



Borough of Ben Avon Heights
Tuesday, August 11th, 2026 - Council Meeting Minutes

A quorum is in attendance

Present:

Council Members: Berardi (7:02 pm), Hebert, Hudson, Lope, Morris, Neunder, Stiller

Fire: Meyer

Police: Beck

Mayor: Dismukes

Solicitor: Puchalski

Secretary: DiNuzzo

Residents: Lori and Robert Neubiesser 25 Briar Cliff Road, Jennie Liska 19 Banbury Lane

1. Call to Order: The meeting was called to order by Mr. Stiller.

2. Approval of the July 2026 Meeting Minutes: *A motion was made by Mr. Hudson to approve the July 2026 meeting minutes. Mrs. Neunder seconds the motion. Motion passed.*

3. Approval of the July 2026 Financials: *A motion was made by Mr. Lope to approve the July 2026 financials. Mr. Hudson seconds the motion.* Mrs. Neunder noticed the RAD money was transferred into the Greenspace account; she questioned if the insurance money for the tennis fence damage would be transferred as well. Mr. Stiller stated they should do this; the Borough will look back at the documents stating the amount awarded for the damage from insurance, and the two invoices to go against the insurance claim and transfer the remaining amount into the Greenspace account. *Motion passed.*

a. **Grants:** It was noted the Borough submitted for reimbursement payment for the Canterbury project. The Covid 19 small waters grant deadline for reimbursement is September 30th 2026. This grant is funding the Phase II sewer project.

4. Emergency Management:

- a. **Fire Report:** For the month of July, there was one fire call on Wilson. Mayor Dismukes noted Council approved the Avalon Fire Department contract at the July Council meeting and will reach out to Avalon to provide the signed agreement.
- b. **Police Report:** *Report below.*

5. Public Comment: Jennie Liska at 19 Banbury Lane came to tonight's meeting with concerns over storm water issues affecting Banbury, potentially coming from Oxford properties. During recent storms, the water coming from Oxford properties into Banbury has been alarming; she has lived here for 13 years and this year has been worse than prior years. She has concerns over the catch basins on Banbury with all of the debris from these heavy rains and hopes the Borough has a plan to maintain them. She would also like to see the Borough communicate better on what needs a permit; she also feels the Borough website has a lot of information but is also outdated and some information is buried. She also suggested the Borough send out an email and physical mail on the permitting process. Mr. Stiller noted there are opportunities to have the catch basins and the top of the catch basins cleaned as we have recently experienced more heavy rain fall over the past few years. He noted that the Borough does have the catch basins flushed every fall and has had multiple street cleanings this year already.

Robert and Lori Neubiesser at 25 Briar Cliff Road came to tonight's meeting seeking updates on a timeline for the restoration of their property, which was damaged during work on the sewer. Both Mr. and Mrs. Neubiesser expressed

frustrations over this process and felt they are not being included in the process or being kept informed. Mr. Stiller noted Council, the Solicitor and engineering firm are working diligently behind the scenes to move forward with the contractor and restoration. Mrs. Pulchaski added there are internal discussions taking place that the public are not privy to at this time. Mr. Stiller added the Borough will continually update Mr. and Mrs. Neubiesser when they can as this is a delicate and complex situation.

6. Infrastructure and Operations:

- a. **Engineers Report:** *Report below.*
- b. **Canterbury Sidewalk project update:** LSSE noted pending weather, El Grande Enterprises plans to complete the milling and paving of the road July 24th. This is the best date for Shannopin as they are closed Mondays and there are no golf outings planned.
 - i. 3rd partial payment: *A motion was made by Mr. Hudson to approve the 3rd payment to EL Grande for \$39,049.74 Mr. Morris seconds the motion. Motion passed.*
- c. **Sewer Project:**
 - i. **Phase II:** LSSE noted they have been extensively researching options to move forward with being able to use the grant funds prior to the expiration date. This has recently become complicated with the damage caused at 25 Briar Cliff Road. *At this time, Council was advised to enter executive session to discuss legal advice. Executive session began at 7:53pm. Council came out of the Executive session at 8:43 pm.*
 - 1. *Motion to approve Jet Jack payment #2: A motion was made by Mr. Hudson to approve payment #2 to Jet Jack for \$170,849.03 pending the receipt of the necessary payroll documentation. Mrs. Neunder seconds the motion. Motion passed.*
 - ii. **Phase III:**
 - 1. **Resident easement meeting:** Council will use the September working session on September 22nd, 2026 at 7pm at Shannopin County Club. Council will have the solicitor send the easement documents to the residents affected, while inviting them to this meeting. Mr. Morris suggested having a notary at the meeting. LSSE stated they will provide the notary.

7. Service and Contracts: *There are no services or contracts to discuss at this time.*

8. Green Spaces:

- a. **Park Maintenance update:** Mrs. Neunder noted that A&N, as requested at a previous meeting, started cutting the grass at the park shorter and also cut back the hedges along Lynton Lane. Mr. Lope added, the mulch that was recently installed at the park was originally quoted for 90 yards and they only needed to use 45. The mulch company adjusted their invoice accordingly.
- b. **Beautification Plan update:** Mr. Lope noted the Borough is applying for the GEDTF grant, for which Mr. Lope and Stiller were able to obtain letters of recommendation from Congressmen Chris Deluzio, State Representative Arvind Venkat, and State Senator Devlin Robinson.

9. Building, Zoning and Code Enforcement:

- a. **Grading ordinance:** A resident brought to the Borough's attention that there was mention of a grading ordinance in our current zoning ordinance, but after researching, the Borough does not currently have an adopted grading ordinance. Mr. Stiller worked with LSSE to provide two options to Council in their packet; Mr. Stiller added he would like Council to review these and be prepared to have a conversation at the September meeting, as this is an issue that should be resolved soon. He also asked for LSSE to prepare a draft document to review at the September meeting.
- b. **August Working Session Agenda:** *There is no working session for the month of August.*
- c. **Code Enforcement Issues:** Council touched base on a code enforcement issue that was submitted in the month of August; Mr. Stiller would like the violation to be shared with Council so they can be more prepared for the upcoming grading ordinance discussion.
 - i. **6 Stratford:** The hearing has been delayed until October in hopes that the homeowner will provide the required paperwork.
 - ii. **Banbury DLC issue:** No movement from Duquesne Light for the August 2026 meeting.
- d. **Zoning Applications, Building Permits:** For the month of July, one zoning application was submitted for 23 Oxford Road for an aluminum fence 48" around the back and rear of yard, and for the installation of an inground plunge pool 9x13', 4' deep.
- e. **Joint Comprehensive Plan Update:** The North Boroughs have narrowed down a logo, "Together we rise". Michael Baker hopes to have a rep at our Community Picnic and Sleepover in the park in September.

10. Administration:

- a. Parking permit requests: There none for the month of July.
- b. QVCOG updates: Mr. Hudson noted one item for the Borough: they passed the Route 65 safety road study.
- c. Website: Our Tax Collector and current webmaster are both stepping down, as they are relocating out of the Borough. To meet the future ADA website requirements for small governments like Ben Avon Heights, it's important for Council to revisit web design that is affordable and user friendly. Mr. Stiller appointed Mr. Lope and Mr. Morris to lead the new website effort. Mr. Stiller will act as interim webmaster to 'keep it running' in the meantime as he has some experience with the website coding.
- d. Ben Avon Heights Tax Collector: Mr. Stiller noted the Borough received Mrs. Gourley's resignation and will officially accept the letter at the September Council meeting. Mrs. Puchalski informed Council they will need to formally accept the resignation at the September 2026 meeting, and the Borough then has 30 days to appoint someone to deputize Jordan Tax Collections. She suggested Mrs. DiNuzzo be appointed to deputize Jordan Tax Collections.

11. Meeting ended: 9:30 pm

**CALL SERVICE REPORT GROUPED BY DESCRIPTION
INCIDENTS REPORTED BETWEEN 07/01/2026 AND 07/31/2026
BEN AVON HEIGHTS**

DESCRIPTION	JULY CALLS	YTD CALLS
Accident/Hit-Run	0	1
Animal Complaint - Injured/Deceased Deer	0	3
Burglar Alarm-Business	1	2
Burglar Alarm-Residence	0	1
Civil Dispute	1	2
DPW Request	0	12
EMS Call	1	12
Fire Alarm-Business	0	1
Fire Alarm-Residence	0	1
Local Ordinance Violations- All Other	1	1
Parking Complaint	1	2
Parking Tickets	0	1
Police Detail - Directed Patrol	61	410
Police Info	0	1
Road Closed/Open	1	2
Road Hazard	0	1
Shots Fired - Report	0	2
Solicitor Complaint	0	1
Suspicious Vehicle	1	1
Traffic Citations	6	28
Traffic Post	1	5
Traffic Stop	3	8
Tree Down	0	3
Vehicle Lockout	0	1
Warnings - Traffic	7	25
Welfare Check	0	1
Wires Down	1	4
	86	532



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MEMO

TO: Ben Avon Heights Borough DATE: August 4, 2026
FROM: John R. Heyl, P.E., CPESC S. O. NO.: 452-001
SUBJECT: **August 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 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. LSSE transmitted letter to the Contractor requesting updated schedule for restoration of 25 Briar Cliff Road on June 25, 2026. The Contractor indicated that they intend to utilize Inches Landscaping to re-install the damaged retaining wall. LSSE transmitted letter to the Contractor notifying them of their responsibility to repair the retaining wall at 25 Briar Cliff at their expense on July 28, 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. LSSE transmitted draft easement exhibits to the Borough on June 9, 2026. LSSE provided cost estimate for relocating the sanitary sewer main going through the property located at 11 Banbury Lane the week of July 10, 2026. LSSE to transmit easement memos for each affected property owner the week of August 10, 2026.

4. **MS4 Permit**

MS4 Waiver was approved through 2028.

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 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. Pay Request No. 2 was sent to the Borough in June 26, 2026. Sidewalk has been installed, curb remains to be installed. The Contractor has removed equipment from Country Club parking lot to accommodate the July events. Project is to be completed the week of August 17, 2026. Contractor is coordinating with the Club regarding milling and paving schedule.

6. **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. No Change.*

7. **Miscellaneous**

- *LSSE submitted the 2025 Chapter 94 Annual Report and Municipal Information Request data to ALCOSAN on February 25, 2026.*
- *LSSE submitted the Borough's Annual Phase II COA Progress Report to the Allegheny County Health Department on June 29, 2026.*

Grants Due Next Quarter:

Program	Requests	Due Date	Comments
2026 CFA-LSA	\$25k - \$1Million	November 30, 2026	
GEDTF	\$500k	August 14, 2026	Permit to be Submitted
2027 Watershed Restoration	\$300,000	Not Announced	
2027 MTF	\$3,000,000	Not Announced	
2027 GTRP	\$250,000	Not Announced	
CDBG	\$750,000	Not Announced	
2027 Growing Greener	\$500,000	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	202607904	7/9/2026	\$2,837.37	\$481.63
2026 Miscellaneous Services			\$3,042.65	\$0.00
Phase 2 COA	202607906	7/9/2026	\$348.50	\$348.50
2024 Sanitary Sewer O&M Repairs Project	202607907	7/9/2026	\$19,400.06	\$10,946.53
COA Services			\$0.00	\$0.00
Park Maintenance and Beautification Plan			\$0.00	\$0.00
Canterbury Road Sidewalk Improvements	202607908	7/9/2026	\$25,437.13	\$680.75
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			\$3,818.68	\$0.00
2026 Sanitary Sewer O&M Repairs Project	202607909	7/9/2026	\$16,988.48	\$5,398.12
23 Oxford	202607905	7/9/2026	\$402.25	\$223.50
2026 CFA GTRP Ben Avon Park	202607910	7/9/2026	\$2,756.78	\$309.25
Billing Total				\$18,388.28