

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**November 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, November 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 6:01 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
- ( ) Michelle Veeck - *excused*

**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**

**Mr. Curt Hobbs 1674 Big Sewickley Creek Road**

Mr. Hobbs expressed concerns with pipes and flooding on his property. Mr. Hobbs stated the collection box at his house that collects water from above the property, there is a pipe that the borough owns comes into this collection box. This pipe is rotting out – the water is running below the pipe and undermining the box. Mr. Hobbs was told years ago the borough would fix the pipe. Mr. Richard Shoup stated they looked at this pipe a few months ago and it is damaged they do realize that this will need to be fixed.

**Mrs. Terri Dakan – 104 Bell Farms Est**

Mrs. Dakan introduced the “Touch a truck” program. With this program children will be invited to the Firehall and the new Fire Truck will be on display. Mrs. Dakan purchased 100 children’s Fireman costumes for each of the children who will attend this event that hopefully can be scheduled in the Spring of 2024.

**INVITED GUESTS**

**Ronald Dakan – Potential Civil Service Commission Appointment**

Mr. Dakan lives on 104 Bell Farms Est, Sewickley PA. Mr. Dakan is taking an interest to be appointed to the Civil Service Commission. Mr. Dakan has been living in the area for his entire life, he owns his own business with approximately 200 employees. Mr. Dakan is prepared to be appointed to the Civil Service Commission.

**MAYOR’S REPORT**

The Mayor’s Report for the month of October 2023 has been submitted in writing and made part of the minutes. Mayor Alvania did the swearing in for Mr. Ronald Dakan to officially appoint to the Civil Service Commission for a term to expire December 31, 2026.

**APPROVAL OF THE REGULAR MEETING MINUTES**

A motion to approve the minutes of the Regular Meeting held on October 10, 2023 was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

## **TREASURER'S REPORT**

A motion to approve the Treasurer's Report as submitted for October 2023 as distributed and ratify payments totaling \$410,060.35 out of the General Fund and \$162.65 out of the State Fund was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

## **OLD BUSINESS**

Proposed Ordinance No. 323 – Fireworks that was tabled at the September 11, 2023 regular meeting and authorized for advertising at the October 10, 2023 regular meeting.

### **PROPOSED ORDINANCE NO. 323**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 99, "FIRE PREVENTION," IN THE CODE OF THE BOROUGH OF BELL ACRES, CREATING A NEW ARTICLE II ENTITLED "FIREWORKS" IN ACCORDANCE WITH ACT 74 OF 2022; REPEALING ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH; AND ESTABLISHING SEVERABILITY AND EFFECTIVE DATE PROVISIONS.

A motion to enact proposed Ordinance No. 323 was made by Mr. Meanor. *Motion failed for lack of second.*

Proposed Ordinance No. 324 – Street Excavations that was authorized for advertising at the October 10, 2023, regular meeting.

### **PROPOSED ORDINANCE NO. 324**

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ARTICLE I, "STREET EXCAVATIONS" OF CHAPTER 145, "STREETS AND SIDEWALKS" IN THE CODE OF THE BOROUGH OF BELL ACRES WHICH REGULATES THE OPENING OR EXCAVATION OF BOROUGH STREETS, REQUIRING A PERMIT FOR OPENING OR EXCAVATION OF BOROUGH STREETS, AND ESTABLISHING STANDARDS FOR OPENING, EXCAVATION, AND RESTORATION OF BOROUGH STREETS AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

A motion to enact proposed Ordinance No. 324 was made by, Mr. Abell seconded by Mr. Kulbacki. All in favor. Motion carried.

## **COUNCIL MEMBER REPORTS**

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

Budget and Finance – Michelle Veeck

An update on the unbalanced 2024 Preliminary Budget is:

Receipts totaling \$2,177,763.00 Expenses totaling \$2,337,785.00

A special meeting for the purpose of reviewing and advertising the proposed 2024 Budget will be held on Monday, November 20, 2023 at 6:00 p.m. at the Borough Building. The final budget will be acted on at the December 13, 2023 regular meeting.

### **PUBLIC SAFETY – BROCK MEANOR**

#### **Big Sewickley Creek Volunteer Fire Department**

#### **Authorization for Monthly Distribution of Fire Tax Funds**

Big Sewickley Creek Volunteer Fire Department – Authorization for Monthly Distribution of Fire Tax Funds

A motion to authorize the Borough Manager to disburse \$15,000 from budget line item 392.300 to be deposited in the FDIC bank account maintained by the Big Sewickley Creek Fire Department in accordance with Section 153-54 of the Borough of Bell Acres Fire Tax Ordinance was made by Mr., Meanor, seconded by Mr. Abell. All in favor. Motion carried.

## **PUBLIC WORKS – CHRISTOPHER ABELL**

Mr. Abell spoke with Mr. Bohn, public works Supervisor – the new Backhoe was delivered and is great! The repaving of Grouse Lane – looks better, although still issues and although it is not 100%, Mr. Bohn does not think it is a major issue. We may wait until Spring 2024 to check on road condition. Until that time, we will hold the final payment.

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

### **Valley Waste Service, Inc.’s Pricing for the 2024 Service Year**

Mr. Kulbacki stated that the borough does not have a contract for garbage service, although we do try to get the best price. If any resident would like to reach out to other waste removal services, they can do so. Although the only caveat is they seldom service the area unless multiple residents will utilize their services.

Announcement of the Allegheny County Blight Removal Program Act 152 Grant Award of \$29,500 for the demolition site of 109 North Avenue.

Mayor Alvania asked if the Borough will receive the property. Mr. Kulbacki, stated that the school district will take over to receive back taxes and most likely a Sheriff’s sale.

Mr. Kulbacki, Mrs. Fleming, Ms. Palko talked over the possibility for grants available to remodel our Borough Building.

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

Mr. Renfrew, President of Council congratulated Mr. Abell and Mr. Grafton for being selected to Council for another term.

## **ZONING – LANE GRAFTON**

### **Zoning Hearing Board Solicitor Appointment Approval**

A motion to approve the Zoning Hearing Board’s recommendation to appoint Bruce E. Dice & Associates, P.C. as Solicitor to the Zoning Hearing Board was made by Mr. Grafton, seconded by Mr. Meanor. All in favor. Motion carried.

## **NEW BUSINESS**

### **Ronald Dakan - Civil Service Commission Appointment**

A motion to appoint Ronald Dakan to the Civil Service Commission for a 3-year term ending December 31, 2026, to fulfill the vacancy caused by the resignation of Dwight Howes was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

Resolution No. 11132023 – Authorizing the Filing of a Grant Application for Funds for the Road Improvement Project – Witherow Road and Dilworth Road from the Commonwealth Financing Authority (CFA) Local Share Account Fund Statewide.

A motion to adopt Resolution No. 11132023 authorizing the filing of Grant Application No. 9919942 for the Road Improvement Project – Witherow Road and Dilworth Road was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

Resolution No. 11132023A – Authorizing the Filing of a Grant Application for Funds for the Sevin Road Repairs from the Commonwealth Financing Authority (CFA) Local Share Account Fund Statewide

A motion to adopt Resolution No. 11132023A authorizing the filing of Grant Application No. 9920948 for the Sevin Road Repairs was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

Resolution No. 11132023B – Authorizing the Filing of a Grant Application for Funds for the Municipal Complex Study from the Commonwealth Financing Authority (CFA) Local Share Account Fund Statewide

A motion to adopt Resolution No. 11132023B authorizing the filing of Grant Application No. 9920980 for the Municipal Complex Study was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

Resolution No. 11132023C – Authorizing the Filing of a Grant Application for Funds for the Equipment Purchase from the Commonwealth Financing Authority (CFA) Local Share Account Fund Statewide

A motion to adopt Resolution No. 11132023C authorizing the filing of Grant Application No. 9932899 for the Equipment Purchase Project was made by Mr. Abell, seconded by Mr. Meanor. 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. Abell seconded by Mr. Meanor. All in favor. Motion carried. Meeting adjourned at 6:40 pm.

**EXECUTIVE SESSION**

Personnel and Labor Negotiations discussion

Respectfully submitted,

Jill A. Palko  
Borough Secretary