

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**AUGUST 9, 2021**

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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, August 9, 2021, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**PUBLIC COMMENT**

- Judy Downing – 2430 Henry Road  
Ms. Downing expressed her concerns about PennEnergy Resources’ intent to withdraw 3 million gallons of water from the Big Sewickley Creek watershed in Economy Borough.
- Michael Wetzel – Partner with Victor-Wetzel Associates  
Mr. Wetzel made a presentation and requested two revisions to the Planning Commission’s recommendations for the Preliminary and Final Land Development and Subdivision Plan for the Villas at Bell Acres. An in-depth discussion took place wherein Council had many questions. After the discussions and a consensus that the Planning Commission should review the requested revisions at its August 25, 2021, meeting, Mr. Wetzel provided a written consent for an extension of time for the review of the project application consistent with Section 508(3) of the Municipalities Planning Code. The extension is effective until September 14, 2021.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 7:48 p.m. following the close of the Public Hearing on the proposed Ordinance No. 307.

**COUNCIL**

- (X) Dave Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- ( ) Chris Abell - Excused
- (X) Lane Grafton
- (X) Michelle Veeck
- (X) Greg 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/Secretary

**MAYOR’S REPORT**

The Mayor’s Report for the month of July 2021 has been submitted in writing and made part of the minutes.

**APPROVAL OF THE PUBLIC HEARING MINUTES**

A motion to approve the minutes of the Public Hearing held July 12, 2021, was made by Mr. Wagner, seconded by Mr. Meanor. All in favor. Motion carried.

**APPROVAL OF THE REGULAR MEETING MINUTES**

A motion to approve the minutes of the Regular Meeting held on July 12, 2021, was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

**TREASURER'S REPORT**

A motion to approve the Treasurer's Report for July 2021 as distributed and ratify payments totaling \$126,190.16 out of the General Fund and \$16.00 out of the State Fund was made by Mr. Meanor and seconded by Mr. Wagner. All in favor. Motion carried.

**OLD BUSINESS**

**RESOLUTION NO. 08092021**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT AND SUBDIVISION APPROVAL TO VILLAS AT BELL ACRES, LP, FOR APPLICATION #20-S-01 REGARDING THE VILLAS AT BELL ACRES RESIDENTIAL LAND DEVELOPMENT PLAN LOCATED AT BLOCK/LOT NO. 1062-J-98 ALONG THE SOUTH-EAST SIDE OF BIG SEWICKLEY CREEK ROAD, WITH CONDITIONS.

A motion to table the consideration of Resolution No. 08092021 until the September 13, 2021, regular meeting was made by Mr. Wagner, seconded by Mr. Meanor. All in favor. Motion carried.

**COMMITTEE REPORTS**

**BUDGET & FINANCE – MICHELLE VEECK**

No Report

**PUBLIC SAFETY – BROCK MEANOR**

**PROPOSED ORDINANCE NO. 308**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 99 IN THE CODE OF THE BOROUGH OF BELL ACRES, "FIRE PREVENTION", TO ESTABLISH A POLICY FOR SECURITY FOR FIRE LOSS CLAIMS PURSUANT TO THE PENNSYLVANIA INSURANCE COMPANY LAW.

A motion to enact proposed Ordinance No. 308 was made by Mr. Meanor, seconded by Mr. Wagner. All in favor. Motion carried.

**PUBLIC WORKS – CHRIS ABELL - EXCUSED**

**2021 ROAD IMPROVEMENT PROJECT**

Mr. Shoup reported the 2021 Road Improvement Project has been completed. Mr. Shoup surmised that the project billing should be slightly less than the original bid.

**CAMP MEETING ROAD LANDSLIDE**

Mrs. Fleming stated that Mr. Abell talked with Pugliano Construction and they reported that everything is going well and on schedule.

**PROPERTY & SUPPLIES – GREG WAGNER**

**BELL ACRES BOROUGH PARK**

Mr. Wagner advised that a Park Master Plan must be prepared to include the phase implementation of the improvements and to allow for use of matching grants that are available through the PA DCNR.

A motion to engage Shoup Engineering to prepare a Park Master Plan for the renovation of the park and to include pickleball courts at a cost of \$4,000 was made by Mr. Wagner, seconded by Mrs. Veeck. Mr. Renfrew asked for public comment. There was no public comment. All in favor. Motion carried.

**GOVERNMENT & LEGISLATION – MEGAN WINE – EXCUSED**

No report

**ZONING –LANE GRAFTON**

**PROPOSED ORDINANCE NO. 307**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, “ZONING”, AS AMENDED, TO REGULATE ANIMAL HUSBANDRY AND THE KEEPING OR RAISING OF DOMESTIC FOWL WITHIN THE BOROUGH.

A motion to enact proposed Ordinance No. 307 as unanimously recommended by the Planning Commission was made by Mr. Grafton, seconded by Mr. Wagner. All in favor. Motion carried.

**NEW BUSINESS**

**LETTER OF NOTIFICATION VIA MAIL**

Mr. Grafton requested a discussion about notifying residents about the vote on the Villas at Bell Acres at the next meeting. Council discussed the matter.

A motion to mail out a courtesy notification letter to all residents advising them that Council will be voting next month on the Villas at Bell Acres plan was made by Mr. Grafton, seconded by Mr. Meanor. Mr. Renfrew asked for public comment. Ms. Susan Kalinyak of 2491 Pleughal Road expressed her appreciation for the notification. Motion supported by Mr. Grafton and Mr. Meanor, and opposed by Mr. Wagner, Mrs. Veeck and Mr. Renfrew. Motion failed.

**ELECTRONIC OPTIONS TO NOTIFY RESIDENTS**

A motion to authorize Lisa Fleming, Borough Manager, to expend the customary amount to advertise, request an article in the newspaper, and to use any other electronic resources such as the Borough website and Savvy Citizen to advise residents that Council will be voting next month on the Villas at Bell Acres plan was made by Mr. Wagner, seconded by Mrs. Veeck. Mr. Renfrew asked for public comment. There was no public comment. All in favor. Motion carried.

**CORRESPONDENCE**

There were other items that were 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 Mrs. Veeck. All in favor. Motion carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lisa J. Fleming  
Borough Manager/Secretary

