

BELLEFONTE BOROUGH COUNCIL BUSINESS MEETING

Regular Meeting Minutes

September 21, 2026 - 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

- The September 21, 2026 meeting of the Bellefonte Borough Council was called to order by President Doug Johnson at 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL/MEMBERS PRESENT

Ms. Deb Cleeton - <i>Vice President</i> <i>South Ward</i>	Ms. Kessler <i>West Ward</i>
Ms. Barbara Dann <i>South Ward</i>	Ms. Joanne Tosti-Vasey - <i>Pro Temp</i> <i>West Ward</i>
Mr. Jon Eaton (EXCUSED) <i>North Ward</i>	Dr. Tomalei Vess <i>South Ward</i>
Mr. Doug Johnson – <i>President</i> <i>North Ward</i>	Ms. Claudia Wilson <i>North Ward</i>
Mr. Zach Kelly <i>West Ward</i>	VACANT <i>Junior Council Member</i>
Mayor Buddy Johnson (EXCUSED) <i>At Large</i>	

STAFF PRESENT

David Pribulka, Borough Manager
Alyssa Doherty, Assistant to the Borough Manager
Lori McGowan, Finance Director
Gina Thompson, 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 – the Board held an executive session prior to tonight’s meeting to discuss real estate.

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.

- NONE

VI. COMMUNICATIONS (Written)

- **2026 Pennsylvania Sustainability Week**
 - The Borough received information regarding 2026 Pennsylvania Sustainability Week, taking place October 5–9, 2026. The week includes daily noon webinars covering Pennsylvania’s electrical grid, energy storage, EV infrastructure, energy efficiency, and industrial-sector sustainability. The flyer also includes the Sustainability Series 8 webinar schedule, continuing through April 2027, with topics including energy affordability, sustainable design, small farms and regional digesters, workforce development, and community sustainability efforts.
- **Municipal Transportation Grant Assistance Needs Survey**
 - The Centre County MPO is seeking feedback from municipalities to help identify useful transportation grant assistance, training topics, and resources for municipal staff and elected officials. The survey takes approximately 5 minutes to complete and is open through September 30, 2026.
- **Clean Energy Opportunity Spotlight – September 24, 2026**
 - Clean Energy Opportunity Spotlight information regarding available resources and programs to support staff and municipalities with clean energy planning, funding opportunities, and technical assistance.

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. Finance	Budget v. Actual August 2026
2. Finance	Budget v. Actual Summary August 2026
3. General	DRAFT Council Meeting Minutes September 8, 2026
4. Finance	Financial Report August 2026
5. Finance	Stover McGlaughlin Legal Invoice September 2026
6. Finance	Treasurer Report July 2026
7. Finance	Treasurer Report August 2026
8. Finance	Voucher Summary August 2026

Dann motioned and Vess seconded to approve the Consent Agenda. Discussing included inconsistent spelling in various reports and an inconsistency in the totals July Treasurer report. All corrections will be handled administratively. Voice vote. Motion to approve items 1-8 on the Consent Agenda carried unanimously.

VIII. REPORTS

Mayor Johnson

- No report

Junior Council Member Report

- NONE

Police (Chief Witmer)

- July / August 2026 Report

Parking

- July 2026 and August 2026 Reports

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

(Ms. Thompson)

1. Recommended for approval:

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

- Preliminary/Final Plan – Replot of Lots for Next Chapter Realty, LLC (349 E Burrows Street).

Tosti-Vasey motioned to approve the plan at the recommendation of the Bellefonte Planning Commission. Dann seconded. No discussion. Voice vote. Motion to approve the above listed plan carried unanimously.

2. Zoning:

- NONE

3. Items of interest:

- The next scheduled HARB meeting is October 13th at 8:30 a.m.
- The next schedule Planning Commission meeting is October 12th at 5:00 p.m.

Interim Borough Manager (Mr. Pribulka)

- July / August 2026 Report

IX. COMMITTEE REPORTS *(reports were submitted)*

Environmental & Parks Committee - Ms. Tosti-Vasey

- Environmental Committee July 2026 Meeting Summary
- Parks Committee August 2026 Meeting Summary

Finance & Administration Committee - Mr. Eaton

- June 2026 Meeting Minutes
- July 2026 Meeting Minutes

Ordinance ad hoc Committee - Ms. Tosti-Vasey

- July 2026 Meeting Summary
- August 2026 Meeting Summary
- September 2026 Meeting Summary

Streets, Infrastructure & Public Works Committee – Ms. Cleeton

- July 2026 Report
- August 2026 Report

X. LIASON REPORTS *(Reports were submitted)*

- Ms. Dann read a statement regarding Borough Water Authority meetings. She raised a concern regarding transparency to the public during meetings and a concern that all community members be granted meaningful access to all public meetings. Ms. Dann requested that Council formally request that all future Authority meetings be held in

Council Chambers and recorded by C-Net. Ms. Dann requested that this item be put on the meeting agenda for the next meeting under “New Business”.

- Ms. Thompson offered comments regarding the draft SALDO amendments. She informed council that the amendments were recommended for approval.
- The Airport Authority is now offering new service to Charlotte and they are having a kickoff celebration at 3:30pm on October 5th. The first flight is expected to arrive around 4:20pm. The public is invited.
- The Airport Authority continues to work towards the transfer of ownership from PSU to the Authority.
- The Airport Authority is trying to purchase passenger boarding bridges but there are funding shortfalls.
- There will be representatives at the next meeting who will offer updates regarding the Tallyrand bandshell/stage.
- There was a discussion regarding non-profit organizations who are interested in the stage project.

XI. CURRENT and OLD BUSINESS

- **Bellefonte Waterfront Developer’s Agreement**
 - Discussion and authorization to negotiate and execute the Developer’s Agreement with Bellefonte Waterfront Associates I and II.

Dann moved and Wilson seconded that that Borough Council authorize the Borough Manager and Solicitor to negotiate and execute the Developer’s Agreement with Bellefonte Waterfront Associates I and Bellefonte Waterfront Associates II for the Waterfront Development. Discussion included Mr. Songer offering comments on the agreement and Mr. Pribulka offering various comments and updates on the project. No further discussion. Roll call vote. Motion carried unanimously.

XII. NEW BUSINESS

- **Appointment of Right-to-Know Officer**
 - Consider appointment of the Borough’s Right-to-Know Officer to oversee and administer requests submitted under Pennsylvania’s Right-to-Know Law.

Dann motioned and Tosti-Vasey seconded that Borough Council appoint David Pribulka as the Bellefonte Borough Right-to-Know Officer, effective September 26, 2026. No discussion. Voice vote. Motion carried unanimously.

- **Addition of Signer to Borough Bank Accounts**

- Consideration of adding Borough Manager David Pribulka as an authorized signer to all associated Borough bank accounts.

Dann motioned and Wilson seconded that Borough Council authorize the addition of David Pribulka, Borough Manager, as a signer to all associated Borough bank accounts. No discussion. Voice vote. Motion carried unanimously.

- **Mischief Managed LLC Agreement**

- Consider approval of the proposal from Mischief Managed LLC to provide as-needed professional digital forensic support services to the Bellefonte Police Department. Services will be billed at \$50.00 per hour.

Cleeton motioned and Dann seconded that Borough Council approve the agreement with Mischief Managed LLC for professional digital forensic support services and authorize the Borough Manager to execute the agreement on behalf of the Borough. Discussion included clarifications as to why this service is needed in the Borough. Mr. Pribulka commented that this company will help with investigations where local officers are not able to access digital evidence where there is a digital forensics component. Voice vote. Motion carried unanimously.

- **The HR Office, Inc. Agreement**

- Consider approval of the Agreement for Search, Recruitment and Placement Services with The HR Office, Inc.

Dann motioned and Cleeton seconded that the Borough Council approve the Agreement with The HR Office, Inc. and authorize the Borough Manager to execute the agreement on behalf of the Borough. No discussion. Voice vote. Motion carried unanimously.

- **InvoiceCloud Service Agreement**

- Consideration of the InvoiceCloud Service Agreement for online bill payment and electronic billing services. Committee review is recommended to allow the Finance and Administration Committee to review the agreement and provide a recommendation to Council.

Tosti-Vasey motioned and Dann seconded that Borough Council refer the agreement to the Finance and Administration Committee for review and recommendation to Council. Discussion included Cleeton expressing her support of this review. Voice vote. Motion carried unanimously.

XIV. 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

XV. 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. Dann thanked Alyssa Doherty for her service to the Borough and wished her well in her new position.
- Mr. Kelley offered his thanks to the Borough road crew for all their hard work in the Borough.
- Ms. Tosti-Vasey also thanked Alyssa for her work in the Borough.
- Dr. Vess commented that there is a no cost retreat for Breast Cancer Survivors. The URL is getloudretreat.org
- Ms. Cleeton also thanked Alyssa and wished her well in her new position.
- Mr. Pribulka mentioned that Clearwater Conservancy is helping the Borough with managing invasive species along Spring Creek.
- Mr. Johnson wished Alyssa well in her new position and thanked her for all her work in the Borough.
- Ms. Doherty thanked council for all their support.

XVI. ADJOURNMENT

Dann motioned and Wilson seconded to adjourn. The meeting adjourned at 8:27PM.