Road  
Mr. Lavelle asked when Columbia Gas is installing the new gas line. He stated that the gas company placed a survey stick in the middle of his garden. Mr. Young explained that we just received notice; however, we did not receive a start date. Mr. Young asked Mr. Kulbacki to give Columbia Gas a call tomorrow.
  
- Megan Wine – Sewickley Heights Golf Club  
Ms. Wine requested permission to have a Zambelli Fireworks Display for Memorial Day at the Sewickley Heights Golf Club. Mr. Young stated that this will be voted on later in the meeting under New Business.
  
- Chris Abell – Council Member  
Mr. Abell stated that he would like to publicly thank the Honorable Mayor Alvania for officiating in his son's wedding this past weekend. Mr. Abell extended his personal appreciation and gratitude for the Mayor's time.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Young, President of Council, at 7:15 p.m.

**COUNCIL**

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

**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 February has been submitted in writing and made a part of the minutes.

## **APPROVAL OF THE MINUTES**

### **MINUTES OF THE REGULAR MEETING**

A motion to approve the minutes of the Regular Meeting held on February 11, 2019, was made by Mr. Renfrew and seconded by Mr. Meanor. All in favor. Motion carried.

### **TREASURER'S REPORT**

A motion to approve the Treasurer's Report for February 2019 as distributed and ratify payments totaling \$114,691.86 out of the General Fund and \$15,968.96 out of the State Fund, was made by Mr. Wagner and seconded by Mr. Renfrew. All in favor. Motion carried.

## **OLD BUSINESS**

### **SWIFT 911**

Mayor Alvania stated that the Swift 911 System is up and running. Mayor Alvania reported that the emergency notification system has already been used when the Borough experienced high winds. He stated that the system informed the residents that a warming center was open at the fire hall. Mayor Alvania explained how the system works, how to register, and that a postcard will be mailed to all the residents in order to inform them of the mass emergency notification system.

## **OTHER OLD BUSINESS**

### **SEVIN ROAD**

Mr. Young discussed the Sevin Road landslide. Mr. Kulbacki stated that this situation has been discussed quite often with Scott Shoup, the Road Department and Lewis Hopkins. Mr. Kulbacki stated that it will take approximately \$21,000 to fix the road. He also advised that the project does not need to be put out for bid because it will be repaired in increments with the Borough employees and the services of Lewis Hopkins. Furthermore, Mr. Kulbacki advised that the Borough will purchase the material through COG and Floyd Wine will donate busted-up concrete, which will all occur on Borough property.

A motion to expend Mr. Kulbacki to \$21,000 or less to fix the Sevin Road landslide was made by Mr. Wagner and seconded by Mr. Abell.

Mr. Young stated that since this item was not on the Agenda, he asked for Public Comment.

### **PUBLIC COMMENT**

- Harry Lavelle - 1667 Big Sewickley Creek Road  
Mr. Lavelle said that he has lived in the Borough since 1939 and he thinks Sevin Road should be open to the people. Mr. Young stated that only the lower half is being fixed because the top half is too expensive to fix.

All in favor. Motion carried.

**COMMITTEE REPORTS**  
**BUDGET & FINANCE – Mrs. Veeck**

**REQUEST FOR PROPOSAL (RFP) – INVESTMENT ADVISORY SERVICES FOR THE BOROUGH'S POLICE AND NON-UNIFORMED PENSION PLANS**

Mrs. Veeck reiterated that Morgan Stanley recently informed us that they will no longer provide professional investment services to the Borough's Police and Non-Uniform Pension Plans. She stated that the Borough advertised and sent out RFP's and received 9 proposals. The Committee narrowed it down to two investment firms. The award selection was based on the criteria of cost, experience and ease to conduct business. After much due diligence, Mrs. Veeck announced that the Committee recommends that Oakmont Capital Management, LLC provide professional investment services.

A motion to hire Oakmont Capital Management, LLC to handle the Professional Investment Services of the Borough's Police and Non-Uniform Pension Plan was made by Mr. Wagner and seconded by Mr. Renfrew. All in favor. Motion carried.

Mr. Young thanked the Committee and Mrs. Veeck extended her thanks and appreciation to Mr. Wagner, Mr. Renfrew, Mr. Kulbacki and Mrs. Fleming.

**PUBLIC SAFETY – Mr. Renfrew**  
No Report

**PUBLIC WORKS – Mr. Abell**  
**2019 ROAD IMPROVEMENT PROJECT**

Mr. Abell stated that he would like to direct Mr. Shoup to prepare the bidding documents for the 2019 Road Improvement Project and the concrete curb replacement work.

A motion to direct Shoup Engineering to advertise for the 2019 Road Improvement Project was made by Mr. Abell and seconded by Mr. Wagner.

Mr. Young opened the floor for public comment, since the item was not on the Agenda.

There was no public comment.

All in favor. Motion carried.

**PROPERTY & SUPPLIES – Mr. Wagner**  
No Report

**GOVERNMENT & LEGISLATION – Mr. Meanor**

Mr. Meanor announced there is a special election for State Senate on April 2, 2019. Mr. Meanor said, "Go vote!"

**ZONING – Mr. Walliser - Excused**  
No Report

**NEW BUSINESS**

**KLOO CONDITIONAL USE REQUEST**

A motion to give the Kloos permission to proceed with the accessory structure was made by Mr. Wagner and seconded by Mr. Abell. All in favor. Motion carried.

**MILLER LOT CONSOLIDATION PLAN**

Mr. Shoup summarized the Miller Lot Consolidation Plan. Mr. Shoup stated that the Planning Commission unanimously approved the Consolidation Plan.

A motion to approve the Miller Lot Consolidation Plan was made by Mr. Abell and seconded by Mr. Meanor. All in favor. Motion carried.

**SEWICKLEY HEIGHTS GOLF CLUB MEMORIAL DAY CELEBRATION**

Mr. Wagner recommended that Council approve the Sewickley Heights Golf Club Fireworks Display on a two to three-year basis. Mr. Young suggested that the only requirement would be that the fire department would be on site for the display.

A motion to approve the Sewickley Heights Golf Club Memorial Day Fireworks Display for the next three (3) years and with the fire department present, was made by Mr. Wagner and seconded by Mrs. Veeck.

Mr. Young opened the floor for Public Discussion, since the motion was not on the Agenda.

**PUBLIC DISCUSSION**

- Megan Wine – Sewickley Heights Golf Club  
Ms. Wine informed Council that Sewickley Heights Golf Club hires police to stand guard for the event and the Bell Acres Fire Department is also on site.

All in favor. Motion carried.

**CORRESPONDENCE**

There are other 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. Meanor. All in favor. Motion carried. Meeting adjourned at 7:46 p.m.

Respectfully submitted,



Lisa J. Fleming  
Borough Secretary