



Borough of Ben Avon Heights

Tuesday, June 9th, 2026 - Council Meeting Minutes

A quorum is in attendance

Present:

Council Members: Berardi, Hudson (arrived at 7:05pm) Lee, Lope, Morris, Neunder, Stiller

Fire: Meyer

Police: Sgt Beck

Mayor: Dismukes

Solicitor: Vogel

Secretary: DiNuzzo

Residents: Emsworth Resident, Danielle Crain, Jacquelyn Neunder 5 Biddeford, Pat Lope member of Council

1. **Call to Order:** The meeting was called to order by Mr. Stiller.
2. **Approval of the March 2026 Meeting Minutes:** *A motion was made by Mr. Lope to approve the May 2026 meeting minutes. Mrs. Berardi seconds the motion. Motion passed.*
3. **Approval of the May 2026 Financials:** *A motion was made by Mr. Lope to approve the May 2026 financials. Mr. Lee seconds the motion. Mr. Stiller feels the Borough is on track; taxes are beginning to come in. Motion passed.*
 - a. **Grants:** The Borough noted a reimbursement was received in May for \$59,251.00 from the Covid ARPA small waters grant to cover work completed during the Phase II sewer project.
 - b. **2025 Audit:** Council would like more time to review and will discuss at the July 2026 meeting. The Borough reminded Council the audit is complete and has been submitted to the state.
4. **Emergency Management:**
 - a. **Fire Report:** Chief Meyer reported there were no calls in Ben Avon Heights for the month of May. He also added there are some up and coming fundraisers: a raffle for an Indian Motorcycle, and the Annual Gun Bash will be in the fall.
 - b. **Police Report:** *Report below.* Sargent Beck added there is an Allegheny County Hazard Mitigation Plan Resolution the Borough should consider for adoption at the July 2026 meeting. Council and the solicitor will review this for the July meeting. He also added, this is the time of year there is an uptick in unpermitted soliciting, if they knock on your door, and do not have a permit, please call 911.
5. **Public Comment:** Danielle Crain, a resident from Emsworth, came with a concern over the Ben Avon Heights park. She noted we are now in the swing of summer break for the kids in the Avonworth school district and wanted to confirm the park was a public park welcoming all, not just Ben Avon Heights residents. She continued, there are still some members of the Ben Avon Heights community approaching those at the park informing them they are not welcomed unless they are a Ben Avon Heights resident. Mr. Stiller assured her the park is public and all are welcomed. In 2024, Council took steps to remove a sign from the park that stated the park was for Ben Avon Heights residents and their guests, only. The area that remains residents only would be the tennis courts as they are locked. He continued, if anyone is feeling unsafe or harassed while at the park to please call 911. Mrs. Neunder added the Borough's Greenspace committee designed a master plan of

the park in hopes to make it more inclusive by adding an ADA parking space and one additional parking space, with a walking path to other areas of the park.

Jacquelyn Neunder at 5 Biddeford would like Council to reconsider adding chickens to the drafted zoning ordinance that will be voted on this evening. She mentioned that ticks in the greater Pittsburgh area have increased over the years and allowing families to have chickens would greatly reduce the tick population as the chickens feed on them.

Pat Lope, a member of Council, noted that a number of residents have approached him, as well as the Borough, complaining about the large quantities of glass shards left behind from County Hauling. He added the Borough has reached out, and are waiting to hear back with a plan of action.

6. **Infrastructure and Operations:**

- a. **Engineers Report:** *Report below.*
- b. **Canterbury Sidewalk project update:** Mr. Dismukes questioned if there was a liquidated damages clause in our contract. Mr. Heyl responded that there was, he would suggest the solicitor review the clause before the Borough jumps to utilize it. Mr. Stiller added he feels El Grande is installing high quality curbs and sidewalks, and does not want to pursue damages at this time. Weather has been an issue with this project and he would like LSSE to keep Shannopin events in mind when the contractor submits an updated schedule. Shannopin has two large golf outings coming up as well as their large member 4th of July event.
- c. **Sewer Project Phase II/III:** Regarding Phase II, Mr. Hebert added the current patch in the Briar Cliff area does not look to be a long-term fix. Mr. Heyl believes this is a temporary patch but will confirm. For Phase III, LSSE provided the Borough a document of properties that will need easements, or temporary easements which will help track the project. Mr. Stiller noted the last time around the solicitor was very hands on with the approach on sewer easements from the residents; he continued, Council members also were very involved and the Borough may need this type of approach again. Will revisit this next meeting.
- d. **Electronic Speed Signs:** Mr. Hebert met with the provider who reviewed the signs. At this time, the best solution seems to be to buy extra batteries and rotate them out.

7. **Service and Contracts:**

- a. **Fire:** Mr. Dismukes informed Council Avalon Borough sent over a proposed fire agreement between Avalon and Ben Avon Heights. He noted this contract is for 10 years with annual increases; he feels the increases are modest. He added there were two items he noticed missing from the contract: a notification provision and a termination provision. He is concerned that if the Borough decides to request these be added, it may get delayed. Mr. Stiller raised the question of whether the Borough could potentially be protected by the Municipal Code if service issues should occur and the Borough were not provided the services outlined in the contract. Mr. Vogel stated that would be the only thing to protect the Borough. Mr. Morris feels the Borough should add a termination clause to protect the Borough from deteriorating services. Discussion took place. Mr. Dismukes and Vogel will discuss whether or not to request adding a termination clause.

8. **Green Spaces:**

- a. **Park Maintenance update:** Mrs. Neunder noted A&N skipped a mow of the park as TruGreen had just applied some treatment; because of this, the park grass was a bit long for a week. She continued that she requested the shrubs on Lynton Lane to be trimmed back. Mr. Lope added that A&N needs to clean up the tennis court; there are lots of weeds and leaves beneath the fence that need to be removed.
 - i. **Briar Cliff Maintenance:** Mrs. Neunder added this area has been growing more than usual, greenspace is going to request no more fertilizing for this area. Mr. Hebert added that residents have also approached him about this area being overgrown as well as complaints of the road being closed and trash not getting picked up. The Borough worked with County Hauling to try and get trash picked up one week but the road closure continued to pose an issue. They were able to game plan to get trash picked up this week.
 - ii. **Park mulch:** Mr. Lope noted they received two quotes, one from A&N and another from Pittsburgh Mulching Innovations, the company that completed the project in 2025. Mrs. Neunder added, A & N is extremely busy and would not suggest using them at this time for this project. *A motion was made by Mrs. Berardi to accept the Pittsburgh Mulching Innovations quote. Mrs. Neunder seconds the motion. Motion passed.*
- b. **Beautification Plan update:** Mrs. Berardi noted a few emails have gone out in the past month about "Park Pals"; they have received some interest and will send one more follow up email to add more volunteers.

- i. Grant/funding updates: Mr. Lope and Stiller met with Representative Chris Deluzio's Grants and Outreach Coordinator to discuss federal grant opportunities for Ben Avon Heights. They specifically discussed the future plans the Borough has for the park. Congressman Deluzio's office suggested looking into federal grants and provided contacts for the Borough.

9. Building, Zoning and Code Enforcement:

- a. Motion to adopt Zoning ordinance #355: *A motion was made to adopt Zoning Ordinance #355 by Mr. Morris. Mr. Lee seconds the motion.* The hearing took place on May 24th 2026; overall the residents of Ben Avon Heights were extremely involved with the editing process over the years, providing feedback and edits. Mr. Stiller noted he did make some reference and grammatical changes on the version to be voted on, which were not enough to send back to the county for another review. *Role was called. Stiller: Aye. Lope: Aye. Neunder: Aye. Hudson: Aye. Morris: Aye. Hebert: Aye. Berardi: Aye. Motion passed.*
- b. June Working Session Agenda: *There will be no working session for the month of June.*
- c. Code Enforcement Issues:
 - i. 6 Stratford: The homeowner submitted an appeal to the zoning verdict. The appeal court date is set for July 21st 2026. A question was raised on what the Borough's next steps could be. Mr. Vogel noted depending on the violation, this property could be cited continually.
 - ii. Banbury DLC issue: The Borough sent the resident a letter last month discussing the safety of this light that is out. There has been no communication from the resident on this issue. Discussion took place on what the next steps could be for this issue as this corner of Banbury is very dark at night and is a safety issue. Mr. Lope will lead an effort to connect with the resident about the issue.
 - iii. Cambridge Road: Mr. Stiller noted there was some work taking place on Walnut Street below Cambridge and was some concern from Walnut Street residents on the state of Cambridge Road. Mr. Stiller added that he is in close communication with Kilbuck on this work and he also went to review the property from the street and based on current work, poses no issue to invading the setback or the hillside. It was also noted there have been rumors that Ben Avon Heights was opening Cambridge Road to the public again which Mr. Stiller commented is false. Cambridge Road is closed to thru traffic because the road and hillside cannot handle the wear and tear of traffic. Besides the road having failed years ago after a hurricane, the Borough's main sewer line also runs under Cambridge, therefore it's important to keep the road and hillside intact. Only the two residents on this road, and emergency responders have access to the keys for the gate.
- d. Zoning Applications, Building Permits: For the month of May there was one zoning application submitted; 22 New Brighton Road to install an attached 2 car carport to shed with a 21x21' concrete base. This was approved.
- e. Joint Comprehensive Plan Update: Mr. Morris noted they continue to meet monthly making progress.

10. Administration:

- a. Parking permit requests: for the month of May there were none.
- b. QVCOG updates: Mr. Hudson noted the discussions didn't particularly pertain to anything related to Ben Avon Heights; discussion of route 65 will take place at the June meeting.

11. Meeting ended: at 8:39pm

**CALL SERVICE REPORT GROUPED BY DESCRIPTION
INCIDENTS REPORTED BETWEEN 05/01/2026 AND 05/31/2026
BEN AVON HEIGHTS**

DESCRIPTION	MAY CALLS	YTD CALLS
Animal Complaint - Injured/Deceased Deer	2	3
Burglar Alarm-Business	1	1
Burglar Alarm-Residence	0	1
DPW Request	0	12
EMS Call	1	7
Fire Alarm-Residence	0	1
Parking Complaint	0	1
Parking Tickets	0	1
Police Detail - Directed Patrol	56	295
Police Info	0	1
Shots Fired - Report	2	2
Solicitor Complaint	1	1
Traffic Citations	8	15
Traffic Post	2	3
Traffic Stop	4	5
Tree Down	0	2
Vehicle Lockout	0	1
Warnings - Traffic	8	13
Welfare Check	0	1
Wires Down	0	3
	85	369



MEMO

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

TO: Ben Avon Heights Borough	DATE: June 2, 2026
FROM: John R. Heyl, P.E., CPESC	S. O. NO.: 452-001
SUBJECT: June 2026 Meeting Engineering Report	cc:

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 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. LSSE transmitted letter to Contractor requesting a schedule with proposed completion date on May 4, 2026. Work is ongoing. Jet Jack, Inc. scheduled to complete the remaining repairs by June 19, 2026.*

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 completed site surveys of properties that will require temporary construction and permanent sanitary sewer easements on May 27 and 28, 2026. LSSE to provide temporary construction and permanent easement exhibits to the Borough the week of June 12, 2026. LSSE to evaluate constructability and estimated cost for relocating the sanitary sewer main going through the property located at 11 Banbury Lane.

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. Work is ongoing. LSSE will have Partial Pay Request No. 1 to Borough for review at meeting.

5. Park Maintenance and Beautification Plan

- *The DCNR grant application was submitted on April 28, 2026 and transmitted to client. A GTRP Grant Application was submitted on May 31, 2026.*

6. Miscellaneous

- *LSSE submitted the 2025 Chapter 94 Annual Report and Municipal Information Request data to ALCOSAN on February 25, 2026.*
- **23 Oxford Road Lateral Review: LSSE issued review letter recommending issuance of a Certificate of Insurance on June 2, 2026.**

Grants Due Next Quarter:

Program	Requests	Due Date	Comments
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	202605614	5/21/2026	\$1,979.74	\$343.25
2026 Miscellaneous Services	202605615	5/21/2026	\$3,042.65	\$168.75
Phase 2 COA			\$0.00	\$0.00
2024 Sanitary Sewer O&M Repairs Project	202605616	5/21/2026	\$4,403.49	\$34.98
COA Services			\$0.00	\$0.00
Park Maintenance and Beautification Plan			\$0.00	\$0.00
Canterbury Road Sidewalk Improvements	202605617	5/21/2026	\$17,030.82	\$15,645.96
2026 Roadway Improvement Program			\$0.00	\$0.00
2025 Chapter 94 Report			\$1,947.50	\$0.00
Shannopin Country Club Dye Test/CCTV Review			\$418.75	\$0.00
15 New Brighton Road Dye Test/CCTV Review			\$368.50	\$0.00
2026 DCNR Grant	202605619	5/21/2026	\$3,791.75	\$1,840.75
2026 Sanitary Sewer O&M Repairs Project	202605618	5/21/2026	\$4,740.65	\$4,740.65
Billing Total				\$22,774.34