

**BELLEFONTE BOROUGH COUNCIL**  
**Regular Meeting**  
**MEETING MINUTES**  
**July 17, 2023- 7:30 p.m.**  
**236 West Lamb Street, Bellefonte, Pennsylvania 16823**  
[www.bellefonte.net](http://www.bellefonte.net)

**I. CALL TO ORDER**

The July 17, 2023 meeting of the Bellefonte Borough Council was called to order at 7:30 p.m.

**II. PLEDGE OF ALLEGIANCE** (followed by a moment of silence)

**III. MEMBERS PRESENT**

- Mr. Kent Bernier
- Mr. Randall Brachbill
- Ms. Deborah Cleeton
- Ms. Barbara Dann
- Mr. Douglas Johnson
- Ms. Shawna McKean (Zoom)
- Ms. Rita Purnell
- Ms. Johanna Sedgwick
- Ms. Joanne Tosti-Vasey (Excused)
- Mayor Buddy Johnson (Excused)

**STAFF PRESENT**

- Mr. Ralph Stewart, Borough Manager
- Mr. Don Holderman, Assistant Borough Manager
- Mr. Shawn Weaver, Police Chief
- Ms. Gina Thompson, Planning, Zoning & HARB Administrator

**IV. ADDITIONS TO THE AGENDA**

Mr. Brachbill requested to add Approval of the Recommendations from the meeting with the Bellefonte Fire Department Executive Committee. This item will be added under New Business.

*Brachbill motioned and Bernier seconded to approve adding the above item to the agenda under New Business. No discussion. Roll Call Vote. Mr. Brachbill abstained as he is part of the committee. Motion carried, and the item will be added to the meeting agenda.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	abstain	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	n/a
Mr. Doug Johnson	yay		

**V. PUBLIC COMMENT - Agenda and Non-Agenda/General Items and Comments**

Vanessa Casio spoke regarding her organization, Safe Routes Partnership – a national organization working with communities to make it easier to bike and walk. This organization

works to help make community parks safer, more convenient, and accessible for people of all ages and abilities. Bellefonte is one of the 4 communities selected in 2023 to participate in the program. The 2 parks selected are Talleyrand Park and Masullo Park.

Kevin Raymond spoke regarding our local farmer's market. He is excited we have a farmer's market and he offered thoughts and suggestions to help improve the farmer's market. He feels the location is a challenge and suggested possibly moving the location of the market.

Bill Shuey spoke regarding the Rental Housing Code Ordinance in the borough and the utility costs to the landlords. It was clarified that the issue he referenced was a misunderstanding and intended only to let potential renters know what they may expect in utility bills for a given rental property. He listed several other issues he took exception with.

Brian Witmer spoke regarding the Rental Housing Code Ordinance. He discussed several issues he did not agree with in the Code. He specifically cited Section 803.3 No 17. Council requested that this resident email Council with his concerns so they can more closely review the information he presented. The resident specified items 1104.1 (Firearms), 1105.1 (Alarm System Permit), 803.3/17, 101.6, 101.3 (Health and Safety).

Chris Hench, the President of the Bellefonte Farmer's Market Association (BFMA), spoke regarding the Farmer's Market. He mentioned that the goal of the BFMA is to bring a nice, Producer Only Market to the area. They continue to look for a suitable and safe location for the market.

## **VI. COMMUNICATIONS**

Community Mental Wellness and Resilience Act of 2023 Flyer. No Council action requested.

Proposed detours regarding the courthouse retaining wall project. If Council members have comments, please let the Borough Managers know by Thursday, July 20, 2023, No Council action requested.

## **VII. CONSENT AGENDA**

Consent Agenda includes the following items:

1. <i>General</i>	Council Meeting Minutes July 5, 2023
2. <i>Finance</i>	Stover McGlaughlin Invoice June 2023

*Brachbill motioned and Dann seconded to approve the Consent Agenda. No discussion. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	<i>yay</i>	Ms. Shawna McKean	<i>yay</i>
Mr. Randy Brachbill	<i>yay</i>	Ms. Rita Purnell	<i>yay</i>
Ms. Deb Cleeton	<i>yay</i>	Ms. Johanna Sedgwick	<i>yay</i>
Ms. Barbara Dann	<i>yay</i>	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	<i>yay</i>		

## **VIII. REPORTS**

### **Police – Chief Weaver**

Chief submitted a report and asked if any members had questions. He also mentioned the safety study on Potter Street. He said they pinpointed the time of day when most speeding issues occur with is 7:00 am.

### **Office of Community Affairs (OCA)/Historical and Architectural Review Board (HARB)**

Items of interest: Ms. Thompson reminded Council about the Safe Routes program meetings. She strongly encouraged Council to be active participants in the program.

### **Liaison Reports** (Reports were submitted)

### **Nuisance Codes**

The new Nuisance Code Enforcement Officer, John Cabibbo, ([jcabibbo@bellefontepa.gov](mailto:jcabibbo@bellefontepa.gov)), introduced himself and gave a short report.

### **Borough Manager** (Report Submitted)

### **Assistant Borough Manager** (Report Submitted)

## **IX. CURRENT and OLD BUSINESS**

### **Vehicles and Traffic Parking Ordinance**

*Bernier motioned and Dann seconded to approve the Vehicles and Traffic Parking Ordinance draft as presented. Discussion included clarification of the hours of the meters. A member suggested changing the hours of the meters from 8:00 am – 8:00 pm to 9:00 am-6:30 pm. There was discussion regarding why the hours of the meters were changed.*

*Mr. Brachbill motioned to change the hours of the meters. There was no second so the motion failed.*

*Roll Call vote for the original motion. Motion carried with on Nay vote.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	no	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

### **Rental Housing Code Ordinance.**

*Cleeton motioned to approve the Rental Housing Code Ordinance draft as presented. There was no second to approve.*

*Brachbill motioned to table this approval pending further review. Cleeton seconded. Motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
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Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Railroad Street Bridge Project – ROW Resolution No. 07172023-01 and Declaration of Taking by Eminent Domain.

*Bernier motioned and Brachbill seconded to approve the Railroad Street ROW Resolution for Condemnation of Real Property Resolution No. 07172023-01, and to approve the Declaration of Taking by Eminent Domain. Discussion included clarification of the location. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Traffic Signal Maintenance Agreement Resolution No. 07172023-02.

*Brachbill motioned and Dann seconded to approve the Traffic Signal Maintenance Agreement Resolution No. 07172023-02. Discussion included clarification of which lights were included in the resolution. It was clarified that it includes lights on Allegheny/Bishop, Wilson/Bishop and Linn/Allegheny Streets. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Petition to vacate a portion of West Lamb Street Public Hearing is scheduled for the August 21st, 2023 Business Meeting, during the work session. It was clarified that the hearing will discuss parking in that area. No Council action requested.

**X. NEW BUSINESS**

Request for Street Closure: S. Potter Street from CVS to JJ Powell on August 27th, 2023 1:00 pm-4:00 pm for a Safe Routes Community Event.

*Cleeton motioned and Dann seconded to approve the closure of S. Potter Street from CVS to JJ Powell on August 27th, 2023, 1:00 pm-4:00 pm for the Safe Routes Community Event. Discussion included Mr. Stewart clarifying the approval is conditional on the actual location of the detour, which will be determined closer to the event. It was also clarified that the Water Street repair/detour should be completed before this date and should not impact the closure/detour. A concern was raised regarding the residents at the end of Potter Street being*

*able to access their residences during the closure. It was clarified the closure would be open to “local traffic only”. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Farmer’s Market request to move from Gamble Mill Parking lot to either Howard Street between Allegheny St and Locust Lane or the Annex side of Talleyrand Park (Figure 8) every Saturday from May-October 9:00 am-1:00 pm.

*Bernier motioned and Cleeton seconded to approve the closure of Howard Street between Allegheny St and Locust Lane on Saturdays 9:00 am-1:00 pm from May-October. A council member expressed concern about closing Howard Street, she noted that the drive-up customers for the First National Bank would be impacted 6 months out of the year. She suggested an alternative location. She also mentioned 2 community groups use that area for summer events and their events could also be impacted.*

*Brachbill motioned and Dann seconded to table this item pending further discussion and review. Roll Call Vote. Motion to table carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Request for Street Closure: Smith + Front requesting to close Dunlap Street on November 25th, 11:00 am- 4:00 pm and December 9th & 10th 10:00 am-4:00 pm for Vendors.

*Brachbill motioned and Purnell seconded to approve road closure request for Dunlap Street on November 25th 11:00 am- 4:00 pm and December 9th & 10th 10:00 am-4:00 pm for Vendors. Roll Call Vote. Discussion included clarification of the location. It was clarified that the closure is closer to the Gamble Mill, not High Street. It’s the parking lot in front of the Gamble Mill.*

*Brachbill motioned and Purnell seconded to amend the motion to make the approval conditional pending agreement by both the building and restaurant owner. Amended motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

Approval of the Recommendations from the meeting with the Bellefonte Fire Department Executive Committee, Actions 1 and 2.

- Action 1: The consensus of the Bellefonte Fire Department Executive Committee is to have Chief Lohr appoint Chief Bobby Salvanish, and Undine Chief Mark Rudella to work together during the period of July 17, 2023 to July 1, 2024 and have the authority to approve and sign invoices for payment as finance director.
- Action 2: John Hart will review the qualifications for the Bellefonte Fire Chief and report back to the Bellefonte Fire Department Executive Committee during the period of July 17, 2023 to July 1, 2024, and will also do a review of Chapter 35, a guideline for the Executive Committee.

*Brachbill motioned and Dann seconded to approve the recommendations from the meeting with the Bellefonte Fire Department Executive Committee. Discussion included clarification that the motion is basically giving power to the leaders to perform legal action on behalf of the Fire Department. Roll Call Vote. Motion carried.*

Mr. Kent Bernier	yay	Ms. Shawna McKean	yay
Mr. Randy Brachbill	yay	Ms. Rita Purnell	yay
Ms. Deb Cleeton	yay	Ms. Johanna Sedgwick	yay
Ms. Barbara Dann	yay	Ms. Joanne Tosti-Vasey	N/A
Mr. Doug Johnson	yay		

## **XI. COUNCIL COMMENTS FOR THE GOOD OF THE ORDER**

Members may offer comments regarding various events and issues within the Borough.

Mr. Bernier offered a trivia question. What is the nickname for the state of Nevada is. It is the “Silver State”. The Capital of Nevada is Carson City. It was clarified that the questions should be PA trivia. ☺ (Mental note for next time, Kent.)

Mr. Holderman is happy to be at the meeting tonight.

Mr. Brachbill mentioned the meeting of Spring Creek Watershed meeting will be held July 18, 2023 from 7:00 pm-8:30 pm in Council Chambers.

Ms. Cleeton asked if there is a projected start date for the Courthouse project. It was clarified that no start date has been announced.

Ms. Purnell encouraged residents and council members to see the movie “Sound of Freedom”.

## **XII. ADJOURNMENT**

Meeting adjourned at 8:30 p.m.