

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
June 8, 2026

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, June 8, 2026, 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 6:00 p.m.

COUNCIL

(X) David Renfrew - President of Council
(X) Brock Meanor - Vice President of Council
(X) Christopher Abell
() Matthew Horton - *excused*
(X) Charles Kulbacki
(X) Gregory Molchen
(X) Michelle Veeck
(X) Kenneth Alvania - Mayor
(X) Sandy Nelko - Borough Engineer
(X) Robert Max Junker - Babst Calland

Public Comments

Roy Kraynyk - 104 Hunt Road

Mr. Kraynyk commented on the current public comment process. Mr. Kraynyk noted residents are often asked to comment without sufficient information, which can lead to: Irrelevant or misinformed comments and inefficient use of meeting time. Mr. Kraynyk asked allowing public comments after agenda items presented that would enable more informed feedback and allow questions to be addressed during presentations. Mr. Kraynyk stated decisions may be made without potential valuable public insight and wanted to encourage a better communication between Council and residents.

Georgette Austin, 106 Meta Drive

Mrs. Austin agreed with Mr. Kraynyk's comments regarding the benefit of having a public comment section after each agenda item which would increase the opportunity for residents to provide meaningful input. Mrs. Austin also addressed fireworks concerns, and wanted to know if the issue is safety as existing laws already regulate fireworks use. If the issue is noise/disturbance, additional communication may help. Mrs. Austin stated her household legally uses fireworks. Police have been called to their residence several times despite compliance with the law. Mrs. Austin suggested to inform residents in advance of fireworks use - this would allow neighbors to prepare if they have animals and secure them properly. Fireworks are legally permitted during: New Year's Eve, Memorial Day weekend, Fourth of July and Labor Day weekend. Advanced notice could be a more effective approach if disturbance and or noise is the primary concern.

Land Development Application

Mike Wetzel - Victor-Wetzel Associates

**Preliminary and Phase I Final Land Development Plan Presentation of the Villas at Bell Acres
Development Plan Discussion**

Mike Wetzel, Victor Wetzel Associates, representing Bell Acres LLC, review of the proposed 156-unit townhome development.

Mr. Wetzel presented project updates for the Villas as they had been reviewed in the previous month and that additional information requested by Council and the engineer would be addressed.

The site location and surrounding features were reviewed, including: Adjacent roads and industrial properties conservation and wooded areas; total conservation area: approximately 47 acres development focused on flatter portions of the site.

Development Plan Details

Proposal includes 156 townhomes (including previously approved units from 2021).

Development organized into three phases:

Phase I – 42 Units plus a clubhouse

Phase II – 68 Units and Phase III will have 46 Units.

- 11 acres designated as open space - Features include: internal road loop system
- Sidewalks on one side of street; Clubhouse and parking area; centralized mailbox (CBU);
- Gated entry; approximately 67 guest parking spaces throughout the plan

Roadway Design Discussion 40 ft right of way reduced from 50ft

Road specifications: 24-foot cartway width ;40-foot right-of-way; 20-foot front yard setback ;80 feet between buildings across the street comparison to 50-Foot Right-of-Way

- 50-foot option would push units closer to slopes and roads and increase grading and tree disturbance also impact wetlands
- 40-foot right-of-way provides adequate spacing, less environmental impact and better overall layout efficiency

Parking & Sidewalk considerations with this design avoids vehicles blocking sidewalks.

Snow Removal Plan

- Roads will be privately maintained by HOA along with sidewalk clearing and driveways

Site Grading & Stormwater Management

Site includes: Sloped areas and flat building pads, two stormwater detention basins,

- Stormwater strategy: collect runoff from conservation area transport via swales and storm lines & direct to detention facilities

Utility layout includes: Sanitary sewer (orange) Stormwater lines (blue)

- Utilities placed primarily within 10-foot easements
- Sewer system connects from area near cemetery and extends through site.
- Reviewed by Shoup Engineering

Conservation & Open Space of 47-acre conservation easement: no disturbance permitted and no future subdivision or development allowed.

Roadway Design Discussion: 40-Foot Right-of-Way - 24-foot-wide cartway with curbs.

- Maintains 80 feet between buildings across streets.

MAYOR'S REPORT

The Mayor's Report for the month of May 2026 has been submitted in writing and made part of the minutes.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held May 11, 2026, and the was made by Mrs. Veeck, seconded by Mr. Abell. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for May 2026 as distributed and ratify payments totaling \$124,329.96 out of the General Fund and \$287.34 out of the State Fund was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

OLD BUSINESS

Amended Resolution No. 04132026B - Preliminary and Phase I Final Land Development Plan for Villas at Bell Acres.

AMENDED RESOLUTION NO. 04132026B

AN AMENDED RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND PHASE I FINAL LAND DEVELOPMENT APPROVAL TO VILLAS AT BELL ACRES, LLC, THE VILLAS AT BELL ACRES RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT PLAN LOCATED AT BLOCK/LOT NO. 1062-J-98 ALONG THE SOUTH-EAST SIDE OF BIG SEWICKLEY CREEK ROAD, WITH CONDITIONS.

A motion to adopt Amended Resolution No. 04132026B was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

EXECUTIVE SESSION

An executive session of Council at 6:39 pm to discuss Land Use Appeal and Police Personnel and ended at 6:59 pm. Council meeting resumed.

COUNCIL MEMBER REPORTS

Budget & Finance – Michelle Veeck
None.

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 301.101 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.

Full-Time Police Officer Hire

A motion to direct the Civil Service Commission and Chief Korol to begin the process of hiring a full-time police officer was made by Mr. Meanor, seconded by Mrs. Veeck. All in favor. Motion carried.

Public Works – Christopher Abell

Mr. Abell reported that the salt contract has been fulfilled, and no additional purchases will be made until the next contract cycle.

The ACCD Dirt & Gravel Beadnell Drive

Mr. Abell reported the easement agreement was mailed to the resident who lives out of state but owns the home on Turkeyfoot Road. The Borough must have access to have a pipe placed across the property; however, the Borough has had ongoing difficulty in obtaining a signed easement agreement. Therefore, we are in the process to get a new proposed change to the pipe location.

Proposed Project Change (Stormwater/Pipe Relocation)

Original plan included installation of a 36-inch pipe across the homeowner's driveway. New proposal: Eliminate the cross-stream pipe on the property. Redirect flow to the opposite side of the road, tying into Turkeyfoot. All work to occur within the road right-of-way, avoiding private property.

- Approval received from the Conservation District for the revised design, pending contractor agreement.
- If finalized, an agenda item will be added for next month.

Public Works Laborer Position

A motion to direct the Borough Manager to begin the process of hiring a Public Works Laborer was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

Discussion – New Hire Compensation / Retirement Contribution

Discussion regarding retirement contribution structure for new hires:

- Current employees receive: 5% contribution to 401(a) and Defined benefit pension
- New hires to receive Additional 5% to offset lack of pension with a total of 10% to the 401A plan

Property & Supplies – Charles Kulbacki

The Borough was awarded a \$200,000 Commonwealth Finance Authority grant. The funds will be used to convert an existing basketball court into a basketball and pickleball court overlay, along with some park benches and a new swing set. Once approval is received to begin bidding, the project is expected to be completed quickly.

Government & Legislation – Matthew Horton – no report**Zoning – Gregory Molchen**

Zoning Hearing Board – Public Hearing on June 18, 2026 – Variance Hearing for 103 Hamilton Drive
The request involves a front porch extension – approximately 3.5 feet into the setback.

NEW BUSINESS**Resolution No. 06082026 – Act 537 Sewage Facilities Plan Revision**

A motion to adopt Resolution No. 06082026 – Act 537 Sewage Facilities Plan Revision was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

Discuss reconsideration of and reacquaintance with the options provided by Act 74 of 2022 with regards to the proposed Ordinance No. 323 – Fireworks that has not been enacted.**Fireworks Ordinance (Ordinance No. 323)**

Discussion regarding a previously drafted but unenacted ordinance.

Background: Based on Act 74, which regulates fireworks and allows municipal control.

Key considerations: State law limits municipal restrictions during certain dates/times.

State law allows fireworks use except during restricted overnight hours, with extended hours (until 1 a.m.) on certain holidays like July 4th, New Year's Eve, Memorial Day, and Labor Day.

Enforcement challenges noted by police and potential need to revisit provisions such as permits and usage restrictions.

Mr. Molchen volunteered to assist in leading review efforts and form a subcommittee of volunteers. It was recommended to involve Chief Korol for input.

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 Mrs. Veeck, seconded by Mr. Abell. Meeting adjourned at 7:38 pm. All in favor. Motion carried.

Respectfully submitted,

Jill Palko
Borough Secretary