



Borough of Ben Avon Heights
Tuesday, September 9th, 2025 - Council Meeting Minutes
A quorum is in attendance

Present:

Council Members: Berardi, Brown, Dawley, Lope, Neunder (arrived 7:03pm)

Fire: Assistant Chief Kenney

Police: Chief Hanny

Mayor: Dismukes

Solicitor: Hosa

Secretary: DiNuzzo

Residents: Damian Liska 18 Banbury Lane

Call to Order: Mr. started the meeting at 7pm

- 1. Approval of August 2025 meeting minutes:** *A motion was made by Mr. Lope to approve the August 2025 meeting minutes. Mrs. Berardi seconds the motion. Motion passed.* Mr. Brown wanted to highlight a few areas; he noted over all the Borough was a net negative \$20,000 from the quarterly Alcosan sewer bill that recently was paid. He continued onto the budget vs performance document; he noted on the income side the Borough collected \$310,000 in real estate taxes so far with about \$25,000 expected. He continued, the Borough is a bit behind on the projected earned income tax; but noted the Borough overall is \$122,000 over the projected budget at this time. On the expense side, Mr. Brown noted that he still needs to dig into the tax collection line item as it is higher than in the past; as well as the PA 1 calls. He continued, he had the Borough engineer provide a breakdown of invoices for Council to compare and review against the Borough budget. Mr. Lope added that he pointed out in August an A+N charge for \$1690.36 was categorized under 410.05 Leaf Cleanup, but should be in 410.06 Lawn Maintenance.
- 2. Approval of August 2025 financials:** *A motion was made by Mr. Lope to approve the August 2025 financials. Mr. Dawley seconds the motion.*
 - a. Approval of payment of bills ending in August:** *A motion was made by Mr. Dawley to approve the payment of bills that end in September 9th, 2025. Mr. Lope seconds the motion. Motion passed.*
- 3. Emergency Management:**
 - a. Fire:** There were no calls in Ben Avon Heights for the month of August.
 - b. Police:** *Report below.* Mr. Brown and Chief Hanny, along with Mr. Stiller had previous conversations about the speeding issue in Ben Avon Heights, as residents were recently raising some concerns. Chief Hanny reminded Council Ohio Township police have difficulty being able to patrol speeding in Ben Avon Heights due to state regulations which do not allow the use of radar. In addition, Ben Avon Heights and Ohio Township are in a contract, which pays about \$60 dollars an hour for police patrol; Chief continued that their officers currently paid between \$75-\$80 dollars an hour with other contracts and will most likely continue to increase with the price of health insurance projected to increase 20% for 2026. At this time, Ohio Township puts officers which provide the most resources to areas when they can. Chief added that he feels they have far exceeded their contract obligations with Ben Avon Heights including areas which are not in the contract like crossing guard duties while the Borough struggles to find replacements. The current contract for Ben Avon Heights is 3 patrols per day, per shift. Mr. Brown added that the Borough can request additional coverage to cover for an additional fee. Chief Hanny added that the shift would need to be for at least 4 hours and must be consecutive, the request cannot be split.
- 4. Public Comment:** Damian Liska at 19 Banbury Lane, came to Council to discuss updates on Avonworth Community Park. He noted that the park did exceptional for the 2024-25 year with successful events like donuts & dirt to clean up the trails, a

basketball tournament, Octoberfest, breakfast and breakfast with Santa. He continued that the 2025 summer pool season was extremely successful, where they were able to make a profit. They have also created an agreement with Animal Friends which would allow Avonworth Park to use their land to connect up through Newgate, making it walkable to the park. The next step of this project would be to reach out and discuss with the property owners on Newgate Road. Some challenges they continue to face are the maintenance of the old pool; they put in \$45,000 to the pool alone this past year. Mr. Dismukes questioned if there was a long-term plan for the pool. Mr. Liska noted that there have been discussions, but a plan has not been created yet. Mr. Brown added that he believes all the Boroughs that are part of the park are now members of the QVCOG, which has a grant writing program and perhaps it would be a good resource for the park to utilize. Lastly, Mr. Liska added, they have a new event this fall, an 80's themed Halloween party for 21 and older.

5. Infrastructure and Operations:

- a. Engineers report: (Memo below):
- b. Phase I sewer project: LSSE reported this project is complete.
- c. Phase II sewer project: LSSE believes the Borough will receive the work scheduled for this next week.
- d. Canterbury Road sidewalk grants award update: Mr. Hosa updated Council on the easements of this project. Mr. Hosa believes the Borough code gives the Borough the ability to proceed with this project without an easement. Notices went out to the homeowners informing them of this project, as well as explaining the Borough will cover the costs of this project as it is grant funded.
 - i. Advertise to bid: *A motion to advertise the Canterbury Road sidewalk project was made by Mrs. Neunder. Mr. Lope seconds the motion. Motion passed.*
- e. Courtney Mill Update: Mr. Brown noted the bid amount for the Courtney Mill Road project came in from Nira engineering services for a total of \$19,983.23 for the Borough of Ben Avon Heights. Previously, Borough Council approved a bid of less than \$20,000, and this bid came just under.
 - i. Courtney Mill Road Bid: *A motion to approve the lowest bid of \$19,983.23 for Ben Avon Heights portion of the Courtney Mill Road project was made by Mr. Dawley. Mrs. Neunder seconds the motion. Motion passed.*
- f. Electric Speed Sign update: Mr. Brown updated Council on the status of the speed signs. The company sent replacement batteries at no charge. The newest issue is, the sign going up Perrysville loses power quickly. The company believes the level of strobing drains the battery as well as lack of sun. Mr. Brown changed the level it strobes and requested Avalon to cut the canopy back. It was also suggested to see if strobing can be limited to time frames, such as busy times.

6. Green Spaces:

- a. Park Maintenance update: Mrs. Neunder noted that A&N has continued their routine park maintenance. She will check in to see if they will cut the shrubs back more on Lynton Lane. Mr. Lope added that the Ben Avon Heights Borough sign light at the entrance of the park stopped working when the Borough lost power. This was fixed as well as the light at the flag pole with the help of resident John Radcliffe. Mrs. Berardi added that some residents brought to their attention the deep cracks in the tennis court. She continued, they have some preliminary quotes, and hope to have these to present at next council meeting. This is a difficult item, as these tennis courts could potentially have a large facelift or replacement in the near future, greenspace would prefer not to spend a lot of their budget on an item, when they may be altered in the future.
 - i. Mulch: Mr. Lope informed Council they contacted some vendors on mulch replacement for the park Pittsburgh mulching was the lowest bid at \$2,745, as well as being able to install this week before the picnic and sleepover in the park. *A motion was made by Mr. Dawley to accept the bid from Pittsburgh mulching. Mrs. Berardi seconds the motion. Motion passed.*
 - ii. Tree Removal: There are two items in which Mr. Lope obtained quotes for: one was to remove the invasive tree resident Lester Olsen on Cambridge Road pointed out to Council, as well as the giant tree that fell and is still partially laying in the road. Davey tree came in at \$2,800 but also does not have the equipment for this removal, Strunk also could not complete this and Tall Timber came in at \$875. For the removal of the invasive tree as well as some removal of dead trees along Cambridge, Davey quoted \$1400, Strunk quoted \$1100. *A motion was made by Mr. Brown to approve the quote for Strunk to remove the invasive tree and 4 identified dead trees along Cambridge; approve Tall Timber to remove the large down tree on Cambridge by Mr. Brown. Mrs. Neunder seconds the motion. Motion passed.*
- b. Beautification Plan update: Mrs. Berardi reminded Council the next planned public meeting is this Thursday, September 11th 2025 at 7pm at the Avalon Fire Hall. If residents cannot make this public meeting, the visual boards will be set up to view and provide feedback during the picnic and sleepover in the park this Saturday, September 13th, 2025.

7. Building, Zoning and Code Enforcement:

- a. Zoning Ordinance update: Mr. Brown noted that Council requested some feedback from the solicitor on item number 26 from the county. Currently, the draft states a resident would have 14 days if applying for a conditional use, for the Borough to respond if there were any issues. The county felt 14 days was too long to have the resident wait for this response. The solicitor suggested to reduce the response time to 5 days. Mrs. Neunder mentioned that sometimes; the Borough office can be closed for 5 days. Mr. Brown added that the Borough could come up with a protocol for when the Borough office may be closed due to personal time off, therefore someone would be available. Council discussed their options and felt 10 business days was a fair adjustment. Council discussed when they think the next best date would be for a public hearing; after some discussion they agreed to vote in October on the date, Mr. Brown strongly suggested February 2026.
- b. Zoning applications, Building permits, Code enforcement:
 - i. Code enforcement:
 - 1. 6 Stratford: A code enforcement violation form was filled out for 6 Stratford for multiple violations. Harshman and the Zoning Officer will look into these violations.
 - ii. Building permits: For the month of August, one building permit was submitted for 51 Newgate Road for their pool project.
 - iii. Zoning Applications: For the month of August there was one application submitted for 17 New Brighton Road; remove side porch, relocate in existing porch column.
- c. Joint Comprehensive Plan Update: No updates at this time.

8. Administration:

- a. Parking permit requests: There were no parking permit requests for the month of August.
- b. QVCOG update: No updates at this time.
- c. 2026 Budget: Mr. Brown noted they will send out a draft of the 2026 budget to Council members to prepare for the October meeting.

9. Meeting ended at: 8:39pm

Jessica DiNuzzo, Secretary

CALL SERVICE REPORT GROUPED BY DESCRIPTION
INCIDENTS REPORTED BETWEEN 08/01/2025 AND 08/31/2025
BEN AVON HEIGHTS

DESCRIPTION	AUG CALLS	YTD CALLS
911 Hang-up	0	2
Accident/Reportable	0	1
Animal Complaint	0	2
Burglar Alarm-Residence	0	2
Disabled Vehicle	1	2
DPW Request	0	20
EMS Call	0	7
Fire Alarm-Business	0	2
Fire Alarm-Natural Gas	0	1
Fire Alarm-Residence	0	1
Juvenile Disturbance	0	2
Loitering/Prowling (At Night)	0	1
Parking Ticket	0	1
Police Detail - Crossing Guard	0	7
Police Detail - Directed Patrol	56	432
Police Info	0	1
Road Closed/Open	0	2
Road Hazard	0	4
Service of Official Documents	0	1
Solicitor Complaint	0	2
Suspicious Incident	0	2
Suspicious Persons	0	1
Suspicious Vehicle	1	2
Traffic Citations	0	24
Traffic Complaint	0	1
Traffic Post	0	1
Tree Down	0	2
Trespassing of Real Property	0	1
Utility Complaint	0	1
Vehicle Lockout	0	2
Warnings - Traffic	10	56
Welfare Check	0	2
Wires Down	0	1
	68	589



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MEMO

TO: Ben Avon Heights Borough DATE: September 4, 2025
FROM: Kevin A. Brett, P.E. S. O. NO.: 452-001
John R. Heyl, P.E., CPESC cc:
SUBJECT: **September 9, 2025 Meeting
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. **Pre-Construction meeting was held on August 13, 2025. LSSE sent meeting minutes and Notice to Proceed to Contractor and Borough on August 22, 2025. Fully-executed Contract Documents were sent to Contractor on August 14, 2025.***

3. **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 to provide a service order for engineering services. Surveys have been completed. LSSE to review draft plans with Borough at Council meeting. **LSSE has completed the bid documents and provided the Borough with the Advertisement on September 4, 2025, to be placed in the local paper.***

5. **Park Maintenance and Beautification Plan**

- *Community Engagement meeting held on April 22, 2025.*
- *Presentation of results/discussion with Greens Committee in Teams meeting on 5/5/2025.*
- *Revision of Community Engagement summary document for Council to post on their website.*
- *Preparation of Functional Diagrams and presentation/discussion with Greens Committee on 5/21/2025.*

- *Awaiting feedback from Greens Committee and timeline review before preparation of preliminary Conceptual layouts of park improvements.*
- *Functional Diagram revisions per direction of Greens Committee in meeting on 6/25/2025.*
- *Further revisions per direction of Greens Committee in meeting on 7/23/2025.*
- **Set time for Community Engagement Meeting No. 2 with the Greens Committee (to be held September 11, 2025, at 7:00 PM; not an official Council meeting).**
 - *Preparing draft meeting handout/agenda for Greens Committee to review with full Council at the August 12, 2025, meeting.*
 - **LSSE reviewed comments made from the August 12, 2025, meeting. LSSE is waiting for further comments from the Greens Committee on Community Engagement. LSSE to finalize the presentation boards for the Community Engagement meeting. Handout and Agenda have been approved.**

6. Miscellaneous

- *Clovelly Sink Hole: At the request of the Borough, LSSE reviewed a potential sink hole at the intersection of Clovelly and Banbury. Upon observation of the area, it was determined that an aging, existing storm sewer below the roadway collapsed. N&N Landscaping has provided a quote to complete the repair in the estimated amount of \$15,000.00. This will include bringing bituminous binder to the surface. The Borough will need to include milling and installation of a final wearing course within the intersection as part of the 2026 budget. Work is complete and LSSE awaiting payment request from the Contractor.*
- **5 Devon Lane: A service lateral CCTV review and certification recommendation letter was sent to the Borough on August 26, 2025. The letter stated that three sanitary sewer laterals were observed to be servicing 5 Devon Lane.**

Grants Due Next Quarter:

None.

CFA – Local Share Account - Statewide:

Opens September 1, 2025 Due November 30, 2025

- Projects with total project cost over \$25,000.00;
- Max Grant Award - \$1 Million;
- 0% Match; and
- Projects in public interest. Projects that improve the quality of life of citizens in the community. Very broad range of eligible projects.

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

Billing Summary:

Billing summary for the month of August:

Project	Invoice Number	Invoice Date	Due Date	Project Total (Since July)	Invoice Amount
Meetings as Requested -Meetings as requested	202509217	8/16/2025	9/15/2025	\$807.15	\$404.45
Miscellaneous Services-2025 Miscellaneous Services	202509218	8/16/2025	9/15/2025	\$1,618.00	\$1,446.00
Phase 2 COA				\$208.00	\$0.00
2023 Sanitary Sewer O &M Projects	202509219	8/16/2025	9/15/2025	\$39.50	\$39.50
2024 Sanitary Sewer O&M Repairs Project	202509220	8/16/2025	9/15/2025	\$2,567.94	\$1,718.44
COA Services				\$120.00	\$0.00
Park Maintenance and Beautification Plan	202509221	8/16/2025	9/15/2025	\$4,765.19	\$3,444.33
Canterbury Road Sidewalk Improvements	202509222	8/16/2025	9/15/2025	\$8,519.05	\$5,651.78
				Grant Total:	\$12,704.50