

BOROUGH OF BELL ACRES
REGULAR MEETING
June 8, 2026 - 6:00 p.m.

Council of the Borough of Bell Acres will hold a Regular Meeting on June 8, 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. LAND DEVELOPMENT APPLICATION

Mike Wetzel – Victor-Wetzel Associates

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

V. MAYOR'S REPORT

The Mayor's report for the month of May 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 May 11, 2026, was made by _____, seconded by _____

VII. 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 _____, seconded by _____

VIII. 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, FOR 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 _____

IX. COUNCIL MEMBER REPORTS

1. Budget & Finance – Michelle Veeck
2. Public Safety – Brock Meanor
 - a. Big Sewickley Creek Volunteer Fire Department – Authorization for Monthly Distribution of Fire Tax Funds

If Council takes action: 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 _____, seconded by _____

- b. 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
 - a. Public Works Laborer Position

If Council takes action: A motion to direct the Borough Manager to begin the process of hiring a Public Works Laborer was made by _____, seconded by _____

4. Property & Supplies – Charles Kulbacki

5. Government & Legislation – Matthew Horton

6. Zoning – Gregory Molchen

a. Zoning Hearing Board - Public Hearing on June 18, 2026
Variance Hearing for 103 Hamilton Drive

X. NEW BUSINESS

1. Resolution No. 06082026 – Act 537 Sewage Facilities Plan Revision

If Council takes action: A motion to adopt Resolution No. 06082026 – Act 537 Sewage Facilities Plan Revision was made by____, seconded by____

2. 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.

XI. CORRESPONDENCE

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

XII. ADJOURNMENT

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

XIII. EXECUTIVE SESSION

Discuss Land Use Appeal and Police Personnel