



BOROUGH OF MT. OLIVER

(INCORPORATED NOVEMBER 9, 1892)

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Manager's Report

July 1, 2026 – July 31, 2026

Administration & Governance

The following administrative functions are performed on an ongoing basis to ensure the effective operation of Borough government:

- Direct day-to-day municipal operations and support Borough staff.
- Conduct daily staff coordination meeting.
- Oversee payroll, purchasing, accounts payable/receivable, cash receipts, utility billing, tax collection, budget monitoring, contract administration, financial reporting, and records management.
- Coordinate with the Borough Engineer, Solicitor, professional consultants, regulator agencies, and partner organization.
- Provide administrative support to Borough Council and the Borough's Board and Commissions, including the Planning Commission, Civil Service Commission, and Zoning Hearing Board.
- Prepare for and attend Council meetings, including agenda preparation, research, and follow-up implementation.

Projects & Initiatives

STAFF & OPERATIONS

Organization Vision & Strategic Planning

The Borough Manager and staff have initiated a long-term organizational visioning process to establish a shared direction for municipal operations and community development. Through a series of staff workshops, seven strategic domains were identified to organize the Borough's work: Staff & Operations, Housing & Neighborhoods, Business District, Parks & Public Spaces, Infrastructure & Mobility, People & Community Wellbeing, and Community Identity & Pride.

July Update: Continued identifying and refining projects and initiatives within each of the seven strategic domains and began translating the Borough's long-term vision into a practical implementation framework. Drafted the Borough's 10-year Community Change Plan, which serves as a strategic "playbook" describing the desired outcomes and major initiatives within each domain. In parallel, developed a Strategic Implementation Matrix that links each project to the Borough's vision and strategic domain while identifying the project lead, key performance indicators (KPIs), timeline, priority, and other implementation measures. Work is ongoing to complete the matrix and further refine the supporting plan.

Fleet & Equipment Replacement

The Borough maintains a long-term fleet replacement program to ensure Public Works has safe, reliable, and efficient equipment necessary to provide essential municipal services, including snow and ice control, street maintenance, and emergency response. As part of this effort, the Borough was awarded a \$119,124 Local Share Account (LSA) grant to purchase a replacement Public Works salt truck.

July Update: No significant changes this month. The replacement salt truck remains on order and is currently being outfitted to the Borough's specifications, with delivery anticipated in fall 2026.

HOUSING & NEIGHBORHOODS

Housing Study

Council authorized a comprehensive Housing Study utilizing the Borough's professional consultants and staff to evaluate existing housing conditions and develop strategies to reduce blight, increase homeownership opportunities, and strengthen neighborhoods throughout the Borough.

July Update: Continued development of the Housing Study by compiling, reviewing, and cleaning local housing and property data, including recent property sales, tax delinquency, building permits, Multiple Listing Service (MLS) data, and U.S. Census data. Staff also met with the consultant team to review available datasets and identify information to be mapped by Gateway Engineers as part of the housing conditions analysis. Grass Roots Solutions developed a resident housing survey to gather additional information regarding current housing arrangements, factors influencing residents' decisions to purchase a home in the Borough, renter interest in future homeownership, and potential programs or resources that could help residents overcome barriers to purchasing a home.

Redd Up Days

The Borough's Red Up Days program is a community engagement initiative designed to foster neighborhood pride, encourage resident stewardship, reduce litter, and enhance the appearance of residential neighborhoods through recurring volunteer clean-up events.

July Update: Continued the monthly self-paced Redd Up Days series by providing cleanup supplies to participating residents and coordinating collection of debris by the Public Works Department.

BUSINESS DISTRICT

Business Recruitment & Retention

The Borough works with the Hilltop Economic Development Corporation (HEDC), the Hilltop Alliance, property owners, and entrepreneurs to recruit new businesses, support existing businesses, reduce commercial vacancies, and strengthen the Brownsville Road business district.

July Update:

Continued supporting existing and emerging small businesses through the Hilltop Economic Development Corporation (HEDC). During the July HEDC meeting, the organization awarded small business grants for marketing, technical assistance, and signage to help businesses strengthen their operations and visibility within the Borough.

BeYOUUnique Creationz opened in July at 127 Brownsville Road and received assistance through the HEDC small business grant program. HEDC also awarded assistance to Mitchell's Bar & Grill, which is preparing to open at 519 Brownsville Road in the former Maxwell's Pub space. These openings represent continued progress toward reducing commercial vacancies and expanding the mix of locally owned businesses along the corridor.

The Hilltop Revitalization Collaborative (HRC) also continues marketing 100 Brownsville Road for lease. Recruitment efforts are being targeted toward a retail concept that would complement the existing

business mix, with particular interest in a florist, home goods, seasonal décor, or similar destination-oriented retail use.

Commercial Property Redevelopment

The Borough partners with the Hilltop Revitalization Collaborative (HRC) to acquire, rehabilitate, and lease strategic commercial properties that support long-term revitalization of the Brownsville Road business district. HRC has acquired seven commercial properties in the 100 and 200 blocks of Brownsville Road, including the former Mike's Lunch building at 200 Brownsville Road. That property was awarded a \$162,156 Main Street Matters Grant for renovation into a new neighborhood restaurant.

July Update:

Continued refining the scope of work for the former Mike's Lunch redevelopment project at 200 Brownsville Road. A consultant evaluated the existing commercial kitchen equipment to determine which items can be salvaged and incorporated into the renovated space, helping to inform the final project scope and equipment needs.

HRC is also working to secure financing for the required grant match associated with the Main Street Matters award. A draft project schedule has been developed that currently anticipates completion in spring 2027; however, the schedule remains preliminary and may be adjusted as financing, final design, bidding, and construction progress.

Façade Improvement Program

The Borough was awarded a \$100,000 Main Street Matters Grant to implement a Commercial Façade Improvement Program for eligible properties located in the 100–300 blocks of Brownsville Road and along Hays Avenue. The program provides financial assistance to commercial property and business owners for exterior building improvements that enhance the appearance of the business district, encourage private investment, and strengthen the overall image and vitality of Mt. Oliver's commercial corridor.

July Update:

Met with participating property owners who are prepared to move forward with façade improvements and confirmed the proposed scope of work based on the architect's initial renderings and recommendations. These individual project meetings are now complete, allowing the Borough to move into the procurement phase.

The next step is to prepare a Request for Quotes (RFQ) outlining the work for the participating properties and advertise the projects for contractor pricing.

Business District Events & Activation

The Borough coordinates events and programming to increase visitation, support local businesses, and promote Brownsville Road as a community destination.

July Update:

Continued promoting and hosting the Summer LIVE Music Series at The Deck. Attendance has averaged approximately 50–75 people per event, and sales reported by participating local businesses have continued to increase as the series progresses. The events are providing consistent opportunities to draw residents and visitors into the business district while directly supporting local businesses.

Planning also continued for the Hilltop Harvest Fest, scheduled for Saturday, September 26. Event programming and marketing materials are currently being developed, with postcards planned for distribution to all Borough residents following the conclusion of the Summer LIVE Music Series.

PARKS & PUBLIC SPACES

Transverse Park Master Plan

The Borough was awarded a \$25,000 grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) to develop a comprehensive Master Site Plan for Transverse Park.

Throughout 2024, a Council-appointed committee worked with the consultant team to guide the planning process, including extensive public engagement and stakeholder outreach. Council adopted the Master Site Plan in March 2025, establishing a long-term vision for improvements to the Borough's largest park. Following additional Council-directed revisions, the consultant developed updated plan alternatives to refine the layout and priorities. Upon adoption of the revised Master Plan, the Borough will begin pursuing grant funding and other financial resources to implement the improvements in phases.

July Update: Borough Council identified two preferred revised Master Plan alternatives and communicated those selections to the consultant team for further evaluation. The consultant is now preparing updated cost estimates for each alternative so Council can compare the anticipated implementation costs and select a final preferred layout. Those estimates are still pending.

INFRASTRUCTURE & MOBILITY

Roadway and Sidewalk Improvements

The Borough continues to implement a comprehensive roadway and sidewalk improvement program focused on pedestrian safety, ADA accessibility, and long-term asset preservation. The Borough was awarded a \$138,538 Multimodal Transportation Fund Grant for the Safe Routes to School Program, which includes sidewalk and ADA improvements along Church Avenue and Ottillia Street. The construction contract was awarded to Michael Facchiano Contracting, Inc. in the amount of \$87,716.68, and is in the construction phase.

The Borough has also implemented a preventative pavement maintenance strategy through its 2025–2030 Pavement Maintenance Plan to maximize the life of Borough streets while minimizing long-term costs. The 2026 program includes crack sealing and pavement rejuvenation (sealcoating) projects. The 2026 Crack Sealing Program was completed by Russell Standard in the amount of \$9,352.04, while the 2026 Pavement Rejuvenator Program was awarded to Pavement Tech, Inc. in the amount of \$23,125.00, with work scheduled for completion in late summer.

To advance future roadway improvements, the Borough has submitted Local Share Account (LSA) and Community Development Block Grant (CDBG) applications to resurface Margaret Street (Hays Avenue to the terminus) and Park Road, including associated ADA curb ramp upgrades. Award notifications are pending.

July Update:

Began closeout of the contract with Michael Facchiano Contracting, Inc. following completion of the Church Avenue, Ottillia Street, and supplemental Fremont Street sidewalk and ADA improvements. The Borough is preparing the final grant reimbursement request associated with the project.

The 2026 Pavement Rejuvenator Program was also completed by Pavement Tech, Inc. during July. The Borough is now proceeding with final contract closeout and payment documentation for that project.

Sanitary Sewer Operation & Maintenance

The Borough maintains a comprehensive Operation & Maintenance (O&M) Program to preserve the integrity of the sanitary sewer collection system, reduce inflow and infiltration (I&I), and comply with Allegheny County Health Department (ACHD) and Pennsylvania Department of Environmental Protection (DEP) requirements. As part of the program, approximately 10% of the Borough's sanitary sewer system is inspected by closed-circuit television (CCTV) annually, with identified defects addressed through pipe lining, point repairs, or excavation as necessary.

The Borough also completed a major Phase II Consent Order project to reduce inflow and infiltration into the sanitary sewer system. The project was supported by a \$97,400 ALCOSAN GROW Grant and Pennvest loan, with construction completed by Wilson Excavating under a contract totaling \$314,961. The Borough continues to administer grant reimbursement and loan closeout activities associated with the project.

The 2026 CCTV inspection contract was awarded to Razor Lake Materials in the amount of \$29,150, and the scope of the 2026 sewer lining and point repair program is being finalized based on inspection results.

The Borough continues to coordinate with ALCOSAN on implementation of the approved Regionalization Transfer Agreement, which provides for the transfer of select regional trunk sewer lines while the Borough retains ownership and responsibility for the local collection system.

July Update: The 2026 CCTV inspection program remains underway with Razor Lake Materials. Work is continuing and is expected to be completed in the coming weeks.

Utility Coordination

The Borough coordinates with public utility providers to facilitate infrastructure improvements, review and issue permits, minimize impacts to residents, and ensure that streets, sidewalks, and other public infrastructure are properly restored following construction activities. Current coordination efforts include projects by Columbia Gas and Pennsylvania American Water.

July Update: No significant changes this month. The Borough continues coordinating with Columbia Gas and Pennsylvania American Water regarding ongoing restoration and utility work. Pennsylvania American Water's Lead Service Line Replacement Program remains underway, and final punch list items for the Sherman and Stamm waterline replacement project remain outstanding.

PEOPLE & COMMUNITY WELLBEING

Animal Friends Vaccine Clinic

The Borough partners with Animal Friends to host an annual low-cost pet vaccination and licensing clinic, providing residents with convenient access to preventative veterinary care while promoting responsible pet ownership and public health. Due to the program's continued growth, the event has been relocated to Transverse Park to better accommodate participants and reduce traffic congestion. This year's clinic will serve dogs only, with plans to explore a separate cat clinic at an indoor venue in the future.

July Update: Successfully hosted the annual Animal Friends Vaccine Clinic on July 31 at Transverse Park. Final attendance and service numbers are still pending from Animal Friends; however, resident

feedback regarding the new location was very positive. The larger park setting provided additional space for participants and helped reduce the traffic and congestion issues experienced at the previous location.

COMMUNITY IDENTIFY & PRIDE

Future initiatives will be added to this strategic domain as they are identified through the Borough's ongoing strategic planning process.