

Borough of Crafton
Thursday, April 24, 2025

(Council Meetings are broadcast live via Zoom Communications Webinar and can be viewed at https://www.youtube.com/channel/UC_iL1uJ842r9UF1M0zNoEoQ)

1. CALL TO ORDER

Council President, Mr. Oliverio, called to order the Regular Meeting of the Crafton Borough Council, Thursday, April 24, 2025, at 7:00 PM.

2. FLAG SALUTE

Pledge of Allegiance.

3. ROLL CALL

President Oliverio recorded seven (7) Members of Council present as follows: Ms. Bollenbacher, Mr. Chandler (via Zoom), Mr. Choate, Ms. Compitello*, Mr. Hough, Ms. Pulkownik, and Himself. Also present were Solicitor Korbel, Engineer Keenan, Director Tedesco and Mayor Perry. Absent was Manager Price. **Ms. Compitello arrived later in the meeting.*

4. CONSENT AGENDA

Approval of the consent agenda for April 24, 2025, including:

1. Meeting Minutes – April 10, 2025;
2. Bill List – April 24, 2025;
3. Monthly Reports: Managers Report, Treasurer's Report, JTS Reports, Police Report, EMS report, CEDD Report, Building Inspection Report, Code Enforcement Report, Crafton VFD Report, and Library Report.

MOTION #1: It was moved and seconded (*Bollenbacher/Hough*) to approve the April 24, 2025, Consent Agenda, pending the bill list approval by the President, Manager, and Treasurer.

MOTION #1 carries by a Unanimous Vote (6-0).

**Ms. Compitello entered the meeting at 7:03 PM, following the approval of the Consent Agenda.*

5. PUBLIC COMMENT ON AGENDA ITEMS

Cory Roma, W. Steuben Street, spoke in support of the rental inspection ordinance and stated that this amendment addresses many of the concerns raised by residents and tenants.

6. PRESIDENT'S REPORT

Mr. Oliverio gave the following announcement.

- ***Arbor Day Celebration*** – Shade Tree Commission will be holding the annual Arbor Day Celebration on Saturday, April 26, @ 10AM at Crafton Park.
- ***Bird City Designation*** – The Crafton Shade Tree Commission has been working to obtain information to acquire this designation for the Borough of Crafton.

7. MAYOR'S REPORT

Mayor Perry had nothing to report this evening.

- ***Betsy Martin Tree Dedication*** – There will be a dedication and memorial for Betsy Martin on Saturday, following the Arbor Day Celebration.

8. SOLICITOR'S REPORT

Solicitor Korbel announced that Council held a joint executive session with the Carlynton School District on Tuesday, for informational purposes only and to discuss the Linden Street Property.

9. ENGINEER'S REPORT

Engineer Keenan gave an update on the Borough's ongoing projects.

- ***Broadhead Project*** – Bid schedule has been received. Will be brought to Council for potential approval in June.
- ***Ewing Road*** – Alternatives analysis received. The infrastructure Committee is continuing to explore the options.
- ***C-20 Sewer Separation*** – Project has started with work beginning along Duncan Avenue. PA American Water doing water line relocations as needed. Project impacted roads include Steuben St. (W. Crafton to Duncan), Linden Ave. (Maxwell to Steuben), and Duncan Ave. (Maxwell to Steuben). Expected completion: 11/12/25
- ***DPW Building*** – Currently receiving bids. Bid opening on May 15th and Council will have 60 days to accept bid.
- ***Steuben & Linden Traffic Signals*** – Project is ongoing, delivery and installation of the poles are expected this week. Expected completion is by the end of May 2025..
- ***Peoples Gas Main Work*** – Paving restoration has been completed. Brick road restoration is scheduled for the week of May 5th. Impacted streets include N. Linwood and N. Emily Street.

- ***Linwood & Noble Park Survey*** – Both Linwood and Noble Park surveys have been received and reviewed. Moving towards design stage next.
- ***2025 Road Paving & Brick Plan***
 - Brick road assessment to happen this spring.
 - Road paving as part of the Broadhead Sewer Separation Project
 - Belvidere St
 - Broadhead Ave
 - Coulter St.
 - N. Emily St
 - Parke St.
 - Warren St.
 - Crennell Ave – Brick trench repair
 - N. Linwood Ave – Brick trench repair
 - Remaining roads to be paved from 2024:
 - Home Avenue
 - Sterrett Street (Utility Work)
 - Rush Way (between Perrine and Sterrett)
 - Newville Way
 - Prince Alley
- ***Permit Applications*** – Newly received permit applications and street utility work.

Sidewalk Construction & Repair:

Applicant: Pennsylvania American Water
 Location: 406 Maxwell Street - 8' x 5'

Engineer Keenan stated, in response to Mr. Hough's questions, that detour signs have been posted for the CIT Ballfields. He noted in regard to the C-20 Project that detours of Steuben Street will be minimal, and detours will be available and there are no anticipated conflicts between the C-20 and the traffic signal replacement projects.

Ms. Compitello added that the Infrastructure Committee has reviewed the alternatives analysis for Ewing Road. She stated that the Committee has requested additional information.

10. MANAGER'S REPORT

Director Tedesco gave an update on the following item in the absence of Manager Price.

- ***Trail Study Committee*** – The next Trail Study Committee is planned for May 5th at 6:00 pm.

11. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

- ***Business Development Subcommittee*** – Met on April 15th and has agreed on the following goals; the Business Directory, a shop local campaign, and hosting a small business mixer.
- ***New Website*** – Change requests by Mayor Perry and Councilman Hough were made with the exception of a few that needed further investigation.
- ***Rental Inspection Ordinance*** – Announcement and draft ordinance #1680 was shared via social media outlets and posted to the Borough's website. An Ordinance amending Chapter 90 – Code Enforcement, Article III – Business and Multifamily Residence Premises Registration and Inspection. This update to the ordinance will improve the ability of the Code Enforcement office to routinely do fire and safety inspections on all residential and commercial rentals in the Borough

MOTION #2: It was moved and seconded (*Bollenbacher/Pulkownik*) To approve Ordinance #1680 amending the Borough's Rental Inspection Code - Chapter 90 – Code Enforcement, Article III – Business and Multifamily Residence Premises Registration and Inspection.

Director Tedesco clarified that this is for all rentals in the Borough, residential and commercial.

Mr. Choate asked for clarification on the type of inspection, the inspection fees and the process for violation enforcement.

Director Tedesco stated that the inspections will be no different than the inspections that are being completed now and the landlord is charged a fee for each unit. He added that there is language in the ordinance that guides how violations can be enforced.

Mr. Oliverio stated to clarify that this amendment only affects rental units. He noted that this change would require landlords to have regular fire and safety inspections on their rental properties every three years as opposed to only when there is a turnover in occupancy.

Mayor Perry urged homeowners to ensure that they are following the code and that they have working smoke and carbon monoxide detectors.

Council continued discussion regarding the appropriate fees for the inspections, who is responsible for ensuring these inspections are completed and when this new ordinance would take effect.

MOTION #2 carries by a Voice Vote (6-1). *OLIVERIO (NO)*

- ***Planning Commission – Zoning Update***
 - ***Next Meeting*** – Tuesday, April 29, 2025, at 6:30 PM – Council Chambers.

- **82 Belvidere Conservatorship** – The Courts have awarded conservatorship to Crafton Borough. Requests for qualifications for qualified contractors is under review and will be published with intentions of getting this home back up to code.

12. STANDING COMMITTEE REPORTS

FINANCE, ADMINISTRATION, & SUSTAINABILITY

Mr. Hough reported on the following items.

- ***Rental Inspection Ordinance*** – The Committee has included this on their agenda and discussed the Rental Inspection Ordinance and the fees at their past meetings.
- ***2025 Quarterly Update*** – General, Road, and Sewer Funds are trending as expected. The Bond Fund has allowed the Borough to complete approximately 24 million dollars in improvements.

INFRASTRUCTURE & LAND USE

Ms. Compitello gave an update on the following grant awards.

- ***Energy Audit*** – \$50,000 funds awarded through the State for the Municipal Building. No significant updates at this time.
- ***DCED Grant*** – \$325,000 awarded. These funds will be used to improve walkability in the downtown area. Administration will be working with the Infrastructure Committee and the Business Development Subcommittee on a list of potential projects.
- ***PRT Bus Funding Resolution*** – A resolution to support the call for a need to increase funding from the PA General Assembly for the Pittsburgh Regional Transit. Crafton strongly supports additional funding for the PRT.

MOTION #3: It was moved and seconded (*Pulkownik/Chandler*) to approve Resolution 2025-08, a resolution supporting the call for increased funding from the PA General Assembly for Pittsburgh Regional Transit.

MOTION #3 carries by a Unanimous Vote (7-0).

COMMUNICATION & RECREATION

Ms. Bollenbacher gave an update on the following events.

- ***Upcoming Events – Save the Date***
 - ***Arbor Day Celebration & Betsy Martin Dedication***
 - Saturday, April 26, 2025 – 10AM,
 - Crafton Park – W. Steuben Street.

- ***Garden's 10th Anniversary Party***
 - Saturday, May 17, 2025 – 12PM to 4PM,
 - Community Farm – Hoffman Shelter.
 - Cocktail Hour – 12PM to 1PM,
 - Hors d'Oeuvres, Sangria, & Live Music,
 - General Admission \$25, Senior Admission \$20.
 - Family Festivities – 1PM to 4PM,
 - Free fun for the whole family.
- ***Independence Day*** – Friday, July 4, 2025.
- ***Fall Fest*** – Saturday, September 27, 2025.
- ***Celebration of Lights*** – Saturday, December 6, 2025.
- ***Holiday House Tour*** – Sunday, December 14, 2025.
- ***Ongoing Library Events:***
 - ***Yoga @ the Library*** – Every Monday at 6:30PM, \$5 to participate.
 - ***Storytime with Gabrielle*** – Every Tuesday from 11:00 to 11:30AM.
 - ***Book club*** – Last Wednesday of each month from 5:00 to 6:00PM.
 - ***Card Making Workshop*** – Second Thursday of each month from 11:00AM to 1:00PM.
 - ***Dinner at the Library*** – Second Friday of each month from 6:00 to 8:00PM.
 - ***Coffee, Community & Creativity @ the Library*** – Saturdays from 12:00 to 3:00PM. Organized by the Crafton Recreation Board & the Crafton Public Library.
- ***Volunteers*** – Anyone who would like to volunteer for any of the Recreation Board Events can submit an interest form at www.craftonborough.com.
- ***Summer Newsletter*** – Next newsletter planned for June distribution.

BOARDS & COMMISSIONS RECRUITING COMMITTEE

Ms. Pulkownik made the following recommended appointments.

- ***Planning Commission***

MOTION #4: It was moved and seconded (*Bollenbacher/Hough*) to appoint Eric Valcheff to the Planning Commission for a four-year term that will expire on April 13, 2029.

Ms. Bollenbacher noted that Mr. Valcheff is the current Chair of the Commission.

MOTION #4 carries by a Unanimous Vote (7-0).

MOTION #5: It was moved and seconded (*Bollenbacher/Choate*) to appoint Alice Pescuric to the Planning Commission for a four-year term that will expire on April 13, 2029.

Ms. Bollenbacher added that Ms. Pescuric is currently serving on the Commission.

MOTION #5 carries by a Unanimous Vote (7-0).

MOTION #6: It was moved and seconded (*Bollenbacher/Compitello*) to appoint Allen Biehler to the Planning Commission for the remainder of a four-year term set to expire on April 13, 2026.

MOTION #6 carries by a Unanimous Vote (7-0).

- ***Current Vacancies*** –
 1. Civil Service Commission Alternate (1), six-year term, expiring 2/1/2029.
- ***Upcoming Vacancies*** –
 1. Zoning Hearing Board – (1), 3-year term, beginning 1/1/2026.
 2. Zoning Hearing Board Alternate (1), 3-year term, beginning 1/1/2026.

** Interested candidates should apply on the Borough's website at www.craftonborough.com/commissions.*

COUNCIL OF GOVERNMENTS (COG)

Ms. Bollenbacher stated that the COG meeting was lightly attended, and the members did not discuss any new business. She noted that the next meeting will be held Thursday, May 15, 2025, in Collier Township.

13. COMMUNITY ANNOUNCEMENTS

- **Upcoming Council Meeting** – Thursday, May 8, 7:00 pm.
- **Real Estate Tax Collection** – Jordan Tax Service, Inc will be in Crafton in the Community Center (140 Bradford Ave) to collect Borough Real Estate Taxes on Wednesday, April 30th from 1:00 pm to 4:00 pm.

- **Arbor Day Celebration** - Saturday, April 26 at 10:00 am in Crafton Park. We will be commemorating Crafton's 36th year recognition as Tree City USA and dedicating a tree to Betsy Martin, a long-time resident of Crafton who sadly passed away last year. Everyone is welcome to attend the ceremony. This event is proudly sponsored by the Crafton Shade Tree Commission and Crafton Heritage.
- **Pool Passes** – Available now at craftonborough.com/crafton-pool. Pool opens on May 24th through September 1st. Passes are available for Crafton residents (Resident rate) and Carnegie, Ingram, Rosslyn Farms, and Thornburg residents (Non-Resident rate). Rates are for Child, Adult, Senior, or Family.
- **Boy Scout Troop 147 “Scouting for Food”** – The boy scouts will be collecting nonperishable food and pet donations on Saturday, April 26. Place food and pet goods in a bag/box on front porches by 9 AM – visible from the street. All donations benefit the food bank.
- **Primary Election Day** – Tuesday, May 20, 2025. Please make sure to verify your polling place.

14. PUBLIC COMMENT

Reese Smith, spoke regarding the Crafton BSA Troops and noted that they will be working together on collection of the food donations.

Robert Wolbert, 1 E Steuben Street, spoke regarding the American Legion building and issues with obtaining the occupancy permit and requested that Council give permission to bypass the blueprint or analysis requirement and extend the 30-day deadline. He also stated that he opposes the fee for the rental inspections.

Greg Wolbert, 37 Noble Avenue, inquired about a concern with the gas linework being completed on N. Linwood by Peoples Gas and noted that a water line was broken during the construction. He inquired about the design of the new traffic signals.

Director Tedesco noted that the requirements for the occupancy fall under the building code

Ms. Compitello added that the Borough follows the International Building Code.

Engineer Keenan stated that he would reach out to Pennsylvania American Water regarding the water line break concern.

Ms. Compitello noted that decorative street lighting can be taken into consideration for the DCNR Grant.

Greg Wozniak, 1773 Barr Avenue, spoke regarding Council’s meeting with the School District and inquired if there was any information that can be shared.

Mr. Oliverio stated that this meeting was more of an informal meet-and-greet for Council to meet the School Board Members.

Karen Tomcik, Parke Street, expressed her concern that the rental ordinance was passed without all the information being available, such as the fees.

Director Tedesco apologized for not knowing the fee schedule for the rental inspections.

Robert Symanski, 138 Promenade Street, inquired about the safety measures that will be improved by the amended rental inspection ordinance. He added that this will negatively impact the tenants. Mr. Symanski asked if single-family homes are included in this requirement.

Ms. Bollenbacher stated that the small fee is worth the safety of the tenants and the structure.

Mr. Oliverio noted that Council discussed earlier that they will look into the fee schedule before this amendment will have an impact on the community.

Ms. Compitello stated that this is a public safety concern and will ensure that rentals adhere to the life and safety codes.

Giovanna Symanski, 138 Promenade Street, noted that tenants will often remove or disable smoke alarms and inquired about the responsibility of the tenants. She also inquired about what the business taxes go toward.

Solicitor Korbel noted that if the smoke alarms are damaged that could come out of the renter's deposit.

Mr. Hough clarified that Borough taxes did not increase.

Ms. Perry added that the School Board and the County raised taxes this year.

Cody Sheets, 152 Promenade Street, asked for clarification on the rental inspection and if there are exceptions for short-term rentals or renters who are evicted.

Director Tedesco stated that the inspections will be required every three years only and would no longer be required upon turnover of occupancy.

15. ADJOURNMENT

The meeting was adjourned at 8:48 PM.

Respectfully submitted,
Carissima Kerns, Borough Secretary