



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

A quorum is in attendance

Present:

Council Members: Berardi, Hudson, Lope, Morris, Neunder, Stiller

Fire: Assistant Chief Kenny

Police: Chief Hanny

Mayor: Dismukes

Solicitor: Ashley Puchalski

Secretary: DiNuzzo

Residents:

1. **Call to Order:** The meeting was called to order by Mr. Stiller.
2. **Approval of the February 2026 Meeting Minutes:** *A motion was made by Mr. Lope to approve the February 2026 meeting minutes. Mrs. Neunder seconds the motion. Motion passed.*
3. **Approval of the February 2026 Financials:** *A motion was made by Mr. Hudson to approve the February 2026 financials. Mr. Lope seconds the motion.* Mr. Hudson had a question about the process of opening the greenspace account with Northwest, he wanted to confirm the \$100.00 was not a fee, but merely funds to open the account. The Borough confirmed. Mr. Stiller noted the Borough is behind schedule on the collection of earned income tax; Mr. Stiller will continue to monitor this. He added that the O&M plan area seems reversed in the budget breakdown. He will continue to look at this during the year to ensure the accountant is plugging the correct invoices in the correct line item. He also questioned why there was an entry for leaf collection in the 2026 budget as there have been no collections this year. The greenspace committee explained there was a check that was cut in 2026 for a 2025 invoice. Mr. Stiller reminded the Council there is no carry over to the next year. *Motion passed.*
4. **Emergency Management:**
 - a. **Fire Report:** Mr. Dismukes questioned if there was discussion within the Fire Department over the current CO2 monitors on the market being accurate. Assistant Fire Chief Kenny noted the department recently had discussion over this; there is a new product on the market created by fire fighters www.truststeadfast.com it detects almost instantly. Currently, the ones on the market do not start to detect until the unit hits around 70. At this level, humans are already very disoriented. The department plans to test these out soon and hopefully have some for the public to review. He also added the Avalon Fire Department is aware their contract with the Borough ends at the end of 2026 and hopes to continue this partnership into the Borough's next contract.
 - b. **Police Report:** *below.* Mr. Stiller noted the Council budgeted 2026 funds for additional police traffic patrol hours. He will reach out to Chief Hanny with more details and the schedule he would like put in place.
5. **Public Comment:** *none present.*
6. **Infrastructure and Operations:**
 - a. **Engineers Report:** *below.* LSSE reported they reviewed CCTV work submitted by Shannopin Country Club and 15 New Brighton as part of the documents the Borough requires for sales and refinances. Mr. Dismukes requested an update regarding the area of Clovelly Road that is past his home going down the hill. LSSE noted it's a concrete slab

with a thin layer of asphalt on top. Avalon DPW patched this a few years ago, which was a temporary fix. Mr. Stiller added this area of Clovelly Road is on the roads list. Mr. Dismukes suggested again to have the contractor for the Canterbury sidewalk project fix this. Mr. Heyl reminded Council that is not in the agreement and could be extremely costly to add this line item now.

- b. **Canterbury Sidewalk project update:** LSSE reported they are aggressively working to get the contractor to push up their start day prior to May 1st, to avoid disruption during Shannopin's busy time of year.
- c. **Sewer Project:**
 - i. Phase II: Change Order: A motion was made by Mrs. Neunder to accept Change Order 1 for \$52,458.20. Mr. Hudson seconds the motion. LSSE noted the original line items did not factor in these two large repairs. With these additional line items, the Borough still is within the budget. Motion passed.
 - ii. Phase III: LSSE added they are finalizing the scope for this phase of the O&M plan.

7. **Service and Contracts:** none.

8. **Green Spaces:**

- a. **Park Maintenance update:** The greenspace committee asked Council if they thought a one-time spring clean-up of the park would be beneficial. Mrs. Neunder noted A&N has a small crew in the winter; she was not sure if they would be available in time to clean the park up for the Easter Egg Hunt. At this time, the greenspace committee will try to clean it up without hiring for a one time clean. Mr. Lope also mentioned some residents recently asked if the tennis courts would be patched this year. Mrs. Berardi feels this should be a tabled project as the replacement for the tennis court starts around \$80,000.00. Mr. Stiller suggested this project can be financed through funds from the reserve funds, but this would be a project for 2027, not 2026. This would continue to keep the tennis courts private, whereas if the Borough used grant money, or RAD money, they would no longer be private. Council discussed and agreed, the tennis courts will not be patched or replaced in 2026.
 - i. Memorial Tree: The Greenspace committee feels at this time, they would prefer to add a memorial tree at a later date with the Beautification plan going into action soon. They also suggested the idea for trees, flowers, benches etc to be options for the newly designed park in the future for anyone interested in the community.
 - ii. Cambridge tree removal quotes: Mr. Lope noted there were some trees on Cambridge that a resident brought to Council's attention that should be removed due to safety. A motion was made by Mrs. Berardi to approve a quote up to \$3,500.00 to remove dead trees on Cambridge Road. Mr. Lope seconds. Motion passed.
- b. **Beautification Plan update:** Council weighed options on the next steps they would like to take with the Beautification plan. LSSE presented ideas on phasing and maintenance priorities. They discussed the pros and cons of applying for a DCNR grant, which closes at the end of April. Mr. Stiller reminded Council that the Beautification plan was created as a master plan for the park, to update the park in phases, much like the other large projects the Borough has recently completed. Despite rumors that grant money may be drying up, Mr. Stiller expressed hesitancy in rushing to apply for grants before properly socializing the plan. LSSE suggested initially addressing the ADA compliant parking and main playground sections. After extensive discussion, it was decided that LSSE will work on the documentation needed to apply for the DCNR grant. This will again be discussed, and then voted on, at April's meeting.

9. **Building, Zoning and Code Enforcement:**

- a. **Zoning Ordinance update:** Mr. Stiller informed Council that the solicitor advised the Borough to resubmit the drafted zoning ordinance to the county to review again due to the nature of the edits made. The solicitor sent this to the county to review on behalf of the Borough, their 45-day review window has already begun.
 - i. Ratify resubmission of drafted zoning ordinance: A motion was made by Mr. Morris to ratify the resubmission of the drafted ordinance to the county. Mrs. Neunder seconds the motion. Motion passed.
 - ii. Authorize needed notices concerning adopting drafted zoning ordinance: A motion was made to authorize needed notices concerning adopting drafted zoning ordinance by Mr. Lope. Mrs. Berardi seconds the motion. Mrs. Neunder opposes. Motion still passes.
- b. **March Working Session Agenda:** No meeting for the month of March.
- c. **Code Enforcement Issues:**
 - i. **6 Stratford:** Harshman sent the home owner a letter in January, as well as February; the February letter was shown to be delivered. The home owner still did not provide the required documentation to the Borough. Harshman will now send a citation notification to the homeowner.
 - ii. **Banbury DLC issue:** will revisit in April.

- d. **Zoning Applications, Building Permits:** For the month of February there were none.
- e. **Joint Comprehensive Plan Update:** Mr. Morris noted other municipalities have steering committees, he would like Ben Avon Heights to have one as well. They meet once a month, if anyone in the community is interested.
 - i. Michael Baker: A motion was made to continue to use Michael Baker by Mr. Morris. Mrs. Neunder seconds the motion. Motion passed.

10. Administration:

- a. **Council Committee Assignments:** Mr. Stiller updated Council that Mr. Hebert has been unable to attend the last two meetings, but will be present at the April meeting, where he will be sworn in. He also proposed that Mr. Hebert be added to the Streets & Utilities and the Health & Sanitation committees. He would also like to add himself to the Emergency Management committee. These changes will be reflected soon on the website.
- b. **Parking Permit Requests:** For the month of February there were no requests.
- c. **QVCOG Updates:** Mr. Stiller noted that there were no updates from QVCOG, and confirmed that both QVCOG committees still have Ben Avon Heights on their distribution lists.

11. Meeting ended: 8:45pm

**CALL SERVICE REPORT GROUPED BY DESCRIPTION
INCIDENTS REPORTED BETWEEN 02/01/2026 AND 02/28/2026
BEN AVON HEIGHTS**

DESCRIPTION	FEB CALLS	YTD CALLS
Burglar Alarm-Residence	1	1
DPW Request	3	10
EMS Call	1	3
Police Detail - Directed Patrol	58	109
Police Info	1	1
Welfare Check	1	1
	65	125



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MEMO

TO: Ben Avon Heights Borough DATE: March 4, 2026

FROM: John R. Heyl, P.E., CPESC S. O. NO.: 452-001

SUBJECT: **March 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. Change Order No. 1 (+\$52,458.20) will be issued to the Borough for consideration at a later date. The purpose of Change Order No. 1 is to adjust the contract amount and scope of work based on pre-construction CCTV inspection findings and utilization of the entire PASWS Grant award.*
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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. The next Phase of O&M repairs will also include in-trench repair of the sewers going down the hillside east of Clovelly Road. LSSE to provide a list of temporary construction easements required to perform the proposed work.

MS4 Permit

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

4. **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 award letter to Borough on October 15, 2025. LSSE sent Borough preconstruction meeting minutes on December 2, 2025. Borough obtained additional MTF grant in the amount of \$250,000. 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. LSSE sent Borough Change Order on February 10, 2026. Letter was sent to Contractor requesting a schedule with a completion date of May.

5. 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. Borough to review at March meeting.*

6. Miscellaneous

- **LSSE submitted the 2025 Chapter 94 Annual Report and Municipal Information Request data to ALCOSAN on February 25, 2026.**
- **Shannopin Country Club Lateral Inspection: LSSE is preparing a review of the lateral inspection.**

Grants Due Next Quarter:

Program	Requests	Due Date	Comments
2026 DCNR	\$200k-\$250k	April 30, 2025	Parks 50% Match
2026 CFA – ACT 13 Greenways Trails and Rec	\$250k Max	May 31, 2026	15 % Match
2026 CFA – ACT 13 Watershed Restoration	\$300k Max	May 31, 2026	15 % Match
2026 CFA – ACT 13 Sewage Facility	\$100k Max	May 31, 2026	50 % Match
2026 CFA – ACT 13 Flood Mitigation	\$500k Max	May 31, 2026	15 % Match
2026 People Parks & Community	\$30k Max	May 29, 2026	Opens April 16, 2026
2026 ACED-CD Yr 53	\$50k Min.	Not Announced	
2026 ACED GEDTF	\$150k - \$500k	Not Announced	
2026 CFA-LSA	\$25k - \$1Million	Not Announced	
2026 DEP-Growing Greener		Not Announced	
2026 CFA - PASWS		Not Announced	

Grant Award Summary:

Project	Grant Source	Grant Award	Match	Status
Canterbury Road Pedestrian Improvements	2023 – CFA LSA	\$181,100.00	\$0.00	Under Construction
Sanitary Sewer Improvements Project	2023 – CFA Small Water and Sewer	\$257,053.00	15%	Under Construction
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	\$0.00	Awarded December 2025
Canterbury Road Pedestrian Improvements	2024 MTF	\$250,000.00	\$0.00	Under Construction

Billing Summary for the Month of March:

Project	Invoice Number	Invoice Date	Project Total (Since January 2026)	Invoice Amount
Meetings as Requested	202601656	2/12/2026	\$1,071.99	\$758.89
2026 Miscellaneous Services	202601657	2/12/2026	\$1,356.28	\$424.00
Phase 2 COA			\$0.00	\$0.00
2024 Sanitary Sewer O&M Repairs Project	202601659	2/12/2026	\$1,281.66	\$175.41
COA Services			\$0.00	\$0.00
Park Maintenance and Beautification Plan			\$0.00	\$0.00
Canterbury Road Sidewalk Improvements	202601660	2/12/2026	\$769.25	\$159.00
2026 Roadway Improvement Program			\$0.00	\$0.00
2025 Chapter 94 Report	202601658	2/12/2026	\$505.75	\$460.75.00
Billing Total				\$1,978.05
