

BELLEFONTE BOROUGH COUNCIL BUSINESS MEETING

Regular Meeting Minutes

August 3, 2026 - 7:30 p.m.

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

www.bellefonte.net

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Recordings can be viewed on CNET, Comcast's Government Education Channel 7, or at*

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

I. CALL TO ORDER

The August 3, 2026 meeting of the Bellefonte Borough Council was called to order by President Doug Johnson at 7:30 p.m. Due to the absence of the Mayor, Mr. Johnson announced that he would be acting in the capacity of Acting Mayor at this evening's council session.

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Ms. Deborah Cleeton, *Vice President*
Ms. Barbara Dann
Mr. Jon Eaton
Mr. Douglas Johnson, *President*
Mr. Zach Kelly
Ms. Shawna McKean - EXCUSED
Ms. Joanne Tosti-Vasey, Pro Tempore
Ms. Claudia Wilson
Mayor Buddy Johnson—EXCUSED

STAFF PRESENT

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

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.

Announcement: With Mayor Johnson absent, Mr. Johnson, Council President, will act as mayor and will not be a voting member of council for this evening's meeting.

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 comment will be public comment and then council comment 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.

The Barnett's thanked the Bellefonte Borough Council for installing a new traffic light at Parkview Heights.

VI. SOUTH WARD VACANCY

Each applicant for the South Ward Council Vacancy will be allotted five (5) minutes to address Borough Council and present their qualifications, interest in serving, and reasons for seeking appointment. Following all presentations, Council may ask questions before considering an appointment. Suggested Motion: That Borough Council appoint [Applicant Name] to fill the South Ward Council vacancy following the applicant presentations and Council deliberation, for the remainder of the unexpired term ending December 31, 2027, contingent upon taking the required Oath of Office.

Ms. Tosti-Vasey motioned to postpone the South Ward Vacancy to a special meeting on Monday August 17, 2026 at 7:30pm in council chambers for the purpose of conducting applicant presentations and considering the appointment to the vacant South Ward council seat. Council further directs that applications for the South Ward will continue to be accepted until 4:30pm on Thursday August 13, 2026 and authorizes Borough Staff to advertise the Special Meeting, provide all required public notice and solicit applications in accordance with the Pennsylvania Sunshine Act. Cleeton seconded the motion. Roll call vote. The motion carries unanimously.

The next Council meeting will be a Special Meeting on Monday, August 17th. 2026.

VII. COMMUNICATIONS (Written)

Bellefonte Parkview/Zion Road Traffic Signal.

The Parkview Boulevard/Zion Road Traffic Signal is now fully operational, effective today. Motorists are encouraged to use caution as drivers become accustomed to the new traffic pattern. Informational item only; no Council action is requested.

Council Vacancy – West Ward

Council is accepting letters of interest and resumes from individuals interested in filling the vacant West Ward Council seat. Letters of interest and resumes may be submitted to Alyssa Doherty at Adoherty@bellefontepa.gov or delivered to the Bellefonte Borough Administrative Office, 301 N. Spring Street, Suite 200, Bellefonte, PA 16823. Submissions will be accepted from August 3, 2026, through September 3, 2026, at 4:30 pm. Informational item only; no Council action is requested.

Bellefonte Arts & Crafts Fair Road Closures

Council reminds residents and visitors that temporary road closures and parking restrictions will be in effect for the 2026 Bellefonte Arts & Crafts Fair from 5:30 p.m. on Thursday, August 6, through 9:00 p.m. on Saturday, August 8, 2026. High Street between Allegheny Street to

Water Street, Allegheny Street between Bishop Street and Linn Street, Howard Street from Allegheny Street to the rear of the United States Post Office, and the West Municipal Parking Lot will be closed to accommodate the event. Residents are encouraged to plan ahead, use alternate routes, and observe all posted parking restrictions and detour signage. Informational item only; no Council action is requested.

Bellefonte Borough National Night Out

The Bellefonte Police Department will host National Night Out on Tuesday, August 4, 2026, from 5:00–8:00 p.m. at Talleyrand Park/Waterfront Area. The free community event will feature food, music, activities, and opportunities for residents to connect with local law enforcement and community organizations. Informational item only; no Council action is requested.

Council Meeting Schedule Reminder

Following tonight's meeting, the next regular meeting of Borough Council will be held on Tuesday, September 8, 2026. A special meeting to review applications and appoint a new council representative for the South Ward will be held on August 17, 2026. Informational item only; no Council action is requested.

VIII. 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. Finance	Budget v. Actual June 2026
2. Finance	Budget v. Actual Summary June 2026
3. Finance	Campbell Durrant Legal Invoice July 2026
4. General	DRAFT Council Meeting Minutes July 20, 2026
5. Finance	Financial Report June 2026
6. Finance	Treasurer Report June 2026
7. Finance	Voucher Summary June 2026

Tosti-Vasey requested to pull item 2 from the Consent Agenda. Eaton motioned and Dann seconded to approve the Consent Agenda items 1, 3, 4, 5, 6 and 7. Voice vote. Motion to approve consent agenda items 1, 3, 4, 5, 6 and 7 as listed carried unanimously.

Ms. Tosti-Vasey noticed that multiple numbers are missing from the Budget vs. Actual June 2026. This item will be approved at the next meeting when the numbers have been updated. Tosti-Vasey motioned to table item 2, Budget vs. Actual June 2026 until the next meeting. Dann seconded. Voice vote. Motion to table carried unanimously.

IX. REPORTS

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

(Ms. Thompson)

Recommended for approval:

Recommend approval and the issuance of a Certificate of Appropriateness for the following applications, as presented, unless otherwise noted:

- 218 North Spring Street – Replacement of eight (8) existing windows with Renewal by Andersen windows, with the condition that one representative original wood window be retained in storage for future reference.
- 349 East Curtin Street – Replacement of the existing front porch, including the construction of a larger front porch with front-facing stairs, a pergola roof, masonry-faced support piers, and wood balustrades.
- 125 East High Street – Repair and replacement of damaged brick masonry and repointing of the entire building, with the following conditions:
 - o Mortar shall be analyzed, if feasible, to determine an appropriate replacement mix.
 - o Natural hydraulic lime or hot lime mortar shall be used in lieu of Portland cement.
 - o Mortar removal shall be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
 - o Coping shall be constructed of copper or brown aluminum.
- 130 East Linn Street – Replacement of various roof sections with either slate or standing-seam metal roofing and copper flashing.
- 135 West Logan Street – Exterior rehabilitation following fire damage, with all work to be completed in kind. Existing vinyl siding and vinyl/aluminum windows will be replaced with matching materials.

Tosti-Vasey motioned to approve all above listed projects. Dann seconded. No discussion. Voice vote. Motion to approve all above listed projects carried unanimously.

Items of interest:

The next Planning Commission meeting is scheduled for Monday, August 10th at 5:30pm.
The next HARB meeting is scheduled for Tuesday, August 11th at 8:30am.

Discussion regarding historically accurate signage in the Borough and HARB's role vs. Council's role regarding business signage in the Borough. Council will include a very brief informational discussion regarding this topic in the next work session.

X. CURRENT and OLD BUSINESS

Consider approval of Lease Agreement with New Cingular Wireless PCS, LLC (AT&T).

Suggested Motion: That Borough Council approves the Lease Agreement between the Borough of Bellefonte, the Bellefonte Borough Authority, and New Cingular Wireless PCS, LLC (AT&T) for the communications antenna located at 254 Transfer Road, and to authorize the Borough Council President and Secretary to execute the agreement and any related documents on behalf of the Borough.

Dann motioned and Eaton seconded to approve the Lease Agreement between the Borough of Bellefonte, the Bellefonte Borough Authority, and New Cingular Wireless PCS, LLC (AT&T) for the communications antenna located at 254 Transfer Road, and to authorize the Borough Council President and Secretary to execute the agreement and any related documents on behalf of the Borough. Discussion included clarification of this Lease Agreement. Roll call vote. Motion carried with 3 no and 4 yes votes after Mr. Johnson, Acting Mayor, broke the tie vote.

VACANT		Mr. Zach Kelly	YES
Ms. Deb Cleeton	noti	Ms. Shawna McKean	EXCUSED
Ms. Barbara Dann	no	Ms. Joanne Tosti-Vasey	no
Mr. Jon Eaton	YES	Ms. Claudia Wilson	YES
Mr. Doug Johnson (tie breaker)	YES		

Award of RFP – HUD Community Projects Fund (CPF) Grant Administration Services. Suggestion Motion: That Borough Council award the Request for Proposals for HUD Community Projects Fund (CPF) Grant Administration Services to Delta Development Group, Inc., and authorize the Borough Manager to negotiate and execute a Professional Services Agreement, subject to review and approval by the Borough Solicitor.

Dann motioned and Eaton seconded to award the Request for Proposals for HUD Community Projects Fund (CPF) Grant Administration Services to Delta Development Group, Inc., and authorize the Borough Manager to negotiate and execute a Professional Services Agreement, subject to review and approval by the Borough Solicitor. Discussion included Tosti-Vasey offering her opinions about the Delta Development Group and her disapproval of their services. Further discussion regarding Mr. Pribulka offering several clarifications and details regarding this RFP. It was clarified that the Delta Developments proposal was approximately \$100K less than the other submitted proposals. Roll call vote. Motion carried with 5 yes votes and 1 no vote.

VACANT		Mr. Zach Kelly	YES
Ms. Deb Cleeton	YES	Ms. Shawna McKean	EXCUSED
Ms. Barbara Dann	YES	Ms. Joanne Tosti-Vasey	no
Mr. Jon Eaton	YES	Ms. Claudia Wilson	YES
Mr. Doug Johnson	Abstain		

Adoption of the 2027–2031 Capital Improvement Program.

Suggested Motion: That Borough Council adopt Resolution No. 2026-4, approving the Bellefonte Borough 2027–2031 Capital Improvement Program, as presented and revised through August 3, 2026, with any amendments approved by Council.

Tosti-Vasey motioned and Dann seconded to adopt Resolution No. 2026-4, approving the Bellefonte Borough 2027–2031 Capital Improvement Program, as presented and revised through August 3, 2026, with any amendments approved by Council. Discussion included several clarifications regarding this program.

Dann motioned to amend the motion to remove the Talleyrand to Talleyrand Park to Masullo Park connector trail both under 2028 and 2030. Cleeton seconded the motion to amend. Roll call vote to remove the Talleyrand Park to Masullo Park connector trail. Motion to remove the Masullo connector approved with 5 yes votes and 1 no vote.

VACANT		Mr. Zach Kelly	YES
Ms. Deb Cleeton	YES	Ms. Shawna McKean	EXCUSED
Ms. Barbara Dann	YES	Ms. Joanne Tosti-Vasey	no
Mr. Jon Eaton	YES	Ms. Claudia Wilson	YES
Mr. Doug Johnson	Abstain		

Roll call vote to approve the amended adoption of the 2027-2031 Capital Improvement Program. Roll call vote. Motion to approve the amended program carried unanimously.

XI. NEW BUSINESS

Consider approval of Professional Services Agreement with Albright Institute for Nonprofit & Civic Administration.

Suggested Motion: That Borough Council authorize the Borough Manager to execute the Professional Services Agreement with the Albright Institute for Nonprofit & Civic Administration to provide interim Finance Department support, with an estimated cost not to exceed \$10,000, with funding to be paid from the 2026 Budget.

Cleeton motioned and Dann seconded to authorize the Borough Manager to execute the Professional Services Agreement with the Albright Institute for Nonprofit & Civic Administration to provide interim Finance Department support, with an estimated cost not to exceed \$10,000, with funding to be paid from the 2026 Budget. Extensive discussion regarding questions and clarifications regarding this Professional Services Agreement. Roll call vote. Motion to approve the authorization of this agreement carried unanimously.

Tosti-Vasey motioned to amend the agreement to include the Sunshine Act and the Right to Know laws. There was no second to the motion. Motion failed.

Further discussion included comments and concerns regarding the proposed \$10,000 and ways to lower that potential cost. No further discussion. Dann commented that she feels that it is important to move forward with this in order to secure help for the finance director. Roll call vote to approve the agreement as presented. Motion carries with 5 yes votes and 1 no vote.

VACANT		Mr. Zach Kelly	YES
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Ms. Deb Cleeton	YES	Ms Shawna McKean EXCUSED
Ms. Barbara Dann	YES	Ms. Joanne Tosti-Vasey no
Mr. Jon Eaton	no	Ms. Claudia Wilson YES
Mr. Doug Johnson	Abstain	

Consider Approval of Agreement with Full Service Network for Hosted Phone Services
Suggested Motion: That Borough Council approve the Agreement with Full Service Network for hosted voice and telephone services for the Borough Office and Public Works Facility, as presented, and authorize the Borough Manager to execute all necessary agreement documents on behalf of the Borough.

Tosti-Vasey motioned and Dann seconded to approve the Agreement with Full Service Network for hosted voice and telephone services for the Borough Office and Public Works Facility, as presented, and authorize the Borough Manager to execute all necessary agreement documents on behalf of the Borough. Discussion included Johnson thanking Alyssa for her hard work in finding this cost saving option for the Borough. Voice vote. Motion carried unanimously.

Consider commitment of \$1,000 local match to apply to grant funding opportunities for the Nittany Valley Transit Needs Assessment.

Suggestion motion: That Borough Council authorize a commitment of \$1,000 to apply as local match for grant funding for the Nittany Valley Transit Needs Assessment.

Wilson motioned and Dann seconded to authorize a commitment of \$1,000 to apply as local match for grant funding for the Nittany Valley Transit Needs Assessment. Discussion included questions and clarifications of this \$1000 commitment. Several members expressed their concern regarding this commitment. Mr. Johnson commented that he doesn't understand why other municipalities aren't willing to commit as well. Mr. Eaton suggested that the Borough match Benner's contribution commitment which was \$500. Ms. Cleeton reiterated the huge need for public transportation in our area. No further discussion. Roll call vote. The motion carried with 4 yes votes and 2 no votes.

VACANT		Mr. Zach Kelly YES
Ms. Deb Cleeton	YES	Ms. Shawna McKean EXCUSED
Ms. Barbara Dann	no	Ms. Joanne Tosti-Vasey YES
Mr. Jon Eaton	no	Ms. Claudia Wilson YES
Mr. Doug Johnson	Abstain	

XII. 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

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

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

Members and staff offered comments regarding events in the Borough.

Ms. Cleeton commented that the National Night out is coming up as well as the Bellefonte Arts & Crafts fair and finally Real Estate Taxes are due.

Mr. Eaton commented regarding anti-skid paint in the crosswalks.

Ms. Dann commented that the paving painting is not complete on Bishop and High Streets. She cites it as a safety concern.

Mr. Johnson read a statement regarding the Rockview property and a Right to Know Request from Mr. Kerry Benninghoff.

XIV. ADJOURNMENT

Tosti-Vasey motioned and Dann seconded to adjourn. The meeting adjourned at 9:28PM.