

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
December 13, 2021

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 7:00 p.m. on Monday, December 13, 2021, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

PUBLIC COMMENT

- **Charles Elko 106 Turkeyfoot Road** – Mr. Elko expressed concerns regarding the Grouse Ridge runoff of water flowing downhill. He stated his garage at the bottom of Turkeyfoot Road has the appropriate piping underground according to the DEP. He stated that folks are concerned that his property and pipes will cause flooding. Mr. Elko is also concerned of speeding on Turkeyfoot Road.
- **Joseph Klug of 106 Westholm Drive** – Mr. Klug expressed concern of speeding on Westholm and wanted to know if it would be possible to reduce the speed limit of 25mph to 15mph. He is concerned of the children playing.

Invited Guests

- Mr. Jim Pashek of Pashek+MTR- Mr. Pashek discussed the Parks & Recreation Planning Proposal. Mr. Pashek discussed the funding of trails and open green space (stormwater storage). A study for Bell Acres could build on the work already completed in the Implementable Comprehensive Plan. Goals and objectives to preserve open space, development of trails and improve the existing Borough Community Park. Conduct a Consumer Product Safety commission (CPSC) audit of Borough Community Park, in preparation for Borough Submission of DCNR small communities grant request in spring 2022.
- Patrick Connors – Executive Director, Quaker Valley Council of Governments – Mr. Connors fielded questions from Council members who may be interested in serving as a Delegate to the QVCOG. Mr. Connors stated that the QVCOG meetings will be returning to a permanent meeting location in 2022. Meetings will occur on the fourth Wednesday of the month. Mr. Connor stated that they use zoom for meetings and use the Meeting Owl Pro and offered that the Borough can use this for meetings if needed.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 8:06 p.m.

COUNCIL

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- (X) Christopher Abell
- (X) Lane Grafton
- (X) Michelle Veeck
- (X) Gregory Wagner
- () Megan Wine – Excused

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 November 2021 has been submitted in writing and made part of the minutes.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on November 8, 2021, was made by Mr. Meanor, seconded by Mrs. Veeck. All in favor. Motion carried.

APPROVAL OF THE SPECIAL MEETING MINUTES

A motion to approve the minutes of the Special Budget Meeting held on November 15, 2021, was made by Mr. Meanor, seconded by Mr. Grafton. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for November 2021 as distributed and ratify payments totaling \$96,235.53 out of the General Fund and \$149.45 out of the State Fund was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

OLD BUSINESS

Proposed Ordinance No. 310 – Amending Chapter 1

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 1 IN THE CODE OF THE BOROUGH OF BELL ACRES, "GENERAL PROVISIONS," TO AUTHORIZE THE ESTABLISHMENT, CONSOLIDATION, OR AMENDMENT OF FEES FOR ALL BOROUGH LICENSES, APPLICATIONS, AND PERMITS BY RESOLUTION.

A motion to adopt proposed Ordinance No. 310 was made by Mr. Abell, seconded by Mr. Grafton. All in favor. Motion carried.

Resolution No. 12132021 – Schedule of Fees

A motion to adopt Resolution No. 12132021 – Schedule of Fees was made by Mr. Wagner, seconded by Mrs. Veeck. All in favor. Motion carried.

Sewickley Borough's Act 537 Plan Update

Edgeworth Borough's letter to Nichols & Slagle Engineering seeking additional information. The Edgeworth Borough's letter to Mr. Dan Slagle states that more clarification is needed.

COMMITTEE REPORTS

BUDGET & FINANCE – MICHELLE VEECK

Budget and Finance – Michelle Veeck

On November 15, 2021, the proposed 2022 Bell Acres Borough Budget was prepared, filed, and advertised with:

- Receipts totaling \$2,086,198
- Expenses totaling \$2,086,198

A motion to adopt Resolution No. 12132021A for the Adoption of the Borough Budget for the Year 2022 was made by Mr. Meanor, seconded by Mr. Abell.

A motion to adopt Resolution No. 12132021B the Tax Resolution for the Year 2022 was made by Mrs. Veeck, seconded by Mr. Abell. All in favor. Motion carried.

PUBLIC SAFETY – BROCK MEANOR

Mr. Meanor just wanted to be certain that folks received a copy of the letter from Representative Gaydos regarding the residents Mrs. Zedak and Mrs. Wilson, on Big Sewickley Creek Road and their issue of property erosion. The letter was in the meeting packet.

PUBLIC WORKS – CHRIS ABELL

Public Works Supervisor Contract and Public Works Employees Contract

A motion to approve a three (3) year contract with the Supervisor of the Public Works Department effective January 1, 2022, until December 31, 2024, was made by Mr. Abell, seconded by Mr. Wagner. All in favor. Motion carried.

A motion to approve a three (3) year contract with the Employees of the Public Works Department effective January 1, 2022, until December 31, 2024, was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

PROPERTY & SUPPLIES – GREG WAGNER

No report

GOVERNMENT & LEGISLATION – MEGAN WINE – Excused

ZONING – LANE GRAFTON

Villas at Bell Acres – Final Land Development/Conditional Use Plan for the Villas at Bell Acres Community Clubhouse and Swimming Pool

A motion to approve the Villas at Bell Acres Conditional Use Application for the Villas at Bell Acres Community Clubhouse and Swimming Pool, subject to the conditions recommended by the Planning Commission, was made by Mr. Grafton, seconded by Mr. Abell. 5-yes 1-no - Mr. Meanor. Motion carried.

A motion to approve the Villas at Bell Acres revised Final Land Development Plan for the Villas at Bell Acres Community Clubhouse and Swimming Pool was made by Mr. Grafton, seconded by Mr. Abell. 5-yes 1-no - Mr. Meanor. Motion carried.

Wine and Holzbach Plan No. 1 – First Amendment – Preliminary and Final Subdivision

A motion to approve the Wine and Holzbach Plan No. 1 – First Amendment – Preliminary and Final Subdivision was made by Mr. Grafton seconded by Mr. Abell. 5-yes 1-no - Mr. Meanor. Motion carried.

NEW BUSINESS

Reappointment of John Rumin to a three (3) year term to the Zoning Hearing Board

A motion to adopt Resolution No. 12132021C to reappoint John Rumin to a three (3) year term as a member of the Zoning Hearing Board beginning January 1, 2022, and ending December 31, 2024, was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

Appointment of William Manifesto to a three (3) year term as an Alternate Member to the Zoning Hearing Board

A motion to adopt Resolution No. 12132021D to appoint William Manifesto as an Alternate Member to the Zoning Hearing Board for a three (3) year term beginning January 1, 2022, and ending December 31, 2024, was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

Resignation of Robert N. Peirce, III from the Civil Service Commission

A motion to accept the resignation of Robert N. Peirce, III from the Civil Service Commission effective immediately in order to accept a position on the Zoning Hearing Board was made by Mrs. Veeck, seconded by Mr. Wagner. All in favor. Motion carried.

Appointment of Robert N. Peirce, III to a three (3) year term to the Zoning Hearing Board

A motion to adopt Resolution No. 12132021E to appoint Robert N. Peirce, III to a three (3) year term as a Member of the Zoning Hearing Board beginning January 1, 2022, and ending December 31, 2024, was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

Regular Council Meeting Time Change

A motion to change the time of the monthly regular council meetings from 7:00 p.m. to 6:00 p.m. was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

Reorganization Meeting - Monday, January 3, 2022

A motion to set the time and advertise for the Reorganization Meeting on Monday, January 3, 2022, at the Borough Building was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

CORRESPONDENCE

There are other items that should be noted but do not need action at this time: Mr. Renfrew stated the Planning Commission is recommending to establish an Environmental Advisory Council. The information for the Planning Commission to establish this Council will be on the January Agenda for discussion. Mr. Abell explained the role of an Executive Advisory Council. Considering that two of the three most important resident priorities identified in the Comprehensive Plan relate to the environment - Green Space Protection/Trails and Infrastructure (in particular stormwater management).

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Wagner, seconded by Mrs. Veeck. All in favor. Motion carried. Meeting adjourned at 8:38 pm.

Respectfully submitted,

Jill A. Palko
Borough Secretary