



Borough of Ben Avon Heights
Tuesday, February 10th, 2026 - Council Meeting Minutes

A quorum is in attendance

Present:

Council Members: Hudson, Lope, Morris, Neunder (arrived at 7:03pm), Stiller

Fire:

Police: Chief Hanny

Mayor: Dismukes

Solicitor: Puchalski

Secretary: DiNuzzo

Residents: Scott Dismukes 22 Clovelly Road, Joe Klimchak 4 Penhurst Road, John Cornelius 21 Briar Cliff Road

1. **Call to Order:** The meeting was called to order by Mr. Stiller.
2. **Approval of the January 2026 Meeting Minutes:** A motion was made by Mr. Lope to approve the January 2026 meeting minutes. Mr. Morris seconds the motion. Motion passed.
3. **Approval of the January 2026 Financials:** A motion was made by Mr. Lope to approve the January 2026 Financials. Mr. Morris seconds the motion. Mr. Hudson and Mr. Stiller noted that they both reviewed the 2026 budget and all looked accurate. Motion passed.
4. **Emergency Management:**
 - a. **Fire Report:** *No fire present.*
 - b. **Police Report:** *below.*
5. **Public Comment:** Scott Dismukes at 22 Clovelly Road wanted to bring to Council's attention the messy waste management collection this past week around the Clovelly, Stratford, Biddeford area. He noted waste residue on the streets. Mr. Stiller questioned if there had been other complaints to the borough. The only reported items during County Hauling's first month of service were a few missed houses, which have been corrected. Mr. Stiller added that photo documentation submitted to the Borough is helpful in addressing these kinds of issues.
6. **Appointment of Council Member:** John Cornelius at 21 Briar Cliff Road and Lee Hebert at 9 Briar Cliff Road expressed interest in the open 2-year seat on Council. Both submitted a letter of interest for Council to review. A motion was made by Mr. Lope to nominate Lee Hebert for the vacant Council seat. Mr. Hudson made a motion to nominate John Cornelius for the vacant Council seat. Mrs. DiNuzzo called the role; Mrs. Neunder voted for Lee Hebert. Mr. Stiller voted for Lee Hebert. Mr. Lope voted for Lee Hebert. Mr. Hudson voted for John Cornelius. Clayton Morris chose to abstain from the vote. A majority vote appointed Lee Hebert for the vacant Council seat with a vote of three to one. Mr. Lope thanked Mr. Cornelius for all the helpful input he has had so far with the park beautification plan. He hopes he'll continue being involved with the community moving forward. Motion passed.
7. **Infrastructure and Operations:**
 - a. **Engineers Report:**
 - i. **Phase II payment:** A motion was made by Mr. Hudson for a payment in the amount of \$69,707.80 for the Phase II project. Mrs. Neunder seconds the motion. Motion passed.

- b. **Canterbury Sidewalk project update, project start March 2026:** It was suggested to include Shannopin in the pre-construction meeting to keep them apprised of the project. The pre-con meeting will be scheduled by LSSE prior to the March start date. The project is to be completed by May.
 - i. **Change order 1:** A motion was made by Mr. Lope to approve change order 1 in the amount of \$142,950.00 to approve the added work of paving Canterbury Road and replacing curbs on the north side of the street (the south side is in the base bid). Mr. Hudson seconds the motion. Motion passed.
- c. **Sewer Project:**
 - i. The \$346,671 grant that was received by the borough this year will be used to finish the sewer replacement project. This Phase III will be scoped out in April and put out for bid. It will line the remaining sewers and address the main Cambridge sewer line.

8. Service and Contracts: *No topics to discuss*

9. Green Spaces:

- a. **Park Maintenance update:**
 - i. **TruGreen 2026 agreement:** A motion was made to approve the TruGreen 2026 agreement by Mr. Morris. Mrs. Neunder seconds the agreement. Mrs. Neunder suggested requesting that TruGreen give the Borough a treatment schedule so residents know when the treatments are being applied in the park as she feels the signs are not noticeable. She recommended asking TruGreen to double their signage when they provide treatments at the park and would also like to explore pursuing more natural applications, offered by other providers, for next year. Mr. Stiller suggested gathering options and info before next year's budget season in October. Motion passed.
- b. **Beautification Plan update:** In January, LSSE, along with the Greenspace committee, held their third public meeting for the Park Beautification Plan. Mr. Lope added that the meeting went well and they appreciated all the feedback from the community. Mrs. Neunder requested the document that was presented be shared on the borough website. Mr. Lope noted that LSSE is now working to provide the final rendering of the plan, along with phasing options, probable cost analysis and ideas for long-term maintenance. The goal will be to use this plan to position the Borough for future grant funding.

10. Building, Zoning and Code Enforcement:

- a. **Zoning Ordinance update:** Mr. Stiller noted Council will meet at their working session for the month of February, on February 24th from 7-9pm at the Avalon Fire Hall. A second reminder note with a link to the current draft will be sent out to residents.
- b. **February Working Session Agenda:** Potential final edits to the drafted zoning ordinance.
- c. **Code Enforcement Issues:**
 - i. **6 Stratford:** In September 2025, a code enforcement complaint was submitted to the Borough regarding a shed and its setback. Zoning officer Tom Price has reached out numerous times but no meaningful action has been taken by the homeowner. The Borough referred the issue to Harshman in the beginning of 2026. Harshman sent a certified letter to the property with an attempted delivery on January 31, 2026. Harshman will hand deliver the notice in person this week.
 - ii. **Banbury DLC issue:** Mr. Dismukes discussed this with one of the home owners; they claim the area is not on their property. Mrs. Neunder will reach out to the other homeowner.
- d. **Zoning Applications, Building Permits:** For the month of January there was one building permit submitted and approved: 3 Cambridge Road for a retaining wall and deck replacement.
- e. **Joint Comprehensive Plan Update:** Mr. Morris supplied an update on the Joint Comprehensive Plan. He noted there is a new chairperson and in March they will begin with updates to the plan.

11. Administration:

- a. **Council Committee Assignments:** *tabled.*
- b. **Parking Permit Requests:** For the month of January there were no requests.
- c. **2025 Annual Report:** Mr. Stiller thanked the subcommittees for their efforts contributing to the 2025 Annual Report. Mr. Stiller will have the webmaster upload this onto the Borough website and will draft a note for the community.
- d. **QVCOG Updates:** Mr. Stiller noted there is a new executive director. Ben Avon Heights missed this month's meeting because of the Park Beautification meeting.
- e. **Website:** Council discussed updating the Borough website in ways that would be cost efficient, and easy to edit for the Borough. Joe Klimchak at 4 Penhurst Road came to the Council meeting to better understand the Borough's

website needs. He has experience with building and maintaining websites and is interested in assisting the Borough to refresh the site. Council will continue to look into this.

- f. **Sunshine Act:** Tucker Arensberg provided Council with materials as a refresher of the Sunshine Act and to update new members of Council.

12. Executive Session: 8:15pm

13. Regular Session: 8:22pm

- a. Mr. Stiller wanted to thank Avalon DPW and PennDot for their work during last months' winter weather event as the roads were cleared quickly and both partners were receptive to the Borough's needs. The Borough will also be following up with Avalon on their current salt levels to ask if further escalation is needed to help in that area.

14. Meeting ended: 8:36pm

**CALL SERVICE REPORT GROUPED BY DESCRIPTION
INCIDENTS REPORTED BETWEEN 01/01/2026 AND 01/31/2026
BEN AVON HEIGHTS**

DESCRIPTION	JAN CALLS	YTD CALLS
DPW Request	7	7
EMS Call	2	2
Police Detail - Directed Patrol	51	51
	<u>60</u>	<u>60</u>



846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

MEMO

TO: Ben Avon Heights Borough DATE: February 5, 2026
FROM: John R. Heyl, P.E., CPESC S. O. NO.: 452-001
SUBJECT: **February 2026 Meeting** cc:
 Engineering Report

Following is a summary of the engineering services provided since the last Engineering Report:

1. Phase II Consent Order and Agreement (COA)

Task for the remainder of the Order includes continued O&M and reporting of SSOs.

2. Sanitary Sewer Operations and Maintenance (O&M)

Phase II-V O&M Repairs – Contract No. 25-S1

- *PA Small Water and Sewer Grant awarded in the amount of \$257,053.00; and*
- *On May 15, 2025, the Commonwealth Financing Authority approved utilization of the PA Small Water and Sewer Grant funds for an expanded scope of work including repairs in the Year 4 (2023) and Year 5 (2024) O&M areas. The bid was awarded to Jet Jack, Inc. in the amount of \$218,390.00. Fully-executed Contract Documents were sent to Contractor on August 14, 2025. This work includes O&M repairs for Phases 3 through 5. The additional funding from the grant is in reserve for a couple dig repairs that may be required to complete the O&M repairs. Jet Jack, Inc. has completed a portion of the proposed lining repairs. LSSE to draft Change Order adding the resetting of one sanitary sewer manhole frame and cover on Canterbury Road to the project scope of work once a quote is provided by Jet Jack, Inc. This is to address the report of sewage odor in the area. LSSE transmitted Partial Pay Request No. 1 to the Borough on January 5, 2026 in the amount of \$69,707.88. Jet Jack, Inc. to provide a quote and proposed access plan for completion of the sanitary sewer spot repair on the wooded hillside east of Clovelly Road.*

3. Phase III Sanitary Sewer Operation and Maintenance Repairs- Part 2

LSSE to develop scope to line sewers identified with Class 3 defects based on the budget available with the 2024 CFA-LSA grant award.

4. **MS4 Permit**

MS4 Waiver was approved through 2028. LSSE issued a summary memo on the Draft 2026 General Permit Updates on March 12, 2025.

5. **Canterbury Road Sidewalk and Curb Improvements**

LSA Grant awarded in the amount of \$181,100.00, effective from October 22, 2024, to June 30, 2027. LSSE sent Borough bid documents on September 19, 2025. LSSE sent Borough bid report on October 2, 2025. LSSE sent award letter to Borough on October 15, 2025. LSSE sent Contract Documents to Borough on October 29, 2025. LSSE sent Borough preconstruction meeting minutes on December 2, 2025. Borough obtained additional MTF grant in the amount of \$250,000. Contractor to provide proposal for milling and resurfacing road and additional curb replacement for consideration of Change Order. LSSE sent the Borough Change Order No. 1 on December 24, 2025. LSSE issued Notice to Proceed and Periodical Estimate on January 23, 2026, to the Borough.

6. **Park Maintenance and Beautification Plan**

- Community Engagement meeting held on April 22, 2025.
- Functional Diagrams and presentation/discussion with Greens Committee finalized 7/23/2025.
- Community Engagement Meeting No. 2 with the Greens Committee held September 11, 2025.
- LSSE is to issue preliminary opinion of probable cost and grant funding recommendations.

7. **Miscellaneous**

- None.

Grants Due Next Quarter:

Program	Requests	Due Date	Comments
2026 DCNR	\$200k-\$250k	April 30, 2025	Parks 50% Match
2026 CFA – ACT 13	\$250k-\$300k	May 31, 2026	
2026 People Parks & Community	\$30k Max	May 29, 2026	Opens April 16, 2026

Grant Award Summary:

Project	Grant Source	Grant Award	Match	Status
Canterbury Road Pedestrian Improvements	2023 – CFA LSA	\$181,100.00	\$0.00	Design ongoing
Sanitary Sewer Improvements Project	2023 – CFA Small Water and Sewer	\$257,053.00	15%	Bid awarded
2022 Sanitary Sewer Lining Repairs	2022 – CFA LSA	\$149,905.00	\$0.00	All work is complete
Phase III Sanitary Sewer Operation and Maintenance Repairs	2024 – CFA LSA	\$346,671.00	N/A	Awarded December 2025

Billing Summary:

Billing summary for the month of December:

Project	Invoice Number	Invoice Date	Project Total (Since July)	Invoice Amount
Meetings as Requested	202600263	1/16/2026	\$3,3445.69	\$313.10
Miscellaneous Services-2025 Miscellaneous Services	202600264	1/16/2026	\$7,300.79	\$932.28
Engineering Services -5 Devon Lane Dye Test/ CCTV Review			\$680.50	\$0.00
10 Oxford Sewer Lateral Review			\$192.00	\$0.00
Phase 2 COA			\$208.00	\$0.00
2023 Sanitary Sewer O &M Projects			\$39.50	\$0.00
2024 Sanitary Sewer O&M Repairs Project	202600266	1/16/2026	\$10,755.71	\$1,106.25
COA Services			\$286.53	\$0.00
Park Maintenance and Beautification Plan			\$4,765.19	\$0.00
Canterbury Road Sidewalk Improvements	202600267	1/16/2026	\$16,527.34	\$610.25
23 Banbury Lane CCTV / Dye Test			\$163.75	\$0.00
2025 Roadway Improvement Program			\$26.66	\$0.00
2024 GEDTF Grant			\$130.00	\$0.00
2025 Chapter 94 Report	202600265	1/16/2026	\$45.00	\$45.00
Billing Total				Billing Total \$3,006.88