

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**JULY 12, 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, July 12, 2021, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**PUBLIC COMMENT**

No public comment

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 7:41 p.m. following the close of the Public Hearing on the proposed adoption of the Implementable Comprehensive Plan.

**COUNCIL**

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

**MAYOR’S REPORT**

The Mayor’s Report for the month of June 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 June 14, 2021, was made by Mr. Abell, 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 June 14, 2021, was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

**TREASURER’S REPORT**

A motion to approve the Treasurer’s Report for June 2021 as distributed and ratify payments totaling \$148,761.70 out of the General Fund and \$5.47 out of the State Fund was made by Mr. Meanor and seconded by Ms. Wine. All in favor. Motion carried.

**OLD BUSINESS**

### **CAMP MEETING ROAD LANDSLIDE**

Mr. Abell reported that an email from Jason Molinero, Deputy Director of Allegheny County, stated the final plans have been received. There is an on-site utility meeting on Tuesday, July 13, 2021, at 8:00 a.m. The contractor, Pugliano Construction Co, submitted its final bid and expects a construction start date will be established soon.

### **RESOLUTION NO. 07122021A**

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, ADOPTING THE IMPLEMENTABLE COMPREHENSIVE PLAN AS RECOMMENDED BY THE BOROUGH PLANNING COMMISSION.

A motion to approve Resolution No. 07122021A, adopting the Implementable Comprehensive Plan as recommended by the Planning Commission was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

### **COMMITTEE REPORTS**

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

No Report

#### **PUBLIC SAFETY – MICHELLE VEECK – Excused**

#### **RESOLUTION NO. 07122021 – QUAKER VALLEY AMBULANCE AUTHORITY'S TERM OF EXISTENCE**

A RESOLUTION OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, TO AMEND THE ARTICLES OF INCORPORATION FOR THE QUAKER VALLEY AMBULANCE AUTHORITY TO EXTEND THE AUTHORITY'S TERM OF EXISTENCE.

Mr. Junker summarized the proposed Resolution. A motion to adopt Resolution No. 07122021 was made by Mr. Meanor, seconded by Ms. Wine. All in favor. Motion carried.

#### **REVIEW OF 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.

Mr. Junker summarized the proposed Ordinance. A motion to advertise proposed Ordinance No. 308 for enactment at the regular meeting on August 9, 2021, was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

#### **PUBLIC WORKS – CHRIS ABELL**

#### **2021 ROAD IMPROVEMENT PROJECT UPDATE**

Mr. Abell announced that the public works department replaced pipe and culverts in preparation of the paving project. The tentative start date for paving is Wednesday, July 14, 2021.

#### **PROPERTY & SUPPLIES – GREG WAGNER**

#### **BELL ACRES BOROUGH PARK**

Mr. Wagner provided an update as to the Borough Park improvements that include replacing playground equipment and installing pickleball courts. Mr. Wagner will be working with Mr. Shoup and Mrs. Fleming to put together a preliminary plan.

**GOVERNMENT & LEGISLATION – BROCK MEANOR**

**MOWING BERMS ALONG COUNTY ROADS**

Mr. Meanor stated that he contacted Cindy Kirk, Allegheny County representative, about mowing the berms along the county roads, particularly Camp Meeting Road. She stated the County is behind.

**SUNSHINE ACT AMENDMENT**

Mr. Junker announced that Governor Wolf signed an amendment to the Sunshine Act on June 30, 2021. The meeting agendas need to be posted on the website at least 24 hours in advance, starting August 30, 2021. Only emergency and de minimis motions (no contracts or no funds involved) can be added at the meeting. This amendment applies to the Planning Commission, Zoning Hearing Board, Civil Service, BAMA, and any committees.

**ZONING – MEGAN WINE**

**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 discussion took place regarding the concerns of the language of the proposed ordinance so that the regulations do not cover country clubs and golf clubs. The revised ordinance will be resubmitted to the Planning Commission for a recommendation, and will be sent to the Planning Division of Allegheny County Economic Development for comments.

A motion to advertise the public hearing for proposed Ordinance No. 309 to be held during the regular meeting on September 13, 2021, subject to the ordinance being amended by the Solicitor to make it clear that the country clubs and golf clubs are excluded from the regulations, was made by Mr. Wagner, seconded by Mr. Abell. All in favor. Motion carried.

**NEW BUSINESS**

**NOTIFICATION OF WATER WITHDRAWAL FROM BIG SEWICKLEY CREEK**

Prior to the meeting, Ms. Julie DiCenzo presented a letter to Mr. Renfrew regarding notification that Penn Energy Resources intends to withdraw approximately 3.0 million gallons of water from Big Sewickley Creek in Economy Borough. This letter was referred to Mr. Shoup for his follow-up.

**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 Mr. Abell. All in favor. Motion carried. Meeting adjourned at 7:51p.m.

Respectfully submitted,

Lisa J. Fleming  
Borough Manager/Secretary

