

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
January 12, 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, January 12, 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
(X) Matthew Horton
(X) Charles Kulbacki
(X) Gregory Molchen
() Michelle Veeck - *excused*
(X) Kenneth Alvania - Mayor
(X) Sandy Nelko - Borough Engineer
(X) Anna Jewart - Babst Calland

PUBLIC COMMENTS

None.

MAYOR'S REPORT

The Mayor's Report for the month of December 2025 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 December 8, 2025, was made by Mr. Mr. Meanor seconded by Mr. Abell. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for December 2025 as distributed and ratify payments totaling \$183,336.41 out of the General Fund and \$19,866.71 out of the State Fund was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

OLD BUSINESS

None.

COUNCIL MEMBER REPORTS

Budget & Finance – Michelle Veeck
None.

Public Safety – Brock Meanor

Announce Traffic Study results conducted by Allegheny County on Camp Meeting Extension

Allegheny County concluded the traffic study. The County will add more signs on the Extension. The general public can check out the information on our website at www.bellacres.org.

Announce Traffic Study results conducted by Allegheny County on Camp Meeting Road along Snuggery Farms. More signs along this area and near Snuggery Farms.

Public Works – Christopher Abell

Allegheny County Conservation District (ACCD) Grant Contract for Beadnell Drive Dirt & Gravel Road Project

A motion to accept Allegheny County Conservation District’s (ACCD) Grant Contract for the Beadnell Drive Dirt & Gravel Road Project in the amount of \$200,350 was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

2026 Road Improvement Projects

A motion to authorize Shoup Engineering to prepare the bid packages for the Beadnell Drive Dirt and Gravel Road Project and the Turkeyfoot Road Seal Coating Project was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

Discuss and Recommend that Shoup Engineering, Inc. prepare a 5-Year Road Improvement Plan

A motion to authorize Shoup Engineering, Inc. to prepare a 5-Year Road Improvement Plan for budgeting and implementation purposes was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

Property & Supplies – Charles Kulbacki

Amendment to Agenda

A motion to amend the agenda was made by Mr. Kulbacki and seconded by Mr. Horton. All in favor. Motion carried.

A motion to approve the final completion of Eagle Scout Deklan Trzaska for Project on Bell Acres Nature Trail Bridge Renovation was made by Mr. Kulbacki, seconded by Mr. Meanor, all in favor. Motion carried.

Mr. Horton asked if we could acknowledge Eagle Scout Deklan for his renovation trail bridge work. Mr. Kulbacki will ask Mrs. Fleming and or Ms. Palko to get a letter of recognition to him.

Mr. Kulbacki announced another Eagle Scout project by Aiden Dwyer – **A Trail refurbishment project.** This will create a pathway and near intersection of Sevin and Turkey Foot Road, right next to the old swimming pool. It will involve clearing sections of an existing path and marking the trail so it can be used safely.

Government & Legislation – Matthew Horton

None.

Zoning – Gregory Molchen

Proposed Ordinance No. 327- Fencing Ordinance

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

A motion to advertise for a public hearing and potential enactment of Proposed Ordinance No. 327 at the March 9, 2026, regular meeting as recommended by the Planning Commission subject to the revisions agreed upon at the December 22, 2025, Planning Commission Meeting was made by Mr. Molchen, seconded by Mr. Meanor. All in favor. Motion carried.

Villas at Bell Acres Update – a letter was to Shoup Engineering and Planning Commission for an extension. They were not in attendance at the December 22, 2025 meeting.

QVRA Lighting Project – Conditional Use Application Update – they will present their application at the January 26th Planning Commission Meeting.

NEW BUSINESS

Discuss Notary Issue

A suggestion was made to have Jill Palko become a Notary. This will be discussed further at next meeting.

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 Mr. Molchen, seconded by Mr. Kulbacki. Meeting adjourned at 6:23 pm. All in favor. Motion carried.

Respectfully submitted,

Jill Palko

Jill Palko
Borough Secretary