

**BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
FEBRUARY 10, 2020**

PUBLIC HEARING

A Public Hearing of the Borough Council of the Borough of Bell Acres was held at 7:00 p.m. on Monday, February 10, 2020, at the Big Sewickley Creek Volunteer Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

The purpose of this meeting is to gather input from the public pertaining to the proposed Zoning Ordinance Amendment – Proposed Ordinance No. 302.

PROPOSED ORDINANCE NO. 302

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, "ZONING", TO AMEND SECTION 165-49, ATTACHMENT 6, TABLE OF RESIDENTIAL USE DIMENSIONAL REQUIREMENTS; SECTION 165-5, WORD USAGE AND DEFINITIONS; SECTION 165-18, PURPOSES OF DISTRICTS; SECTION 165-24 TABLE OF USE REGULATIONS AND TO AMEND ANY ADDITIONAL IMPACTED SECTIONS.

The Public Hearing was called to order by Mr. Renfrew, President of Council at 7:04 p.m.

COUNCIL

- (X) David Renfrew, President of Council
- () Brock Meanor, Vice President of Council – Excused
- (X) Chris Abell
- (X) Michelle Veeck
- (X) Greg Wagner
- (X) Megan Wine
- () Dennis Young – 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. Renfrew turned the Public Hearing over to Mr. Junker, Borough Solicitor. Mr. Junker summarized Proposed Ordinance No. 302 and presented Exhibits 1 through 7. A court stenographer was present to take a verbatim transcript of the Public Hearing.

PUBLIC COMMENT

No Public Comment

MEMBER OF COUNCIL COMMENT

No Council Comment

PUBLIC HEARING ADJOURNMENT

There being no further business to transact, a motion to adjourn the Public Hearing was made by Mr. Wagner. All in favor. Motion carried. Public hearing adjourned.

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 7:00 p.m. on Monday, February 10, 2020, at the Big Sewickley Creek Volunteer Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143

PLEDGE OF ALLEGIANCE

PUBLIC DISCUSSION

- Wayne Fortuna - 108 Hamilton Drive
Mr. Fortuna expressed his annoyance with the garbage pickup at 5:00 a.m. at 123 Lewis Street. Mr. Wagner advised for him to send an email with all the details so that he can address the issue with the garbage company.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 7:16 p.m.

COUNCIL

- (X) David Renfrew, President of Council
- () Brock Meanor, Vice President of Council - Excused
- (X) Chris Abell
- (X) Michelle Veeck
- (X) Greg Wagner
- (X) Megan Wine
- () Dennis Young - 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 January 2020 has been submitted in writing and made a part of the minutes.

APPROVAL OF THE MINUTES

A motion to approve the minutes of the Regular Meeting held on January 13, 2020, was made by Mr. Abell and seconded by Mrs. Veeck. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for January 2020 as distributed and ratify payments totaling \$176,956.00 out of the General Fund and \$9,333.03 out of the State Fund, was made by Mr. Abell and seconded by Mr. Wagner. All in favor. Motion carried.

OLD BUSINESS

PROPOSED ORDINANCE NO. 301

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, "ZONING", TO AMEND THE PROVISIONS IN ARTICLE II ON "USE REGULATIONS", TO AMEND THE PROVISIONS IN ARTICLE VI ON "SIGNS", AND TO ADD A NEW PROVISION ON THE EXPIRATION OF CONDITIONAL USES.

Mr. Junker provided an update to Ordinance No. 301. This is an ordinance that Council looked at several months ago. The Ordinance was sent to the Allegheny County of Economic Development (ACED) for their comments. We received ACED's comments last week. ACED's comments were referred to the Planning Commission. If there aren't any other comments, the Borough can proceed with the Public Hearing and the Notice of Intent to Enact sometime in the future.

PROPOSED ORDINANCE NO. 302

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, "ZONING", TO AMEND SECTION 165-49, ATTACHMENT 6, TABLE OF RESIDENTIAL USE DIMENSIONAL REQUIREMENTS; SECTION 165-5, WORD USAGE AND DEFINITIONS; SECTION 165-18, PURPOSES OF DISTRICTS; SECTION 165-24 TABLE OF USE REGULATIONS AND TO AMEND ANY ADDITIONAL IMPACTED SECTIONS.

A motion to advertise a Notice of Intent to Enact on Proposed Ordinance No. 302 at the next Regular Meeting of March 9, 2020, was made by Mr. Wagner and seconded by Mr. Abell. All in favor. Motion carried.

ACT 537 PLAN MODIFICATION

Mr. Junker provided an update regarding Sewickley Borough's Act 537 Plan Modification. The letter was referred to Mr. Gary Irwin of Bell Acres Municipal Authority (BAMA) and Mr. Ron Brown, BAMA's Solicitor. Eric Tissue of KLH Engineers is reviewing it and checking the math. Mr. Junker hopes to have it returned in order to put together a resolution.

COMMITTEE REPORTS

Mr. Renfrew announced that he slightly reorganized the Committees and Mrs. Fleming will send them to everyone.

BUDGET & FINANCE – Mrs. Veeck

No Report

PUBLIC SAFETY

No Report

PUBLIC WORKS - Mr. Abell

2020 MAJOR ROAD IMPROVEMENTS

Mr. Abell reiterated that the Borough has a 15-Year Road Improvement Plan. The plan was recently reviewed by Scott Shoup and Carl Bohn. In talking with Mr. Wagner this morning, he suggested having a "batter up" position for other roads with the thought that if the bids come in lower, then other streets could be added to the paving schedule. A lengthy discussion took place. It was noted that the "batter up" streets would be Lewis Street, Kennelly Street and Barley Road.

A motion to request Shoup Engineering, Borough Engineers, to open up the bidding process for the road work necessary to complete the 2020 portion of the Borough's 15-year Road Resurfacing Plan for no more than \$155,000.00; as per the approved 2020 Borough Budget line item for Major Road Improvements was made by Mr. Abell and seconded by Mr. Wagner. All in favor. Motion carried.

TURKEYFOOT ROAD LANDSLIDE REPAIR

Mr. Abell reported that Mr. Kulbacki tabulated figures for the cost of the landslide repair. The cost came in at less than \$86,000. This includes everything - materials and overtime. Mr. Abell exclaimed, "They did a phenomenal job!"

PROPERTY & SUPPLIES – Mr. Wagner

No Report

GOVERNMENT & LEGISLATION – Mr. Meanor - Excused

No Report

ZONING

No Report

EXECUTIVE SESSION

At 7:32 p.m. Mr. Renfrew announced that an Executive Session will take place for a personnel matter.

REGULAR MEETING RESUMES

The Regular Meeting resumed at 7:48 p.m.

NEW BUSINESS

PLANNING COMMISSION RE-APPOINTMENT

A motion to re-appoint Diane Abell to the Planning Commission for a 4-year term ending 12/31/2023 was made by Mrs. Veeck and seconded by Ms. Wine. Members voting yes: Mr. Renfrew, Mrs. Veeck, Mr. Wagner, and Ms. Wine. Member abstaining: Mr. Abell. Motion carried, 4 – yes, 0 – no, and 1 – abstention. Motion carried.

BELL ACRES MUNICIPAL AUTHORITY RE-APPOINTMENT

A motion to re-appoint Wayne Croyle to the Bell Acres Municipal Authority for a 5-year term ending 12/31/2024 was made by Mrs. Veeck and seconded by Ms. Wine. All in favor. Motion carried.

CORRESPONDENCE

MS4 5-YEAR WAIVER APPROVAL

Mr. Kulbacki noted that Scott Shoup applied to the DEP and we received an MS4 Waiver for a 5-year period. He stressed the importance of this waiver, and advised that if we did not receive it, the process would have been very expensive. Mr. Kulbacki expressed how very fortunate and blessed we are to receive this for the Borough.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Wagner and seconded by Mrs. Veeck. All in favor. Motion carried. Meeting adjourned at 7:51 p.m.

Respectfully submitted,



Lisa J. Fleming
Borough Secretary