

**BOROUGH OF BELL ACRES
REGULAR MEETING
January 12, 2026 - 6:00 p.m.**

Council of the Borough of Bell Acres will hold a Regular Meeting on January 12, 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 - Excused
- () 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. MAYOR'S REPORT

The Mayor's report for the month of December 2025 has been submitted in writing and made part of the minutes.

V. APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held on December 8, 2025, was made by ___, seconded by ___.

VI. APPROVAL OF THE REORGANIZATION MEETING MINUTES

A motion to approve the minutes of the Reorganization Meeting held on January 5, 2026, was made by ___, seconded by ___.

VII. 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 \$19,866.71 out of the State Fund was made by ___, seconded by ___

VIII. OLD BUSINESS

IX. COUNCIL MEMBER REPORTS

1. Budget & Finance – Michelle Veeck

2. Public Safety – Brock Meanor

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

b. Announce Traffic Study results conducted by Allegheny County on Camp Meeting Road along Snuggery Farms

3. Public Works – Christopher Abell

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

If Council takes action: 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 ___, seconded by ___

b. 2026 Road Improvement Projects

If Council takes action: A motion to authorize Shoup Engineering to prepare the bid package for the Beadnell Drive Dirt & Gravel Road Project and the Turkeyfoot Road Project as an alternate bid was made by ___, seconded by ___

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

If Council takes action: A motion to authorize Shoup Engineering, Inc. to prepare a 5-Year Road Improvement Plan for budgeting and implementation purposes was made by ___, seconded by ___

4. Property & Supplies – Charles Kulbacki

5. Government & Legislation – Matthew Horton

6. Zoning – Gregory Molchen

a. 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

If Council takes action: 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 ___, seconded by ___

- b. Villas at Bell Acres Update
- c. QVRA Lighting Project – Conditional Use Application Update

X. NEW BUSINESS

- a. Discuss Notary Issue

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 ___