

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**July 11, 2022**

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**REGULAR MEETING**

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, July 11, 2022, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**PUBLIC COMMENT**

None.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:05 p.m.

**COUNCIL**

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- (X) Christopher Abell
- (X) Lane Grafton
- ( ) Carmee Murphy-Horton - excused
- (X) Charles Kulbacki
- (X) Michelle Veeck

**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 June 2022 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 June 13, 2022, was made by Mr. Grafton seconded by Mrs. Veeck. All in favor. Motion carried.

**TREASURER'S REPORT**

A motion to approve the Treasurer's Report for June 2022 as distributed and ratify payments totaling \$143,898.96 out of the General Fund and \$3,360.47 out of the State Fund was made by Mr. Grafton, seconded by Mr. Meanor. All in favor. Motion carried.

**OLD BUSINESS**

**Proposed Ordinance No. 311 – Environmental Advisory Council tabled at the May 9, 2022 and the June 13, 2022 regular meetings.**

**ORDINANCE NO. 311**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING PART I IN THE CODE OF THE BOROUGH OF BELL ACRES, "ADMINISTRATIVE LEGISLATION", AS AMENDED, TO ADD A NEW CHAPTER 27, "ENVIRONMENTAL ADVISORY COUNCIL", AND TO THEREBY ESTABLISH, PROVIDE THE OPERATING PROCEDURES FOR, AND STAFF THE POWERS OF AN ENVIRONMENTAL ADVISORY COUNCIL FOR THE BOROUGH.

**A motion to enact Ordinance No. 311** – Establishing an Environmental Advisory Council was made by Mr. Abell seconded by Mr. Kulbacki.

**A motion to table Ordinance No. 311** – Establishing an Environmental Advisory Council was made by Mr. Grafton seconded by Mrs. Veeck. Yes – Mr. Grafton, Mrs. Veeck. No: Mr. Abell, Mr. Meanor, Mr. Kulbacki, Mr. Renfrew. Motion to table fails. 2 Yes votes and 4 No votes.

**A motion to amend Ordinance No. 311 Section 27-3. (C)** Procedure for Appointment of Members to add “whenever possible,” to the requirement that one member shall also be a member of the Borough’s Planning Commission was made by Mr. Meanor, seconded by Mr. Abell. Mr. Junker explained that this language was consistent with the enabling statute and did not constitute a substantial change requiring re-advertisement prior to the vote. All in favor. Motion carried.

**Mr. Renfrew restated the motion to enact Ordinance No. 311, as amended** – Establishing an Environmental Advisory Council. Mr. Renfrew called the question for a vote. Yes – Mr. Abell, Mr. Kulbacki, Mr. Meanor and Mr. Renfrew. No: Mr. Grafton, Mrs. Veeck. Motion carried by 4 Yes votes and 2 No votes.

### **COUNCIL MEMBER REPORTS**

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

No report.

#### **PUBLIC SAFETY – BROCK MEANOR**

No report.

#### **PUBLIC WORKS – CHRISTOPHER ABELL**

Acceptance of the Rock Salt Bid received by Cargill, Inc. as submitted to the SHACOG Purchasing Alliance for its bid opening on June 30, 2022 for the 2022-2023 Winter Season.

*Mr. Abell seems to believe that the previous fuel surcharge will be built in on the cost of the Rock Salt.*

A motion to accept the Rock Salt Bid received by Cargill, Inc. as submitted to the SHACOG Purchasing Alliance and enter into an Agreement with Cargill, Inc. for the 2022-2023 Winter Season was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

#### **PROPERTY & SUPPLIES – CHARLES KULBACKI**

Mr. Kulbacki announced the CDBG Grant Award of \$20,000 for the Bell Acres Borough Park – ADA Parking & Walkway Project.

Mr. Kulbacki thanked the Road Department crew for how nice the Borough Park looks as they worked on this for 2 weeks earlier in the summer. They painted swing sets and laid down landscape fabric to enable the new mulch for the playground area.

Mr. Kulbacki thanked Mrs. Fleming, Borough Manager, Ms. Palko, Borough Secretary, Mr. Scott Shoup of Shoup Engineering and Mr. Patrick Connors Executive Director of Quaker Valley Council of Governments, for all of the support in getting this grant.

#### **GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON**

Mr. Meanor announced that Representative Valerie Gaydos is hosting a town hall meeting discussion on Thursday July 21, 2022 at 6:30 pm at the Sewickley YMCA. Folks can register on Representative Gaydos’ website.

## **ZONING – LANE GRAFTON**

Mr. Grafton pointed out the Quaker Valley hard to recycle program will be held on Saturday July 23, 2022 at the Quaker Valley High School. A flyer of the event is in the packet.

## **NEW BUSINESS**

### **Development Agreement with Villas at Bell Acres, LP**

Mr. Junker thoroughly explained the Development Agreement to ensure all steps necessary for the Villas at Bell Acres are in order.

A motion to enter into a Development Agreement with Villas at Bell Acres, LP, for the development and construction of Phases I and II of the Villas at Bell Acres Final Land Development Plan, located on the south side of Big Sewickley Creek Road was made by Mr. Grafton, seconded by Mr. Abell. All in favor. Motion carried.

### **PROJEX IMC Proposal for Computer Services of Email Migration to the Microsoft Office 365 Email Platform**

A motion to accept the proposal from PROJEX IMC for computer services and email migration to the Microsoft Office 365 email platform in accordance with Section 1402(d)(3) was made by Mr. Kulbacki, seconded by Mrs. Veeck. All in favor. Motion carried.

### **Resolution No. 07112022 – QVCOG’s Joint Glass Recycling Program**

A motion to adopt Resolution No. 07112022 to participate in the QVCOG’s Joint Glass Recycling Program was made by Mr. Abell. Motion failed for lack of a second.

**A motion to add an item to the agenda of July 11, 2022 regular meeting to appoint a Chairperson for the Environmental Advisory Council**, was made by Mr. Kulbacki and seconded by Mr. Abell. All in favor. Motion carried. Mr. Renfrew opened the floor for public comment on the motion.

**Public Comments:** Mr. Mark Fedosick – Vice President of Big Sewickley Watershed Association  
180 Cooney Hollow Road  
Sewickley, PA 15143

Mr. Fedosick stated that he is supportive of the Environmental Advisory Council (EAC)

A motion to appoint Mrs. Julie DiCenzo as Chairperson of the Environmental Advisory Council beginning August 1, 2022, was made by Mr. Kulbacki and seconded by Mr. Abell. All in favor. Motion carried.

## **CORRESPONDENCE**

There are other items that should be noted but do not need action at this time.

## **ADJOURNMENT**

There being no further business to transact, a motion to adjourn was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried. Meeting adjourned at 7:14pm.

Respectfully submitted,

Jill A. Palko  
Borough Secretary