

**BOROUGH OF BELL ACRES  
BOROUGH COUNCIL REGULAR MEETING MINUTES  
March 13, 2023**

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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, March 13, 2023, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:12 p.m.

**COUNCIL**

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- (X) Christopher Abell
- ( ) Lane Grafton - *Excused*
- ( ) 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

**PUBLIC COMMENT**

**Mrs. Nicole Steele 98 Lewis Street**

Mrs. Steele expressed her concerns regarding the neighbor parking near and blocking her driveway. This is an on-going problem and still creating difficulty to gain access in and out of the driveway. Mrs. Steele is hoping for a parking ordinance to be instituted in the near future for a “No Parking” on Lewis Street and on Sands Avenue.

**Invited Guest**

**Libby Wright** – Bell Acres Borough resident – to discuss the consideration of a community garden in Bell Acres. *This was postponed for another date and time.*

**MAYOR’S REPORT**

The Mayor’s Report for the month of February 2023 has been submitted in writing and made part of the minutes.

**APPROVAL OF THE PUBLIC HEARING MEETING MINUTES**

A motion to approve minutes of the Regular Meeting held on February 13, 2023, was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

**APPROVAL OF THE REGULAR MEETING MINUTES**

A motion to approve minutes of the Regular Meeting held on February 13, 2023, was made by Mr. Meanor, seconded by Mrs. Veeck. All in favor. Motion carried.

**TREASURER’S REPORT**

A motion to approve the Treasurer’s Report for February 2023 as distributed and ratify payments totaling \$101,425.97 out of the General Fund and \$10,492.82 out of the State Fund was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

## **OLD BUSINESS**

### **PROPOSED ORDINANCE NO. 313 - Lighting**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, "ZONING," TO REGULATE LIGHTING WITHIN THE BOROUGH.

A motion to enact proposed Ordinance No. 313 was made by Mr. Kulbacki, seconded by Mrs. Veeck. All in favor. Motion carried.

Discussion was made by Mr. Abell and referred to the letter that was part of the exhibits from the Public Hearing the letter dated January 30, 2023. The general comment in the letter stated to consider the Ordinance not be contained within the Zoning Ordinance. It could have been a standalone Ordinance. Mr. Junker stated that we could put it into a public hearing with another ordinance change as the concern from Mr. Abell is advertising costs and legal fees.

### **Proposed Ordinance No. 319 Planning Commission**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 28 IN THE CODE OF THE BOROUGH OF BELL ACRES, "PLANNING COMMISSION", TO AMEND ADMINISTRATIVE PROVISIONS RELATED TO THE BOROUGH PLANNING COMMISSION

A motion to enact proposed Ordinance No. 319 was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

### **PROPOSED ORDINANCE NO. 320 - Cryptocurrency Mining and Data Centers**

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 CRYPTOCURRENCY MINING AND DATA CENTERS WITHIN THE BOROUGH.

A motion to enact proposed Ordinance No. 320 was made by Mr. Abell, seconded by Mr. Kulbacki. All in Favor. Motion carried.

## **COUNCIL MEMBER REPORTS**

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

No report.

### **PUBLIC SAFETY – BROCK MEANOR**

Mr. Meanor announced a grant award received from the Pennsylvania Commission on Crime & Delinquency (PCCD) for the Bell Acres Police Department for an updated Records Management System and Evidence Management System (RMS). The application amount was \$35,513.

### **QVCOG Police Department Shared Mobile Fingerprint Scanner Policy**

A motion to approve the QVCOG Police Department Shared Mobile Fingerprint Scanner Policy was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

This scanner will be permanently located in Edgeworth Borough.

### **Review and discuss the first draft of proposed Ordinance No. 321 — No Parking Ordinance**

Mr. Meanor opened up the discussion - this would limit parking on both sides of Bower Drive, Hamilton Drive, Kennelly Street, Lewis Street and Sands Avenue. Summerlawn Drive would limit the no parking on the West and no parking on either side of the island and the cul de sac. At present there is no issue on Summerlawn Drive. No signs will be posted until problems arise. No person shall park a vehicle upon any Borough Street during snow removal from November 1 thru April 15<sup>th</sup>. The Ordinance will be on our next meeting's agenda.

**PUBLIC WORKS – CHRISTOPHER ABELL**

Camp Meeting Road closure is still on schedule and tentatively to open by end of April. Mr. Abell stated that, our 15-year road plan will not make it with the plan in place and would like to possibly be able to tar and chip some of the roads, as this is reasonably less expensive, so the roads hold up until they get paved.

**2023 Major Road Improvement Project**

A motion to authorize the Borough Engineer, Shoup Engineering, Inc. to begin the bidding process for the road work and concrete replacement necessary for the 2023 portion of the Borough's 15-Year Road Improvement Project of Grouse Lane was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

**PROPERTY & SUPPLIES – CHARLES KULBACKI**

Professional Services Agreement with Shoup Engineering, Inc. for the professional services performed on DCNR's Grant Award No. BRC-SC-28-23 of the Bell Acres Borough Park Project.

A motion to approve the Professional Services Agreement with Shoup Engineering, Inc. for the services performed on the Bell Acres Borough Park Project in the amount of \$10,000 as required by DCNR for the Small Community Program Grants was made by Mr. Kulbacki, seconded by Mrs. Veeck. All in favor. Motion carried.

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

No report.

**ZONING – LANE GRAFTON- excused**

No report.

**NEW BUSINESS**

**Resolution No. 03132023 Appointment of an Alternate Member of the Planning Commission**

A motion to appointment Heidi Buzzelli as an alternate Member of the Planning Commission to a four-year term ending December 31, 2026 was made by Mr. Meanor, seconded by Mr. Kulbacki. The vote was 4 yes and 1 no vote that being Mr. Abell voting no. Motion carried.

**CORRESPONDENCE**

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

**EXECUTIVE SESSION**

Discuss the Police Officers' contract.

**ADJOURNMENT**

There being no further business to transact, a motion to adjourn was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried. Meeting adjourned at 7:13 pm.

Respectfully submitted,



Jill A. Palko  
Borough Secretary