

**BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
FEBRUARY 8, 2021**

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 7:00 pm on Monday, February 8, 2021, via an authorized telecommunication device (Zoom).

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

- ❖ Steven Victor – Victor Wetzel Associates
Mr. Victor presented a PowerPoint slide show of the Preliminary Subdivision and Land Development Plan of The Villas at Bell Acres. Mr. Victor answered each Council Member's questions.

- ❖ Gregg Cooper – Bell Acres Tax Collector
Due to time constraints, Mr. Cooper decided to present his analysis at next month's Council Meeting.

- ❖ Dr. Debbie Divenanzo – 117 Beech Ridge Drive
Dr. Divenanzo submitted an email to address tax concerns regarding the school district and asked to speak at the February Planning Commission Meeting regarding zoning changes.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 8:26 p.m.

COUNCIL

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

MAYOR

- (X) Kenneth Alvania, Mayor

BOROUGH ENGINEER

- (X) Scott 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 January 2021 has been submitted in writing and made part of the minutes.

APPROVAL OF THE MINUTES

A motion to approve the minutes of the Regular Meeting held on January 11, 2021, was made by Mr. Wagner and seconded by Mrs. Veeck. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report for January 2021 as distributed and ratify payments totaling \$148,974.31 out of the General Fund and \$9,817.82 out of the State Fund was made by Mr. Wagner and seconded by Mr. Young. All in favor. Motion carried.

OLD BUSINESS

POLICE BODY CAMERAS

Mayor Alvania stated the police body cameras as still not up and running. There has been a delay with the software developer.

HITZEL HILL ROAD

Mr. Shoup sent a letter, along with photos, to PA State Representative Valerie Gaydos regarding the deteriorating conditions of the road slide on Hitzel Hill Road. Mr. Meanor stated he will follow-up and contact Representative Gaydos.

COMMITTEE REPORTS

BUDGET & FINANCE – MICHELLE VEECK

No Report

PUBLIC SAFETY – DENNIS YOUNG

NEW POLICE VEHICLE PURCHASE

A motion to purchase a 2021 Dodge Charger 4WD Sedan Police Vehicle (LDEE48) from Tri-Star Motors COSTARS No. 506268 in the amount of \$27,698.00 plus the vehicle up-fitting cost of \$6,555.00 was made by Mr. Young and seconded by Mr. Wagner. Yes – 5; No – 1 (Mr. Meanor). Motion carried.

PUBLIC WORKS – CHRIS ABELL

PUBLIC WORKS OPERATIONS REPORT

Mr. Abell announced the new addition of a monthly Public Works Operations Report that was created by Carl Bohn and Lisa Fleming. The report provides an informative description of the vital operations that our Public Works Department provides to the Borough.

PROPERTY & SUPPLIES – GREG WAGNER

No Report

GOVERNMENT & LEGISLATION – BROCK MEANOR

CONCURRING RESOLUTION AND GRANT CONTRACT NO. 2020-GEDF-145

A motion to adopt a Concurring Resolution to authorize the execution of Grant Contract 2020-GEDF-145 for the purchase of a Bobcat Compact Excavator for Borough Projects was made by Mr. Meanor and seconded by Mrs. Veeck. All in favor. Motion carried.

Mr. Meanor expressed his thanks and appreciation to PA State Representative Valerie Gaydos for assisting the Borough in obtaining the Grant. Mr. Young asked Mrs. Fleming to send Representative Gaydos a written thank you letter.

ZONING – MEGAN WINE - Excused

ZONING HEARING BOARD – NOTICE OF LAND USE APPEAL – 110 OAK LANE

Mr. Junker reported the status conference on the appeal of 110 Oak Lane has been continued as the Planning Commission works through the proposed changes to the fencing requirements in the zoning ordinance.

NEW BUSINESS

THE VILLAS AT BELL ACRES PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

A thorough and extensive discussion took place amongst Council Members. Mr. Junker made reference to Bell Acres Planning Commission's letter dated January 14, 2021, with their recommendations plus six (6) additional conditions that would apply to the preliminary application including that the applicant shall address all comments in a letter dated January 7, 2021, from the Borough Engineer. If Council votes to approve this preliminary application, a letter must be sent to the applicant and Mr. Victor; along with the letters from the Planning Commission and Shoup Engineering so they know the conditions of the preliminary approval.

A motion to call the question and end the discussion on The Villas at Bell Acres Preliminary Subdivision and Land Development Plan was made by Mr. Wagner and seconded by Mr. Young. All in favor. Motion carried.

A motion to approve The Villas at Bell Acres Preliminary Subdivision and Land Development Plan, as revised on January 19, 2021, including the three written requests for modifications under the SALDO, subject to compliance with the conditions as recommended by the Bell Acres Planning Commission as listed in the January 14, 2021, letter was made by Mr. Wagner and seconded by Mr. Young.

A Roll Call Vote was taken:

ROLL CALL VOTE:

Chris Abell	Yes
Michelle Veeck	No
Greg Wagner	Yes
Dennis Young	Yes
David Renfrew	Yes
Brock Meanor	No

4 – Yes; 2 – No. Motion Carried.

Mr. Victor thanked the Borough for allowing them to move forward.

THE MILLER RESIDENCE PLAN – SKRABUT LANE – LOT LINE REVISION

A motion to approve the lot line revision plan located on Skrabut Lane in the RR-1 Zoning District, as recommended by the Bell Acres Planning Commission at its January 13, 2021, meeting was made by Mr. Wagner and seconded by Mr. Young. All in favor. Motion carried.

RESOLUTION NO. 02082021 – PROFESSIONAL CODE SERVICES, INC. AGREEMENT

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, DESIGNATING THE METHODS BY WHICH THE BOROUGH WILL ADMINISTER AND ENFORCE THE BOROUGH CONSTRUCTION CODE, THE UNIFORM CONSTRUCTION CODE, AND THE PENNSYLVANIA CONSTRUCTION CODE ACT WITHIN THE BOROUGH.

A motion to adopt Resolution No. 02082021 that authorizes the renewal of a UCC Services Agreement with Professional Code Services, Inc. to serve as the Borough's Building Code Official (BCO) and increasing fees for certain Uniformed Construction Code (UCC) inspections was made by Mr. Wagner and seconded by Mr. Meanor. All in favor. Motion carried.

CORRESPONDENCE

REVIEW BELL ACRES BOROUGH ORDINANCE NO. 165-26

A motion to refer the comment by Sean Frederick to the Planning Commission to consider changes to the provisions of the zoning ordinance regarding livestock and chickens, that is not a high priority, was made by Mr. Young and seconded by Mr. Meanor. All in favor. Motion carried.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mrs. Veeck and seconded by Mr. Young. All in favor. Motion carried. Meeting adjourned at 9:27 p.m.

Respectfully submitted,

Lisa J. Fleming
Borough Manager/Secretary