

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
January 9, 2023

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, January 9, 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 6:02 p.m.

COUNCIL

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

MOMENT OF SILENCE

A moment of silence was observed in honor of the late Chief Justin McIntire, who was Chief Police of Brackenridge Borough. Chief McIntire, made the ultimate sacrifice as he lost his life in the line of duty. Several officers will be representing Bell Acres Borough at Chief McIntire's funeral procession on January 11, 2023.

INVITED GUESTS

Planning Commission Member Applicants

- **Heidi Buzzelli** – 110 Beech Ridge Drive. Mrs. Buzzelli has several children and they all attend Quaker Valley Schools. She shared her interest to be on the Planning Commission to bring her knowledge of Architectural, Design and Planning background for consideration. Mrs. Buzzelli recently utilized the zoning process and has general knowledge of the zoning procedure.
- **Finn Johnson** – 8 Fairway Drive. Mr. Johnson is on our Environmental Advisory Council; he was recently appointed in the Fall of 2022. Mr. Johnson is also working on the borough's new website design, to be rolled out soon. Mr. Johnson has been involved with our community for several years taking action where it is needed.
- **Gregory Molchen** – 14 Highview Drive – Went to Penn State – has been in the borough for 12 years. Moved from Canton, Michigan, was in charge of a Home Owners Association with over 400 homes and worked closely with the Planning Commission in the Canton area.
- **Sharon Papke** – 185 Summerlawn Drive – Mrs. Papke has lived in the borough for 22 years. Mrs. Papke spent the majority of her career working with one company which is called Covestro where her last position held was Director of Advocacy and Business Analysis.

PUBLIC COMMENT

Mr. Glenn Bohn of 107 Barley Road – Mr. Bohn made comments regarding Ordinance 313 – Lighting. Mr. Bohn asked how much the borough incurred regarding the expense of advertising and the cost of drafting the Ordinance. Mrs. Fleming advised she would get the costs as she did not know at the time. Mr. Bohn also encouraged residents to try to seek out and talk to one another if having discrepancies before contacting the borough building and the police department.

Julie DiCenzo chairperson of the Environmental Advisory Council (EAC) - Mrs. DiCenzo of 127 Skymark Lane stated how she has been working with Finn Johnson a member of the (EAC). Mrs. DiCenzo stated that the Bell Acres Ordinance for the EAC specifically states that “Whenever possible, one member shall also be a member of the Borough’s Planning Commission”.

Mrs. DiCenzo also wanted to be clear that from a practical standpoint, the Planning Commission should keep the five-member status and not regroup with only three members as that could become more of a problem for the PC getting things accomplished.

MAYOR’S REPORT

The Mayor’s Report for the month of December 2022 has been submitted in writing and made part of the minutes. Mayor Alvania stated the Civil Service Rules will need an update. The Civil Service Commission will need to update their rules and regulations for full time hires of police officers in regards to the physical agility testing. This is for new full time hires only. Allegheny County will no longer conduct the old standard testing.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to clarify proven as corrected minutes of the Regular Meeting held on December 12, 2022, was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

TREASURER’S REPORT

A motion to approve the Treasurer’s Report for December 2022 as distributed and ratify payments totaling \$250,977.13 out of the General Fund and \$136.27 out of the State Fund was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

OLD BUSINESS

Discussion of Proposed Ordinance No. 313 – Regulate Lighting Within the Borough

PROPOSED ORDINANCE NO. 313

At its February 14, 2022 regular meeting, Council authorized the Planning Commission to review and make recommendations of a “dark sky” or outdoor lighting ordinance. Most recently, Council referred the proposed ordinance back to the Planning Commission at the November 14, 2022 regular meeting. The Planning Commission made revisions and a recommendation at its December 14, 2022 regular meeting.

PROPOSED ORDINANCE NO. 313

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 LIGHTING WITHIN THE BOROUGH.

A motion to advertise for a public hearing and potential enactment of proposed Ordinance No. 313 at the March 13, 2023 regular meeting as recommended by the Planning Commission was made by Mr. Abell, seconded by Mr. Kulbacki. Yes votes: Mr. Abell, Mr. Meanor, Mr. Kulbacki, Mrs. Veeck and Mr. Renfrew. No: Mrs. Horton. 5-1 vote. Motion carried.

COUNCIL MEMBER REPORTS

BUDGET & FINANCE - MICHELLE VEECK

No report

PUBLIC SAFETY – BROCK MEANOR

Chief of Police Contract Approval

A motion to approve the employment agreement with Police Chief Kristopher Korol effective January 1, 2023 to December 31, 2025 was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

Resolution No. 01092023 – Recognizing the Big Sewickley Creek Volunteer Firemen’s Association, Inc. as the Borough’s Fire Company, authorizing payment of the proceeds of the Tax on Foreign Fire Insurance Premiums, and requiring annual budget and financial reports prior to disbursement of Fire Tax funds.

A motion to adopt Resolution No. 01092023 was made by Mr. Meanor seconded by Mr. Kulbacki. All in favor. Motion carried.

PUBLIC WORKS – CHRISTOPHER ABELL

Mr. Abell said we are good with salt for the borough roads. The Ford F550 super salt spreader is on municibid.com this is now at \$3,500. This will be on municibid until January 16th, 2023.

Mr. Abell asked what was going on with the police car that was in for repairs. Mr. Alvania stated that the car is still in shop for repairs and waiting for parts.

PROPERTY & SUPPLIES – CHARLES KULBACKI

Mr. Kulbacki stated we are still waiting on the grant proposals for our borough park.

GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON

No report.

ZONING – LANE GRAFTON

Proposed Ordinance No. 320 – Regulate Cryptocurrency Mining and Data Centers

At its August 8, 2022 regular meeting, Council authorized the Planning Commission to review regulations for cryptocurrency mining and data centers. The Planning Commission completed its review and recommended Proposed Ordinance No. 320 recommendation at its December 14, 2022 regular meeting.

PROPOSED ORDINANCE NO. 320

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 advertise for a public hearing and potential enactment of Proposed Ordinance No. 320 at the March 13, 2023, regular meeting as recommended by the Planning Commission subject to the revisions agreed upon at the December 14, 2022, Planning Commission Meeting was made by Mr. Kulbacki, seconded by Mr. Abell. Yes votes: Mr. Abell, Mr. Meanor, Mr. Kulbacki, Mrs. Veeck and Mr. Renfrew. No: Mrs. Horton. 5-1 vote. Motion carried.

NEW BUSINESS

Discussion of the Planning Commission and Appointments of Planning Commission Members

Mr. Renfrew – President of Council, passed the gavel to Mr. Meanor – Vice President of Council so he could make the motion to appoint Finn Johnson to the Planning Commission.

A motion to appoint Finn Johnson to Vacancy No. 1 Member of the Planning Commission to a 4-year term expiring December 31, 2026 was made by Mr. Renfrew, seconded by Mr. Kulbacki. All in favor. Motion carried. *After the motion carried, the gavel passed back to Mr. Renfrew - President of Council.*

A motion to appoint Sharon Papke to Vacancy No. 2 Member of the Planning Commission to a 2-year term expiring December 31, 2024 was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

A motion to appoint Gregory Molchen to Vacancy No. 3 Member of the Planning Commission to a 1-year term expiring December 31, 2023 was made by Mr. Abell, seconded by Mrs. Veeck. 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 Mrs. Veeck. All in favor. Motion carried. Meeting adjourned at 7:06 pm.

Respectfully submitted,

Jill A. Palko
Borough Secretary