

**BOROUGH OF BELL ACRES  
REGULAR MEETING  
May 11, 2026 - 6:00 p.m.**

Council of the Borough of Bell Acres will hold a Regular Meeting on May 11, 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
- ( ) Scott Shoup - Borough Engineer
- ( ) Robert Max Junker – 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 GUESTS

1. William Bender – Emergency Management Coordinator  
2026 Allegheny County Hazard Mitigation Plan

V. LAND DEVELOPMENT APPLICATION

Mike Wetzel – Victor-Wetzel Associates  
Preliminary and Phase I Final Land Development Plan Presentation of the Villas at Bell Acres

VI. MAYOR’S REPORT

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

VII. APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on April 13, 2026, was made by \_\_\_\_\_, seconded by \_\_\_\_\_

VIII. TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for April 2026 as distributed and ratify payments totaling \$241,045.92 out of the General Fund and \$10,186.83 out of the State Fund was made by \_\_\_\_\_, seconded by \_\_\_\_\_

IX. OLD BUSINESS

1. 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.

*If Council takes action:* A motion to (adopt/deny/amend/table) Amended Resolution No. 04132026B was made by \_\_\_\_\_, seconded by \_\_\_\_\_

X. COUNCIL MEMBER REPORTS

1. Budget & Finance – Michelle Veeck
2. Public Safety – Brock Meanor
  - a. Full-Time Police Officer Hire

*If Council takes action:* 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 \_\_\_\_\_, seconded by \_\_\_\_\_

3. Public Works – Christopher Abell
4. Property & Supplies – Charles Kulbacki
5. Government & Legislation – Matthew Horton
6. Zoning – Gregory Molchen

XI. NEW BUSINESS

1. Resolution No. 05112026A - Allegheny County 2026 Hazard Mitigation Plan

*If Council takes action:* A motion to adopt Resolution No. 05112026 - Allegheny County 2026 Hazard Mitigation Plan was made by \_\_\_\_, seconded by \_\_\_\_

2. Bell Acres Municipal Authority (BAMA) Appointment

*If Council takes action:* A motion to appoint Robert Bremmer to the Bell Acres Municipal Authority for a term ending December 31, 2028, was made by \_\_\_\_, seconded by \_\_\_\_

3. Leetsdale 4<sup>th</sup> of July Celebration Donation

*If Council takes action:* A motion to donate \_\_\_\_\_ to the Leetsdale Fourth of July Committee 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 \_\_\_\_

XIV. EXECUTIVE SESSION

Discuss Litigation, Police Personnel, and Possible Property Acquisition