

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
April 10, 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, April 10, 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 6:04 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

Mr. Curt Hobbs 1674 Big Sewickley Creek Road

Mr. Hobbs expressed concerns with pipes and flooding on his property. Mr. Hobbs stated the neighbor above him on Barley replaced a 20ft drain pipe with a portion of a plastic pipe. Since pipe were replaced the flooding in his yard is worse as the water is flowing down to his home.

Elizabeth Wright – 214 Dilworth

Mrs. Wright discussed the consideration of a community garden in Bell Acres, as part of a community initiative. Mrs. Wright asked about property availability for the garden to be placed in and around Bell Acres. Mr. Kulbacki suggested to Mrs. Wright there is property across the street from the Big Sewickley Creek Fire Hall, which is owned by the Fire Department. Mrs. Wright will start this project and ask for volunteers once a property is decided upon.

Mrs. Julie DiCenzo 127 Skymark Lane

Mrs. DiCenzo, chairperson of EAC is in full support of the Community Garden and will help with the setup and also checking on different properties for the Garden. Mrs. DiCenzo announced an event for Saturday April 22, 2023 there will be a tree and shrub planting along Big Sewickley Creek Road at Linbrook Park beside the soccer field, this will help with any erosion and provide for wildlife habitat. The planting event will be from 9 am to noon for those who are interested bring gloves and a shovel.

Mrs. Nicole Steele 98 Lewis Street

Mrs. Steele expressed her concerns regarding the new Ordinance for No Parking on several named streets. Mrs. Steele is not in favor of the new “No Parking” Ordinance. Mrs. Steele stated that there is really no issue on Sands and or Lewis Streets with parking, it is only with her neighbor.

Mrs. Steele feels this issue is a personal problem that she proposed to have a conflict resolution committee to end the dispute between her and the neighbor. The neighbor who is being disrespectful of the parking around her driveway. Mrs. Steele is not in favor of the Parking Ordinance, because her concern is when she has family and friends over at times, they park on the street in front of her house.

Mr. Robert Powner – 124 Barley Road

Mr. Powner wanted to address Mr. Hobbs issue with the pipes. Mr. Powner was told the pipes under Barley are owned by each resident. Mr. Powner stated this has been an issue of the water runoff for several years.

Invited Guest

Jonathan Holmes – Candidate for Potential Appointment as a member of the Zoning Hearing Board.

Mr. Holmes – 114 Young Road expressed interest to be appointed on the Zoning Hearing Board. Mr. Holmes has 27 years in the construction business and currently has his own business. Mr. Holmes is eager to be appointed to the Zoning Hearing Board.

MAYOR’S REPORT

The Mayor’s Report for the month of March 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 March 13, 2023, was made by Mr. Kulbacki, seconded by Mrs. Veeck. All in favor. Motion carried.

APPROVAL OF THE REGULAR MEETING MINUTES

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

TREASURER’S REPORT

A motion to approve the Treasurer’s Report for March 2023 as distributed and ratify payments totaling \$155,233.36 out of the General Fund and \$7,946.31 out of the State Fund was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

OLD BUSINESS

Proposed Ordinance No. 321 – No Parking Areas

PROPOSED ORDINANCE NO. 321

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 159 IN THE CODE OF THE BOROUGH OF BELL ACRES, “VEHICLES AND TRAFFIC” TO PROVIDE FOR NO PARKING AREAS.

A motion to enact proposed Ordinance No. 321 was made by Mr. Meanor, seconded by Mr. Abell. The vote was 3 Yes: Mr. Meanor, Mr. Abell & Mr. Kulbacki. - 2 No: - Mr. Renfrew and Mrs. Veeck. Motion carried.

COUNCIL MEMBER REPORTS

BUDGET & FINANCE - MICHELLE VEECK

No report.

PUBLIC SAFETY – BROCK MEANOR

Announcement of a Grant Award from the Pennsylvania Department of Community & Economic Development through the Local Share Account Fund (Gaming Funds) in the amount of \$169,976 that will be apportioned for a new police vehicle.

PUBLIC WORKS – CHRISTOPHER ABELL

Announcement of a Grant Award from the Pennsylvania Department of Community & Economic Development through the Local Share Account Fund (Gaming Funds) in the amount of \$169,976 that will be apportioned for a new backhoe and zero-turn mower.

Mr. Abell stated how we had an unbelievably mild winter, and we may have issues to store our salt. Mr. Bohn, Supervisor of Road department talked with Cargill, our vender for rock salt. Our agreement to purchase 700 tons of salt are required by contract to take 80% which is 560 tons. We already received 388 tons of salt which will leave us with a remainder of 172 tons of salt we still have to order. This is about 8 tri axle loads; we could possibly store in our bigger salt shed. Cargill has been approached to see if they could store the salt. Worst case, we may be able store some on our property and tarp it off.

Amendment to Agenda:

A motion to make an amendment to the agenda was made by Mr. Abell, seconded by Mr. Meanor. Public comment: none. All in favor. Motion carried.

Cargill, Inc. – Rocksalt Contract – Exercise First Option Year

A motion for the Borough to exercise the First Option Year with Cargill, Inc. to extend its contract for an additional one (1) year term commencing July 1, 2023 and ending on June 30, 2024 for the purchase of Rock Salt was made by Mr. Abell and seconded by Mr. Kulbacki. Public comment: none. All in favor. Motion carried.

2023 Major Road Improvement Project

Award: 2023 Major Road Improvement Project Bids

Mr. Abell reported that plan, specification and bid documents were prepared by Shoup Engineering for the 2023 Road Improvement Project.

The project was advertised and sealed bids were received up until 1:30 pm on Monday April 10, 2023, at which time they were read aloud.

Work consists of paving hot mix asphalt binder and wearing courses, inlet adjustment, bas repair, new asphalt wedge curbs, other related appurtenances, and miscellaneous work.

The Borough received four (4) bids for the 2023 Major Road Improvement Project that consists of the following amounts:

BIDDER	AMOUNT
El Grande Industries	\$100,827.25
Independent Enterprises	\$100,205.00
Mele, Mele & Sons	\$115,459.00
Shield Asphalt Paving	\$107,325.00

A motion to award Independent Enterprises for the road work and concrete replacement necessary for the 2023 portion of the Borough’s 15-Year Road Improvement Project of Grouse Lane in the amount of \$100,205.00 was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

Mr. Abell spoke with Mr. Bohn supervisor of Road Department and Mr. Shoup Borough engineer to access the 2022 Major Road Improvement project which was updated last October. We are hoping the Borough will be able to possibly tar and chip other roads with money in the budget.

Resolution No. 04102023B

A RESOLUTION OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, DECLARING CERTAIN PERSONAL PROPERTY OF THE BOROUGH AS SURPLUS AND AUTHORIZING ITS DISPOSITION BY ELECTRONIC AUCTION SALE.

A motion to adopt Resolution No. 04102023B to advertise and authorize the solicitation for bids on the sale of the Borough's 2003 John Deere Tractor GX335 on Muncibid.com was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

Resolution No. 04102023C

A RESOLUTION OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, DECLARING CERTAIN PERSONAL PROPERTY OF THE BOROUGH AS SURPLUS AND AUTHORIZING ITS DISPOSITION BY ELECTRONIC AUCTION SALE.

A motion to adopt Resolution No. 04102023C to advertise and authorize the solicitation for bids on the sale of the Borough's 2008 JCB 3CX Backhoe on Muncibid.com was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

PROPERTY & SUPPLIES – CHARLES KULBACKI

No report.

GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON - excused

No report.

ZONING – LANE GRAFTON- excused

Blunkosky Subdivision/Land Development Plan – Skrabut Road

A motion to grant preliminary and final approval for the Blunkosky Subdivision/Land Development Plan on Skrabut Road – Parcel Numbers 0816-B-00370 and 0816-F-00100, as reviewed by the Borough Engineer and unanimously recommended by the Planning Commission was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

NEW BUSINESS

Resolution No. 04102023 – Sewage Facilities Planning Module for Villas at Bell Acres

The Sewage Facilities Planning Module documents were reviewed by the Borough Engineer, Bell Acres Municipal Authority's Engineer and the Planning Commission who recommend that Borough Council adopt Resolution No. 04102023 for the Sewage Facilities Planning Module applicable to the Project.

A motion to adopt Resolution No. 04102023 was made by Mrs. Veeck, seconded by Mr. Abell. All in favor. Motion carried.

Resignation of Robert N. Peirce III from the Zoning Hearing Board

A motion to accept the resignation of Robert N. Peirce III from the Zoning Hearing Board was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

Resolution No. 04102023A - Appointing Jonathan Holmes as a Member of the Zoning Hearing Board

A motion to adopt Resolution No. 04102023A – appointing Jonathan Holmes as a member of the Zoning Hearing Board to fulfill the unexpired term of Robert N. Peirce III ending December 31, 2024 was made by Mr. Kulbacki, 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.

EXECUTIVE SESSION

Discuss was held to address the Police Officers' contract.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Meanor seconded by Mrs. Veeck, All in favor. Motion carried. Meeting adjourned at 7:11 pm.

Respectfully submitted,



Jill A. Palko
Borough Secretary