



2025 ANNUAL REPORT BEN AVON HEIGHTS BOROUGH COUNCIL

Ben Avon Heights Residents,

This is the 62nd consecutive year that your Borough has prepared an annual report.

2025 BEN AVON HEIGHTS BOROUGH OFFICIALS

Name	Position	Term
Scott Dismukes	Mayor	12/31/25
Jason Brown	President of Council	12/31/25
Steven Stiller	Vice President of Council	12/31/27
Joseph Dawley	Councilman	12/31/25
Patrick Lope	Councilman	12/31/27
Jacquelyn Neunder	Councilwoman	12/31/27
Jill Berardi	Councilwoman	12/31/25
Clayton Morris	Councilman	12/31/27
Michelle Dawley	Judge of Elections	12/31/25
Kim Gourley	Real Estate Tax Collector	12/31/25
Jessica DiNuzzo	Secretary	Appointed
Keystone Collections	Wage Tax Collector	Appointed
John T. Vogel	Solicitor	Appointed

2025 COMMITTEES OF COUNCIL

Finance	Brown, Stiller, Dismukes
Emergency Services	Dismukes, Neunder
Streets and Utilities	Stiller, Dawley, Morris
Health & Sanitation	Stiller, Dismukes
Greenspaces	Berardi, Lope, Neunder
Insurance	Neunder, Lope
Digital Communications	Brown, Stiller
Allegheny North Tax Collection Committee	Brown, Stiller

Council meets the second Tuesday of each month at 7:00 P.M. at either Shannopin Country Club (in the months of April, May, June, July, August, September and October) or the Avalon Volunteer Fire Department (in the months of January, February, March, November, and December.) Starting in 2024, Council established additional Council Working Sessions as well. If needed, these will occur the fourth Tuesday of each month and are at the Avalon Volunteer Fire Department starting at 7:00 PM. Please check the website for an agenda prior to attending. Council encourages all Residents to attend all public meetings.

Our Borough maintains a web site that contains links to Borough information, a list of Borough officials, meeting agendas/minutes, and community events. The website address is www.benavonheightsborough.com.

2025 BOROUGH COMMITTEES

Borough Council wishes to recognize and thank the following residents and individuals who volunteered their time this year to work for the Borough in the following capacities:

Planning Commission	OPEN	
	Justin Griffith	2026-2029
	Clayton Morris	2024-2027
Avonworth Community Park Board Authority	Damian Liska	
Avonworth Community Park Board	MaryBeth Bolam	
	Terri Brightman	
	Jennifer Fink	
	Hobie Webster	
Zoning Officer	Tom Price	
Zoning Hearing Board	David Raves, Chair	2025-2027
	Michael Rovitto	2025-2027
	Terrie Brightman	2024-2026
Borough Website Administrator	Jason Brown	
BAH Community Club Chairperson	Michelle Dawley	
Community Club Treasurer	Jen Dickson	
Coordinator Emergency Management	Sgt. Adam Beck	
Deputy Coordinator Emergency Management	Scott Dismukes	
Ben Avon Heights Sustainability Committee	Kim Gourley	

Special Thanks

- Ginny & Lee Hebert, Andy Kolenda & Jessica Opalko- Community Picnic and Sleepover in the Park
- Alyssa & Dustin Stiver - Halloween Parade at the Park
- A collective effort from many residents this year! Katy Miller, Carrie Nedwidek, Jen Prezgay and Nunurai Mavesere - Santa in the Park
- Lindsay Pry, Alexis McCune Secosky & the little elves - Borough's Holiday Pole Decoration
- Bill & Jen Dickson - Borough Park Tree Decoration
- Bert & Jen Fary - Easter Egg Hunt in the Park
- Jessica Opalko - Baby Dinner Coordination
- Jim & Leigh Culley - Annual Ben Avon Heights road clean up

This message certainly intends to include all the others who made this past year's events possible. We are sorry if we missed anyone.

Community Affairs

We welcomed the following new neighbors to the Ben Avon Heights Community in 2025:

- Charles & Margaret Dagnal
- Caroline & Jay Rush
- Sarah DeRose
- Bob & Megan Flannely

2025 FINANCIAL REPORT

Ben Avon Heights Borough is in very good financial health.

We utilize a variety of different mandated funds and accounts for: General Business, Reserve Fund, Sewage Fund, Planning Commission, Sinking Fund, RAD, Road Funds, and Liquid Fuels.

- The **General Fund** account is used for paying all Borough expenditures. Money is transferred into this account during the year from the other accounts to pay for covered expenses for those account purposes.
- The **Liquid Fuels** account is used to construct and repair roads and bridges and pay for related expenses. This funding comes from the Pennsylvania Department of Transportation (PennDOT) via the state's oil franchise tax. This money is transferred into the General Account to pay for specific aspects of road maintenance at the end of each year.
- The **Budgetary Reserve (RAD)** account is used for investing in libraries, parks and trails, arts and cultural organizations, regional attractions, sports and civic facilities, and public transit. This funding comes from The Allegheny Regional Asset District (RAD).
- The **Planning Commission** account was set up in prior years by the Council to fund the Joint Municipality Planning Program and its associated costs such as legal fees, consultant fees, and other related costs.
- The **Sinking Fund** is required by the state for any municipality that has outstanding bonds or notes.
- The **Reserve Fund** is a fund set up to pay for any unexpected costs incurred by the Borough. These costs include, but are not limited to, infrastructure costs, legal costs, and emergency management costs.
- The **Borough Sewage Fund** is used to pay for the Borough's Sewage Costs including any construction costs required by the state related to the Consent Decree associated with The Clean Water Act. This fund is populated by sewage fees collected from Borough Residents by the Sewage Collection Agency.
- The **Roads Fund** was established in 2024 as a means to plan for the long-term funding of the Borough's Roadway Improvement Plan.

All total, at the end of 2025 the Borough had a balance of \$1,485,110 in all of these accounts.

General Fund	\$304,626
Liquid Fuels	\$479
Budgetary Reserve (RAD)	\$102,768
Planning Commission	\$23,603
Sinking Fund	\$22
Reserve Fund	\$449,363
Sewage Fund	\$441,186
Roads Fund	\$163,063
Total	\$1,485,110

For the fiscal (and calendar) year 2025, the Borough had Revenues exceeding expenses by \$237,247. The Revenues included transfers of \$27,138 from Liquid Fuels Fund and \$275,370 from the Sewer Fund (to cover payments before LSA Phase I Sewer Grant Reimbursement and Sewer Service). Of this Net Profit, we allocated \$75,000 to the Roadway Improvement Fund, \$149,905 to the Sewer Fund (LSA Phase I Sewer Grant Reimbursement), and \$14,378 to Liquid Fuels Fund.

2025 Revenues	\$1,017,769
2025 Expenses	\$780,522

Net Profit (Loss)

\$237,247

Grants

In 2023, Ben Avon Heights Borough was awarded two grants (\$149,000 and \$257,054) from the State of Pennsylvania to improve the quality of its sewer system. These were major wins in our continuing effort to improve the sanitary infrastructure in the borough. In 2024, we implemented Phase I of the Sanitary O&M Project and we were reimbursed \$149,000 in 2025. We implemented Phase II in 2025 to utilize the second grant with some final remediation work to carry-over into 2026.

In 2024, Ben Avon Heights Borough was awarded two infrastructure grants (for \$181,000 and \$250,000) to improve the curbs and sidewalk on Canterbury, in an effort to increase pedestrian safety and improve ADA access. The Borough will start this project in March 2026 and apply this work to the grants.

Revenues

The principal sources of revenue for the operation of the Borough are the real estate tax, at the rate of 7.95 mills, the earned income tax of ½ of 1 percent, and the Sewage fees. Other revenues may be derived from the real estate deed transfer tax and from miscellaneous sources such as fines, interest, permits, and grants.

Real Estate Taxes	\$361,427
Earned Income Taxes	\$150,189
Liquid Fuels	\$14,378
Interest	\$932
Other Income	\$176,267
RAD	\$15,240
Sewage	\$275,370

Ben Avon Heights Assessed Real Estate Valuation

2016	\$38,889,300
2017	\$39,092,700
2018	\$39,375,500
2019	\$40,065,900
2020	\$40,685,100
2021	\$40,875,000
2022	\$42,990,200
2023	\$43,030,500
2024	\$42,989,100
2025	\$42,646,500

<https://apps.alleghenycounty.us/website/MuniProfile.asp?muni=9>

Expenses

Principal sources of expenses are for general government, emergency services, health and sanitation, infrastructure, and green space.

General Government	\$211,402
Emergency Protection	\$74,804
Health & Sanitation	\$373,162
Municipal Infrastructure	\$60,412
Greenspace	\$38,245
Loan Payments	\$22,497
Other Expenses	\$0

General Government expenses include insurance, salaries of employees (Borough secretary and Crossing guards), administrative services (e.g., engineering, legal, auditing, planning, tax collection, etc.), advertising and printing, office supplies and other general expenses.

Emergency Protection expenses include payments for Police and Fire Protection.

Health and Sanitation expenses include payments for sewer connections to Ben Avon Borough and Avalon Borough, weekly garbage and rubbish collection, sewer service and maintenance, as well as compliance with the Consent Order concerning the Clean Water Act.

Municipal Infrastructure expenses include resurfacing, repair and maintenance of streets, street lighting, snow removal, signs, salt, supplies and equipment costs.

Greenspace expenses for Greenspace/Borough Park include maintenance of the tennis court and playground equipment, shrubs, trees, and park grounds. It also includes leaf collection and expenses for the Borough's pro-rata share of Avonworth Community Park.

Debt Service

The Borough currently has one loan which will end in 2026. As of December 31, 2025 the principal amount outstanding was \$10,997.

Contracts

The Borough has contracts for specified services with the following providers:

Police	Ohio Township Police Department
Fire	Avalon Volunteer Fire Company
Legal	Tucker Arensberg P.C.
Engineering	Lennon, Smith, Souleret Engineering, Inc.
Real Estate Tax Collection	Jordan Tax Services
Sewage Collection	Jordan Tax Services
Wage Tax Collection	Keystone Collections Group
Park Maintenance	A&N Landscaping Inc.
Leaf Removal	A&N Landscaping Inc.
Snow Removal	Avalon Borough (local roads) / PennDOT (state roads)
Road Maintenance	Avalon Borough
PA One Call	Avalon Borough
Refuse & Recycling	Valley Waste Services (County Hauling starting 2026)
Building Inspector	Harshman CE Group, LLC
Code Enforcement	Harshman CE Group, LLC
Auditors	Hosack, Specht, Muetzel, & Wood LLP
Legal Advertising	Pittsburgh Post-Gazette
Banking	Northwest Savings Bank

SERVICES

EMERGENCY: 911

POLICE NON - EMERGENCY: 412-259-8304

Police

We operate under a joint municipal agreement for Ohio Township police services which was signed with the Township and covers the period January 1, 2023 through December 31, 2025. On February 11, 2025, Ben Avon Heights Council executed the option to extend services to December 31, 2027.

The Ohio Township Police Secretary is our main contact during the day at (412) 259-8304 for routine information. Emergencies, of course, should be reported directly to 911. We work with the Ohio Township Police Department, Sgt Adam Beck as our Borough's Emergency Management Coordinator. Scott Dismukes is deputy coordinator.

All residents are urged to keep house doors and cars locked. Please continue to list your homes with the police when you are going to be out of town or away on vacation for several days or longer. House numbers need to be prominently displayed with lighting that allow for visibility from the street.

Fire

Our Borough Fire protection is provided by the Avalon Borough Volunteer Fire Department through a joint municipal agreement with Avalon Borough. Remember to call 911 to reach police and fire dispatchers as well as ambulance service. The Avalon Volunteer Fire Department contract expires at the end of 2026.

Crossing Guards

Our school crossing guards are Jennie-Lynn Knox and Jim Hamm that cover the New Brighton/Oxford and Park bus stops. The Borough is still seeking part-time (2), and substitute crossing guards. Please contact the Borough if interested.

Streets and Utilities

Avalon Borough's Public Works Crew patches potholes in the Heights throughout the year, re-lines the streets and crosswalks, maintains the grates of catch basins, and salts the roads within the borough. Please notify the Borough if there are any concerns. PennDot maintains the three state roads that lead into and out of the Borough (Perrysville, New Brighton, and Ben Avon Heights Road) and can be contacted directly with concerns by submitting a ticket on their web portal (<https://customercare.penndot.pa.gov/eCCC/eCCC.nsf>). Duquesne Light, West View Water Authority, and Columbia Gas provide most of our utilities and should be contacted directly in the event of an outage or water main break.

Recreational Services

The borough Tennis Court is available for residents and can be booked through our online reservation system here (<https://www.benavonheightsborough.com/borough/borough-history.html>) from March through October. A key for the court can be obtained by contacting the Borough secretary.

Code Enforcement

All borough ordinances are available online at the link below. Harshman, LLC conducts code enforcement in the borough. Any issues can be reported by residents using the complaint form linked here:

<https://www.benavonheightsborough.com/borough/borough-forms.html>

COMMITTEE REPORTS

Roadway Improvement

The Roadway Improvement committee ensures the maintenance and safety of our streets, curbs, and intersections. 2025 highlights include:

- In 2024 and 2025, the Borough received two grants for \$181,000 and \$250,000 toward the improvement of the curb/sidewalk on Canterbury, in an effort to increase pedestrian safety, improve ADA access, and repave the road. The bid was awarded in 2025 with the project set to kickoff in March of 2026.
- For the betterment of intersection safety—especially leading into the bus stop areas—Council installed electronic speed signs for the three major ingress points leading into the borough (Perrysville, Ben Avon Heights Road, and New Brighton Rd).
- Council worked alongside Kilbuck to establish and approve a joint-municipality plan to resurface sections of Courtney Mill Road. The work was completed in fall of 2025.
- The lines and markings in the Borough were refreshed to promote pedestrian and vehicle safety. Several signs throughout the Borough were refreshed with more to occur in 2026, notably in the Cambridge/Briar Cliff area.
- A sinkhole was found at the intersection of Clovelly and Banbury road due to an issue with a catch basin system and was remediated.
- A Pavement Inspection and Restoration master plan/schedule was drafted that plans the maintenance of all Ben Avon Heights roads through 2039. By drafting a long-term plan, Council aims to be able to appropriately fund, maintain, and replace roadway infrastructure over the next 15 years. Much like the boroughs’ “Sewer fund” that was established years ago, a “Roads fund” was established to track these funds for the long-term improvement of our roads, sidewalks, and curbs.

Health & Sanitation

The Health and Sanitation committee is responsible for the sanitary sewer lines and stormwater systems, as well as garbage pickup and recycling in the borough. Items of note in 2025 include:

- The Borough’s waste/recycling collection contract with Valley Waste expired at the end of 2025 and waste/recycling services were put out for bid for 2026. The winning bidder was County Hauling starting January 1, 2026. Through the bidding process, the Borough was able to retain unlimited trash services (more than one bin), bi-weekly recycling, and the resident option of backyard trash pickup. The new contract runs through 2028. Residents can learn more or contact County Hauling at Countyhauling.com or 724-969-7294.
- In 2025, Phase II sewer and manhole work was completed on Canterbury/Banbury/ Clovelly/ Perrysville.
- In 2025, Ben Avon Heights received a third grant in the amount of \$346,671 to complete the final Phase III of sewer work including repairs to one of the main sewer lines that runs alongside Cambridge. After all phases are completed, the Borough’s 10 year operational and maintenance plan will be brought up to current and all lines that were pinpointed as having defects will have been relined or remediated.
- Tri-State Pipe continues to clean the storm water system yearly in late November, after all leaves have fallen. Because of the heavy rainfall in the Spring of 2025, Council will look to have flushing done in the Spring of 2026 if needed as well, as well as extra road cleaning service to reduce buildup on catch-basin grates.

Recreation and Greenspace

McMillin Park continues to serve as the heart of our community. In keeping with Ben Avon Heights tradition, the park hosted several beloved events in 2025, including the Easter parade and egg hunt, the September

community picnic and sleepover, and the Halloween parade. Thanks to the Avalon Volunteer Fire Department, our youngest residents were once again delighted by Santa's annual Christmas Eve arrival by fire truck.

Also in 2025, Borough Council took important steps to plan for the park's future. With some playground equipment reaching the end of its lifecycle, Council wanted to thoughtfully plan for the playground replacement while also identifying long-term maintenance for all aspects of the park. We contracted with Lennon, Smith, Souleret Engineering, Inc. (LSSE) to begin the initial phase of a Park Beautification Plan. Working in partnership with the Greenspace Committee, LSSE engaged the community to gain insights for developing a strategic, long-term vision for maintaining and updating park equipment, surfaces, and landscaping.

The master planning process began with a Borough-wide online survey, followed by LSSE's analysis and compilation of community feedback. Three public Community Engagement Meetings were then held, along with an interactive feedback activity at the annual park sleepover. LSSE is now incorporating the community's identified priorities into a conceptual master plan, creating a clear roadmap to guide future improvements. In 2026, Council intends to use this plan to apply for grants to help fund park updates.

In addition, Ben Avon Heights Borough Council supported the park through the following actions:

- Contracted with A&N Lawn Service for ongoing park maintenance, including grass cutting, hedge trimming, and weeding along sections of Cambridge and Briar Cliff Roads, as well as leaf removal at the park and throughout the Borough.
- Contracted with TruGreen for fertilization, weed control, and flea and tick treatments.
- Planted and maintained flowers near the park entrance.
- Added mulch in the spring and fall to enhance safety around swings and playground equipment.
- Continued the online reservation system for the tennis/pickleball court.
- Displayed a Christmas tree near the park entrance during the holiday season (decorated by Bill and Jen Dickson).
- Replaced worn sections of playground equipment and swings.

We appreciate the community's ongoing commitment to preserving our unique neighborhood park and will continue working to ensure its vitality and relevance for years to come.

Insurance

The Borough maintains Commercial Insurance and a Workers Compensation policy to protect the Borough, staff, park and Council members. In 2025, we worked with Assured Partners to provide Commercial Insurance through Selective. The policy period began 1/17/25 and was effective until 1/17/26. It included Property, Crime Fidelity, General Liability, Abuse, Public Official and Automobile coverage. We worked with The McGowan Companies to maintain a Workers Compensation & Employers Liability policy through Encova and Summit Point Insurance Company. The policy began on 1/18/25 and was effective until 1/18/26.

Digital Communications

The Digital Communication Committee is responsible for creating the infrastructure and tools to effectively communicate with the Borough Residents electronically.

The Borough developed a Digital Welcome packet for new residents containing materials such as Borough history, contacts, events, and more. If you are a new resident that did not receive this, or a current resident that would like a copy, please reach out to the Borough email.

As Residents like to consume the information via different channels, the Borough maintains a multi-channel communications infrastructure comprising email, a website, and social media.

- The Borough Website (www.benavonheightsborough.com) contains general Borough, Council, and the Community information, history, news, and events.

- Email: The Borough Secretary distributes relevant news and information to Residents via email. In an effort to continue to support the community club and events, this year the borough established a secondary email bahb.communitynotices@gmail.com.
- Twitter @BAHBorough - email distributions are tweeted as well as community news; this feed is also presented on the Borough Website
- Facebook (@BAHBorough) - typically related to Borough Happenings / Community events
- Instagram @BAHBorough - - typically related to Community events

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We'd like to acknowledge all of our residents who volunteer to make our small Borough thrive. We would not be as strong and vibrant without your effort, dedication, and support.

We thank you for all that you do for our one-of-a-kind community.

-Ben Avon Heights Borough Council