

BOROUGH OF BELL ACRES
REGULAR MEETING
March 9, 2026 - 6:00 p.m.

Council of the Borough of Bell Acres will hold a Regular Meeting on March 9, 2026, at 6:00 p.m. at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

AGENDA

PLEDGE OF ALLEGIANCE

I. MEETING CALLED TO ORDER

Meeting was called to order by David Renfrew, President of Council at pm.

II. ROLL CALL

- () David Renfrew - President of Council
- () Brock Meanor - Vice President of Council
- () Christopher Abell
- () Matthew Horton
- () Charles Kulbacki
- () Gregory Molchen
- () Michelle Veeck -
- () Kenneth Alvania - Mayor
- () Sandy Nelko - Borough Engineer
- () Anna Jewart – Babst Calland

III. PUBLIC COMMENTS

The Public Comments section of the meeting is intended to allow residents and taxpayers of the Borough to comment on current matters of concern or agenda items which are before Council this evening. During the remainder of the meeting, comments from the public will not be accepted unless specifically requested or allowed by Council President. We ask that all in attendance abide by these guidelines.

If you would like to address Borough Council, please stand at the podium, announce your name and give your address. Each speaker will be limited to 5 minutes.

IV. INVITED GUEST

Michael Dowling – Potential Civil Service Commission Appointment

V. MAYOR’S REPORT

The Mayor’s report for the month of February 2026 has been submitted in writing and made part of the minutes.

VI. APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on February 9, 2026, was made by _____, seconded by _____.

VII. TREASURER’S REPORT

A motion to approve the Treasurer's Report as submitted for February 2026 as distributed and ratify payments totaling \$113,663.98 out of the General Fund \$6,458.45 out of the State Fund was made by _____, seconded by _____

VIII. OLD BUSINESS

IX. PUBLIC HEARINGS

CONDITIONAL USE APPLICATION – QUAKER VALLEY RECREATIONAL ASSOCIATION (QVRA)

The public hearing is to consider a Conditional Use Application filed by the Quaker Valley Recreational Association (QVRA), requesting conditional use approval for Recreational Use Lighting as an accessory use to the current recreational uses of Esmark Baseball Field located at 1857 Camp Meeting Road in the RR-1 zoning districts, currently identified as Block/Lot No. 1065-M-348.

1. Preliminary Exhibits
2. Swearing of Witnesses
3. Party Status
4. Applicant's Presentation
5. Questions
6. Public Comments
7. Close the Public Hearing Record

PROPOSED ORDINANCE NO. 327 – ZONING AMENDMENT TO REGULATE FENCING

This public hearing is intended to inform and obtain public comment regarding the proposed Ordinance No. 327, amending Chapter 165 in the code of the Borough of Bell Acres, "Zoning", as amended, to regulate fencing within the Borough.

1. Preliminary Exhibits
2. Summary of Ordinance Amendment
3. Public Comments
4. Close the Public Record

X. COUNCIL MEMBER REPORTS

1. Budget & Finance – Michelle Veeck
2. Public Safety – Brock Meanor
 - a. Chief Korol to discuss the need to amend the Civil Service Commission Rules and Regulations
3. Public Works – Christopher Abell
 - a. Discuss, Reevaluate, and Approve the 10-Year Road Improvement Program, as recommended by the Borough Engineer

If Council takes action: A motion to accept and approve the 10-Year Road Improvement Program was made by _____, seconded by _____

4. Property & Supplies – Charles Kulbacki
 - a. Discuss Option 1-Basketball Court, Option 2-Pickleball Court, and Option 3-Basketball/Pickleball Court Combination for the Borough Park GEDTF Grant - Phase II Project

If Council takes action: A motion to approve Option _____ of the Borough Park GEDTF Grant – Phase II Project was made by _____, seconded by _____

5. Government & Legislation – Matthew Horton
6. Zoning – Gregory Molchen
 - a. Conditional Use Application - Quaker Valley Recreation Association (QVRA) Lighting Project

If Council takes action: A motion to approve the Conditional Use Application submitted by the Quaker Valley Recreation Association (QVRA) for Recreational Use Lighting as an accessory use to current recreational uses of Esmark Baseball Field sited at 1857 Camp Meeting Road in the RR-1 zoning district, currently identified as Block/Lot No. 1065-M-348 subject to the compliance with all outstanding comments contained in the Borough Engineer’s review letter dated January 23, 2026, and recommended unanimously by the Planning Commission on January 26, 2026, subject to conditions itemized in the Planning Commission’s letter dated February 2, 2026, was made by _____, seconded by _____

- b. Proposed Ordinance No. 327 – Zoning Ordinance Amendment for Fencing

PROPOSED ORDINANCE NO. 327

AN ORDINANCE OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 165 IN THE CODE OF THE BOROUGH OF BELL ACRES, “ZONING”, AS AMENDED, TO REGULATE FENCING WITHIN THE BOROUGH.

If Council takes action: A motion to adopt Proposed Ordinance No. 327, amending Chapter 165 in the Code of the Borough of Bell Acres, “Zoning”, as amended, to regulate fencing within the Borough was made by _____, seconded by _____

XI. NEW BUSINESS

1. Michael Dowling - Civil Service Commission Appointment

If Council takes action: A motion to appoint Michael Dowling to the Civil Service Commission for a 6-year term ending December 31, 2030, was made by _____, seconded by _____

XII. CORRESPONDENCE

There are other items that should be noted but do not need action at this time.

XIII. ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by _____, seconded by _____. Meeting adjourned at _____