

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**SEPTEMBER 13, 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, September 13, 2021, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**PUBLIC COMMENT**

- Michael Wetzel – Partner with Victor-Wetzel Associates  
Mr. Wetzel stated they are in agreement with the Planning Commission’s conditions and looking forward to Council’s approval of the Final Land Development and Subdivision Plan for the Villas at Bell Acres.
- Harry Lavelle – 1667 Big Sewickley Creek Road  
Mr. Lavelle inquired about a bill he received from the Quaker Valley Ambulance Service.
- William Bender – Emergency Management Coordinator  
Due to all the flooding and mudslides, Mr. Bender encouraged property owners to consider their insurance options to protect their personal property.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 7:25 p.m.

**COUNCIL**

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

**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 August 2021 has been submitted in writing and made part of the minutes. Mayor Alvania announced that Halloween will be on October 31, 2021.

**APPROVAL OF THE PUBLIC HEARING MINUTES**

A motion to approve the minutes of the Public Hearing held August 9, 2021, was made by Mrs. Veeck, 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 August 9, 2021, was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

### **TREASURER'S REPORT**

A motion to approve the Treasurer's Report for August 2021 as distributed and ratify payments totaling \$106,690.55 out of the General Fund and \$148.65 out of the State Fund was made by Mr. Meanor and seconded by Ms. Wine. All in favor. Motion carried.

### **OLD BUSINESS**

#### **RESOLUTION NO. 09132021**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING 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.

Mr. Junker summarized Resolution No. 09132021. Mr. Junker stated that since Councilwoman Megan Wine has the same last name as the applicant and for the purpose of our records and the Ethics Act; Ms. Wine confirmed that she is not a parent, spouse, child or sister of Mr. Floyd Wine, the applicant.

A motion to adopt Resolution No. 09032021 – granting approval for The Villas at Bell Acres Final Subdivision and Land Development Plan, as recommended by the Planning Commission, subject to the conditions contained in the Resolution was made by Mr. Abell, seconded by Ms. Wine. Members voting yes: Mr. Abell, Ms. Wine, Mrs. Veeck, Mr. Renfrew. Members voting no: Mr. Meanor and Mr. Grafton. Motion carried 4 – yes and 2 - no.

### **COMMITTEE REPORTS**

#### **BUDGET & FINANCE – MICHELLE VEECK**

No Report

#### **PUBLIC SAFETY – BROCK MEANOR**

##### **SECTION 147(f) APPROVAL AND WRITTEN AGREEMENT**

A motion to authorize the Council President to execute section 147(f) Approval and Written Agreement with the Big Sewickley Creek Volunteer Firemen's Association, Inc. was made by Mr. Meanor, seconded by Ms. Wine. All in favor. Motion carried.

#### **PUBLIC WORKS – CHRIS ABELL**

##### **CAMP MEETING ROAD LANDSLIDE**

Mr. Abell was proud to announce that Camp Meeting Road was officially open on Friday, September 10, 2021! Mr. Abell extended his thanks to Chris Pugliano of Pugliano Construction who worked with great speed to finish the project and Jason Molinero, Director of Allegheny County Public Works Department, who was unbelievably receptive in getting the property owners to come to an agreement. Mr. Meanor extended his thanks to Cindy Kirk, Allegheny County representative.

##### **HITZEL HILL LANDSLIDE REPAIRS**

Mr. Abell announced that Hitzel Hill is projected to open on Wednesday, September 15, 2021.

**2022 ROAD IMPROVEMENT PROJECT**

Mr. Abell stated that we're preparing for next year's road improvement project. The concrete roads are on the schedule for repair in 2022 – Witherow Road, Witherow Road Extension, Grouse Lane and Dilworth Road. A discussion ensued regarding the concrete curb replacements.

**PENNDOT 5-YEAR WINTER MAINTENANCE SERVICES AGREEMENT**

A motion to authorize the renewal of a 5-year Winter Maintenance Agreement with PENNDOT for winter maintenance on State roads within Bell Acres Borough was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

**PROPERTY & SUPPLIES – GREG WAGNER - Excused**

**BELL ACRES BOROUGH PARK**

Mrs. Fleming stated there was a meeting with Kathy Frankel, Regional Adviser of the Department of Conservation & Natural Resources (DCNR) regarding grants for the Borough Park. The Borough is eligible for the Small Community Program Grant that includes \$10,000 for engineering fees of the Master Park Plan. Since the grant includes funds for the design of a Master Park Plan, it was agreed that the previous motion to engage Shoup Engineering to prepare a Master Park Plan will be rescinded and instead Shoup Engineering will provide a draft plan.

A motion to rescind the August 9, 2021, engagement of Borough Engineer, Shoup Engineering, Inc. to prepare a Master Park Plan and to instead prepare a draft outline of a Park Plan in order to apply for a 2022 DCNR Grant was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

**GOVERNMENT & LEGISLATION – MEGAN WINE**

No report

**ZONING –LANE GRAFTON**

**PROPOSED ORDINANCE NO. 309**

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 COMMUNITY CLUBS, CLUBHOUSES AND SWIMMING POOLS IN THE BOROUGH.

A motion to enact proposed Ordinance No. 309 as prepared and recommended by the Planning Commission was made by Mr. Grafton, seconded by Mr. Abell. All in favor. Motion carried.

**NEW BUSINESS**

**2022 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE POLICE AND NON-UNIFORMED PENSION PLANS**

A motion to acknowledge receipt of the 2022 Minimum Municipal Obligation (MMO) of \$97,861.00 for the Police Pension Plan was made by Mrs. Veeck, seconded by Ms. Wine.

A motion to acknowledge receipt of the 2022 Minimum Municipal Obligation (MMO) of \$24,184.00 for the Non-Uniformed Pension Plan was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

**OFFICIAL NEWSPAPER**

A motion to designate the Pittsburgh Post-Gazette, and more specifically the Local Xtra, as the official newspaper for the Borough's public notices and legal advertisements, and to designate the Beaver Valley Times as the secondary official newspaper was made by Mrs. Veeck, seconded by Mr. Abell. 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. Meanor and seconded by Mrs. Veeck. All in favor. Motion carried. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Lisa J. Fleming  
Borough Manager