

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
August 14, 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, August 14, 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
- () Christopher Abell - *Excused*
- () 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

None.

MAYOR'S REPORT

The Mayor's Report for the month of July 2023 has been submitted in writing and made part of the minutes. Mayor Alvania stated the new police vehicle 2023 Dodge Charger is still in the queue to get upfitted.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on July 10, 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 July 2023 as distributed and ratify payments totaling \$142,641.59 out of the General Fund and \$140.59 out of the State Fund was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

OLD BUSINESS

Proposed Ordinance No. 322 – Mandatory Dedication of Land or Payment of Fees in Lieu Thereof Ordinance that was reviewed by the Borough Engineer and Borough Solicitor and unanimously recommended by the Planning Commission for Borough Council's review and consideration. The Planning Commission reviewed and continued discussions of this proposed ordinance in its December 14, 2022; January 23, 2023; February 27, 2023; March 27, 2023; and May 22, 2023 meetings. Borough Council held a public hearing immediately before tonight's regular meeting.

PROPOSED ORDINANCE NO. 322

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 149 IN THE CODE OF THE BOROUGH OF BELL ACRES, "SUBDIVISION AND LAND DEVELOPMENT", AS AMENDED, TO REQUIRE THE MANDATORY DEDICATION OF LAND OR PAYMENT OF FEES IN LIEU THEREOF FOR ALL RESIDENTIAL AND NONRESIDENTIAL SUBDIVISIONS AND LAND DEVELOPMENTS WITHIN THE BOROUGH.

A motion to enact proposed Ordinance No. 322 – Mandatory Dedication of Land or Payment of Fees in Lieu Thereof was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

Amendment to Agenda

A motion to amend the agenda was made by Mr. Kulbacki and seconded by Mr. Meanor. All in favor. Motion carried.

A motion to advertise the post-enactment public notice for Ordinance No. 322 was made by Mrs. Veeck, seconded by Mr. Kulbacki. Public comment: None. All in favor. Motion carried.

Due to the changes with the Allegheny County Law Library and the amount of money that may be charged to developers for this fee in lieu of mandatory dedication, it was suggested to Council that they make a motion to do the option

COUNCIL MEMBER REPORTS

BUDGET & FINANCE - MICHELLE VEECK

No report.

PUBLIC SAFETY – BROCK MEANOR

Big Sewickley Creek Volunteer Fire Department

Authorization for Monthly Distribution of Fire Tax Funds

A motion to authorize the Borough Manager to disburse \$10,000 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. Kulbacki. All in favor. Motion carried.

PUBLIC WORKS – CHRISTOPHER ABELL

2023 Road Improvement Payment Request to Independent Enterprises, Inc.

A motion to approve a Request for Payment No. 1 to Independent Enterprises, Inc. for the 2023 Road Improvement Project in the amount of \$91,174.14, leaving a retainage of 10% to be held by the Borough until repair work is made by the contractor to rectify an area of ponding water on Grouse Lane near the intersection with Backbone Road was made by Mr. Meanor, seconded by Mrs. Veeck. All in favor. Motion carried.

PROPERTY & SUPPLIES – CHARLES KULBACKI

Mr. Kulbacki reported we have a bid opening date for August 31, 2023 for the ADA parking project at the Borough Park. This will be handled through the QVCOG. We sent all of our project information to the DNCR for the grant for the Borough Park with the new Pavilion and new fencing. Mayor Alvania asked regarding the cement pad if this was staying and Mrs. Fleming confirmed that it will. Also, wanted to know if there are drawings for the park, they will be placed on our website.

GOVERNMENT & LEGISLATION – CARMEE MURPHY-HORTON – excused

No report.

ZONING – LANE GRAFTON

No report.

NEW BUSINESS

Resolution No. 08142023 – Opt-In for Allegheny County’s Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME) for three program years – 2024, 2025, and 2026.

A motion to adopt Resolution No. 08142023 – Opt-In for Allegheny County’s CDBG and HOME Programs for three years – 2024, 2025, and 2026 was made by Mr. Kulbacki, 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.

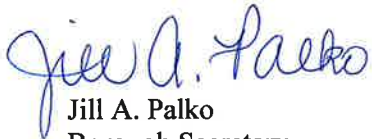
ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mr. Kulbacki seconded by Mr. Meanor. All in favor. Motion carried. Meeting adjourned at 6:25 pm.

Mr. Renfrew, President of Council stated that the LSA grant is opening on September 1 through November 30, 2023. We can send Mrs. Fleming some ideas as to what we think is needed for our Borough.

Mr. Meanor, Vice President of Council, stated fireworks are becoming an issue once again, two of his neighbors reached out to see if there was something that could be done. Mr. Meanor wants to re-visit the Fireworks issue and place this on the September agenda.

Respectfully submitted,



Jill A. Palko
Borough Secretary