

BELLEFONTE BOROUGH COUNCIL BUSINESS MEETING

Regular Meeting Minutes

November 3, 2025 - 7:30 p.m.

301 N. Spring Street, 1st Floor, Bellefonte, Pennsylvania 16823

www.bellefonte.net

*VIEW RECORDING OF WORK SESSIONS and BOROUGH COUNCIL MEETINGS:
Recordings can be viewed on CNET, Comcast's Government Education Channel 7, or at*

www.cnet1.org

ATTEND IN PERSON: The meeting room is open with normal occupancy limits.

I. CALL TO ORDER (Council President Barbara Dann) The November 3, 2025, meeting of the Bellefonte Borough Council was called to order at 7:30 p.m. *Council met for an executive session prior to tonight's meeting to discuss personnel and real estate issues.

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Mr. Kent Bernier
Mr. Randall Brachbill
Ms. Deborah Cleeton, *Pro Tempore*
Ms. Barbara Dann, *President*
Mr. Douglas Johnson, *Vice President*
Ms. Shawna McKean
Ms. Rita Purnell
Ms. Johanna Sedgwick
Ms. Joanne Tosti-Vasey
Ms. Jalyn Meckley, *Jr. Council Member- EXCUSED*
Mayor Buddy Johnson

STAFF PRESENT

Bill Witmer, Police Chief
David Pribulka, Interim Borough Manager
Alyssa Doherty, Assistant to the Borough Manager
Gina Thompson, Planning, Zoning & HARB Administrator

IV. ADDITIONS TO THE AGENDA

In accordance with Act 65 of 2021, If a matter is not on the Agenda, Council cannot take official action on it with some exceptions. The Council can act on matters relating to potential or real emergencies. Council may add a matter of agency business to its agenda through a majority vote. The Council should state the reason why the action item is being added to the agenda. Council may vote to add an action item(s) to the agenda.

NONE

V. PUBLIC COMMENT (Oral)

Borough Council intends to take public comment related to the motion that is on the floor after it has been duly made and seconded. The order of comments will be public comments, followed by

council comments, including proposed amendments by council members. If amendments are proposed to the original motion, the public will then only comment on the amendment(s) before final votes are taken. You must be a Bellefonte resident, non-profit representative, business owner, or an official representative of another governmental agency. Speakers shall identify themselves by name and street, municipality, if outside of the Borough of Bellefonte. Comments are limited to three (3) minutes.

NONE

VI. COMMUNICATIONS (Written)

Mosquito Disease Control Coordinator’s end of year correspondence. No council action is requested.

Spring Creek Watershed Commission Water Resources Monitoring Project 2026 Contribution of \$3,145.00. Call for a motion/2nd to include \$3,145.00 in the Tentative Budget for 2026 for the Spring Creek Watershed Commission Water Resources Monitoring Project.

McKean motioned and Sedgwick seconded to include \$3,145.00 in the Tentative Budget for 2026 for the Spring Creek Watershed Commission Water Resources Monitoring Project. No discussion. Roll call vote. Motion carried. Motion carried unanimously.

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

Exception to Section 404.3 of the Centre Region Building Safety & Property Maintenance Code for 107 S. Ridge Street. Council may take action.

Tosti-Vasey motioned to table this item until staff is able to further review. Discussion included the property owner, Zeb Smoyer, addressing Council with information regarding this exception. The owner would like to rent out his house/property for several years while he is living out of town, but the ceilings are 2 inches too short to meet the Property Maintenance Code. He has been denied a permit to rent out his house due to this issue. He is asking Borough Council to reconsider approval of his rental permit. There was no second to the motion to table.

Brachbill motioned to approve the exception as listed above. Bernier seconded the motion to approve. Discussion included further discussion regarding the exception and Council’s ability to approve the exception. It was mentioned that all Council can do is vote to amend the code, not approve or disapprove an exception to the code. It was clarified that the property owner would have to appeal to the Housing Appeals Board for the exception to be granted. Brachbill and Bernier withdrew their motion.

Johnson motioned to recommend to send this request to Borough Staff for further review. Cleeton seconded. Discussion included reasoning behind the safety code and

clarification that 7ft ceilings are required for fire protection and safety. Roll call vote. Motion to send the request to staff was approved unanimously.

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

Property located at the end of Oak Lane in Bellefonte concerns of water runoff. Deferred to Public Works Superintendent, Matt Auman, and the Streets Committee. No council action is requested.

Stage at Talleyrand Park Design. Communication will be provided to the Talleyrand Park Committee and Friends of Talleyrand. No council action is requested.

Farmhouse Demolition Letter. No council action is requested.

The BASD Sustainable Farm (Farmhouse). No council action is requested.

VII. CONSENT AGENDA (will be acted upon by a single motion unless otherwise noted)

All items listed on the Consent Agenda are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council request specific items to be removed for separate action.

Consent Agenda includes the following items:

1. General	DRAFT Council Meeting Minutes October 20th, 2025
------------	--

Brachbill motioned and Cleeton seconded to approve the Consent Agenda. No discussion. Roll call vote. Motion carried. Motion carried unanimously.

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

VIII. REPORTS

Mayor Johnson

Mayor Johnson thanked Giant Food Stores for their generous donation to the Borough Trick or Treat Event.

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

(Ms. Thompson)

1. Recommended for approval:

Call for a motion/2nd to approve the issuance of a Certificate of Appropriateness for the following projects:

- 320 West High Street (Train Station) – installation of the replica Liberty Bell as part of the Bells Across America program, with placement to be determined and no adverse impact to the historic scales if located there.
- 227 North Allegheny Street - replacement of 16 windows with materials and design as presented.

Brachbill motioned, and Tosti-Vasey seconded to approve the above-listed projects as presented. No discussion. Roll call vote. Motion carried unanimously.

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

Call for a motion/2nd to approve the demolition of the Beaver Farmhouse at 1002 Airport Road, requested by the Bellefonte Area School District.

Cleeton motioned, and Bernier seconded to approve the demolition of the farmhouse listed above. Discussion included comments by several community members and district officials regarding the demolition. Community members spoke in support of keeping the structure due to its historical value. District officials spoke to explain the reasoning behind demolition, including lack of ADA compliance, stormwater drainage issues, and lack of funding for restoration/renovation.

Cleeton motioned, and Brachbill seconded to table this motion until more information is received and considered. No further discussion. Roll call vote. Motion to table carried 8 yes to 1 no vote.

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

The Planning Commission will meet on Monday, November 10th at 5:00 pm.

HARB will not meet on Tuesday, November 11 (holiday) or on the rescheduled date of Wednesday, November 12th (no projects for review). The next HARB meeting is scheduled for Tuesday, November 25th at 8:30 a.m.

IX. CURRENT and OLD BUSINESS

The Borough Offices will be closed on Tuesday, November 11, for Veterans Day. No council action is requested.

There will be no Brush/ Grass Pick-up on Wednesday, November 12th. The last day for Brush/ Grass Curbside pick-up will be Wednesday, November 19th. No council action is requested.

Complete Streets Policy Resolution No. 11032025-01. Call for a motion/2nd to approve the Complete Streets Policy Resolution No. 11042025-01.

Tosti-Vasey motioned, and Cleeton seconded to approve the Complete Streets Policy Resolution No. 11042025-01. No discussion. Roll call vote. Motion carried. Motion carried unanimously.

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

Electricity Procurement Contract Bids. Call for a motion/2nd to award the electricity procurement contract to the lowest responsible and responsive bidder offering the most advantageous pricing, based on the bid results and staff recommendation.

Johnson motioned, and Brachbill seconded to award the electricity procurement contract to the lowest responsible and responsive bidder offering the most advantageous pricing, based on the bid results and staff recommendation. Discussion included Interim Borough Manager, Mr. Pribulka, offering more details regarding the contract. He recommended a fixed rate, 24-month term to AEP Energy at a cost of \$0.876/kWh. No further discussion. Roll call vote. Motion carried. Motion carried unanimously.

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

X. NEW BUSINESS

Bellefonte Governor’s Park roof repair to pavilions. Volunteers from Faith United Methodist Church would like to volunteer their services to repair pavilions in Governor’s Park. All Volunteers will have waivers signed along with Certificates of Insurance provided by the Church and Contractor. Call for a motion/2nd to allow Faith United Methodist Church and Daniel Zook, Contractor, to perform volunteer work, along with providing materials for repairs to pavilions in Governor’s Park.

Brachbill motioned, and Cleeton seconded to allow Faith United Methodist Church and Daniel Zook, Contractor, to perform volunteer work, along with providing materials for repairs to pavilions in Governor’s Park. No discussion. Roll call vote. Motion carried. Motion carried unanimously.

Mr. Kent Bernier	yes	Ms. Shawna McKean	yes
Mr. Randy Brachbill	yes	Ms. Rita Purnell	yes
Ms. Deb Cleeton	yes	Ms. Johanna Sedgwick	yes
Ms. Barbara Dann	yes	Ms. Joanne Tosti-Vasey	yes

Mr. Doug Johnson	yes	
------------------	-----	--

Council may consider joining the Pennsylvania Municipal League and allocate funds in the 2026 budget for the membership fee. Member Benefit information has been provided in the packet. Council may take action.

Tosti-Vasey motioned, and Cleeton seconded to table this item pending further review. No discussion. Roll call vote. Motion carried with 7 yes and 2 no votes.

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

Council may consider adding the C-NET Bulletin Board in 2026. C-NET Bulletin Board information has been provided in the packet. Council may take action.

Tosti-Vasey motioned, and Johnson seconded to consider adding the C-NET Bulletin Board in 2026. Discussion included reasons for adding the bulletin board, potential costs, and alternative ways to spend the money that might be spent on adding the bulletin board. No further discussion. Roll call vote. Motion failed unanimously with 10 no votes. Motion to add the C-NET Bulletin Board did not carry.

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

Realignment of Airport Road (SR 2002) to create a ‘T-intersection’ with the school district’s driveway/Governor’s Road. Call for a motion/2nd to approve the deed of dedication as presented.

Johnson motioned and seconded to approve the deed of dedication as presented. Brachbill seconded. Discussion included clarification of which intersection is being discussed. No further discussion. Motion carried unanimously.

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

XI. PUBLIC COMMENT REGARDING ISSUES NOT ON THE AGENDA

This Public Comment period is for oral comments regarding items not listed on this meeting agenda. Speakers shall identify themselves by name, street, municipality, if outside of the Borough of Bellefonte. Comments are limited to three (3) minutes maximum.

NONE

XII. COUNCIL MEMBER COMMENTS/FOR THE GOOD OF THE ORDER

Please try to limit all comments/rebuttals to three minutes maximum.

Ms. Sedgwick commented that the high school drama club is putting on their fall play on November 13, 14, and 15th.

Ms. Cleeton reminds the public that tomorrow is election day. Please vote. She also thanked all the poll workers for their dedication.

Mr. Brachbill mentioned that he is holding a meeting regarding sound issues for public meetings.

Ms. Dann commented that Borough staff are working on a safety plan for the intersection of McAllister/High Streets. The streets committee, police chief, and public works superintendent, Matt Auman, are all working to find ways to make this intersection safer. The intersection is currently a 2-way stop, and it is recommended to make the stop a 4-way stop intersection.

XIII. ADJOURNMENT

The meeting was adjourned at 8:44 PM.