

BOROUGH OF BELL ACRES  
BOROUGH COUNCIL REGULAR MEETING MINUTES  
February 10, 2025

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REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, February 10, 2025, preceded by a Public Hearing 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 6:15 p.m.

COUNCIL

(X) David Renfrew - President of Council  
( ) Brock Meanor - Vice President of Council - *excused*  
(X) Christopher Abell  
(X) Matthew Horton  
(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

None.

MAYOR'S REPORT

The Mayor's report for the month of January 2025 has been submitted in writing and made part of the minutes. There have been some scams going on and the mayor wanted to get the word out to keep people aware.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held January 13, 2025, was made by Mr. Abell seconded by Mr. Kulbacki. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for January 2025 as distributed and ratify payments totaling \$112,402.50 out of the General Fund and \$0 out of the State Fund was made by Mr. Abell, seconded by Mr. Molchen. All in favor. Motion carried.

OLD BUSINESS

None

COUNCIL MEMBER REPORTS

Budget & Finance – Michelle Veeck

Announcement – Bell Acres Borough received a “Certificate of Excellence” from Digital Assurance Certification (DAC) Bond in recognition for the last 5 years of dedication to compliance with the U. S. Securities and Exchange Commission. This is in regards to Bell Acres Municipal Authority. Mr. Renfrew asked how old the bond is approximately 5 years old as it was refinance at a lower rate in 2020.

Public Safety – Brock Meanor

No report.

#### Public Works – Christopher Abell

Mr. Abell spoke with Mr. Bohn, Supervisor of Public Works and was advised that we are using up the salt we have had an overabundance of, and we did order more salt, so we are good with salt and the storage of salt.

#### Property & Supplies – Charles Kulbacki

##### Act 152 Blight Removal Grant Update – 109 North Avenue

Mr. Kulbacki reported that the demolition time ran out for the project on 109 North Avenue – this was a grant from a contract the Quaker Valley COG had put in for the Borough. Mr. Patrick Connors, President of the QVCOG asked for a three-month extension. This project is to get started by end of February 2025. Mr. Scott Shoup of Shoup Engineering received information the start of demolition will begin once the contractor receives a demolition permit.

#### Government & Legislation – Matthew Horton

Mr. Horton reported that he attended the last meeting for the Quaker Valley Council of Government meeting, he will attend future meetings.

#### Zoning – Gregory Molchen

##### Conditional Use Application – Jeffrey Blunkosky – 267 Skrabut Road

A motion to approve a Conditional Use Application from Jeffrey Blunkosky for a conditional use approval for an accessory structure to be sited in the front yard of the principal structure at 267 Skrabut Road in the RR-1 Zoning district, currently identified as Block/Lot No. 816-B-370 subject to compliance with the Planning Commission's recommendations at its January 27, 2025, meeting that the accessory structure shall not be constructed prior to construction of the principal structure proposed on the property was made by Mr. Molchen, seconded by Mr. Horton. All in favor. Motion carried.

#### NEW BUSINESS

Authorization for the Borough Manager to Close-Out and return the PNC Bank Interest Bearing Account for the Local Share Account (LSA) Grant Fund No. C000084865 – Purchase of Equipment & Police Vehicle Project.

A motion to authorize the Borough Manager to close-out and return the PNC Bank Interest Bearing Account for the Local Share Account (LSA) Grant Fund No. C000084865 made payable to the Commonwealth Financing Authority was made by Mrs. Veeck, seconded by Mr. Kulbacki. All in favor. Motion carried.

Select and appoint a Quaker Valley Council of Governments (QVCOG) Delegate and Alternate Delegate to the 2025 QVCOG Board.

A motion to appoint Matthew Horton as a Delegate and Brock Meanor as an Alternate Delegate to the 2025 Quaker Valley Council of Governments (QVCOG) Board was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

#### 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 6:34 pm. All in favor. Motion carried.

Respectfully submitted,

Jill Palko  
Borough Secretary