

Borough of Crafton
Thursday, July 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, July 24, 2025, at 7:01 PM.

2. FLAG SALUTE

Pledge of Allegiance.

3. ROLL CALL

Manager Price recorded six (6) Members of Council present, as follows; Ms. Bollenbacher, Mr. Chandler (via Zoom), Ms. Compitello, Mr. Hough, Mr. Oliverio and Ms. Pulkownik. Also present were Mayor Perry, Solicitor Jewart, Engineer Keenan, Director Tedesco, Chief Ford, and Himself. Absent was Mr. Choate.

4. CONSENT AGENDA

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

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

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

MOTION #1 carries by a unanimous vote (6-0).

5. PUBLIC COMMENT ON AGENDA ITEMS

Greg Wozniak, 1773 Barr Avenue, noted that the Public Engagement session was very informational and expressed the need to have additional public Q&A sessions. He also stated that the current zoning documents do not include the most recent comments and updates. Mr. Wozniak urged Council to not approve the motion to push the draft zoning code through to the County for review.

Ms. Bollenbacher stated that she was unaware of any requests for changes but rather questions of clarification on certain aspects of the code.

Ms. Compitello added that there will be a public hearing following the County's review.

Mr. Hough also noted that there will be Public Engagement during the County's review process.

James Mangan, 96 Sterrett Street, also noted the importance of keeping the draft documents up to date with the recent changes and requests rather than having multiple versions of the draft document. He also urged that Council vote by Roll Call for clarity.

Mr. Hough stated that all revisions will be incorporated once the County finishes their review so all feedback can be included at that time.

Allen Biehler, 101 S. Grandview Avenue, agreed with Mr. Wozniak in regard to the Public Engagement session and the clear information provided. He also thanked Manager Price and Director Tedesco for getting the updated draft out quickly. Mr. Biehler recommends that Council approve passing the draft zoning along to the County.

Justin Marks, 31 Oregon Avenue, also noted that the Public Engagement was highly informative and added that there was an email provided for residents to submit feedback following the meeting. He stated that he is in favor of Council approving the motion to move the draft to the County.

Cory Roma, W. Steuben Street, spoke in agreement with other commentators in regard to the information provided at the Public Engagement. He also stated that he is in favor of moving the draft to the County.

Nicole Currivan, 184 S. Grandview Avenue, noted that there was not an opportunity at the Public Engagement for comments for those who attended online and stated that this excluded those with mobility needs.

Ms. Bollenbacher stated that there was an email provided for follow-up questions.

Director Tedesco noted that the live stream was shut down due to the manner of how the remainder of the meeting was held.

6. PRESIDENT'S REPORT

Mr. Oliverio gave the following announcement.

- **Ongoing Construction** – Residents are encouraged to remain patient during the construction phase of the ongoing projects happening throughout the Borough.

7. MAYOR'S REPORT

Mayor Perry reported on the following.

- ***“Shop Local”*** – The Business Development Subcommittee unveiled the Shop Local window cling at the Business Mixer this evening.
- ***New Chief Transition*** – The Police Department has been busy with updating office procedures and clearing out old documents.

Chief of Police, Richard Ford, stated that he has been working on improving directional signage in the hallways, clearing out decades of old evidence in accordance with state codes and updating the intake process, incorporating the scheduling in the new Paycor software, updating firearms and tasers and moving and updating the officer’s locker room.

8. SOLICITOR’S REPORT

Solicitor Jewart had nothing to report.

9. MANAGER’S REPORT

Manager Price gave an update on the following items.

- ***Landbank Presentation*** – TriCOG Landbank presentation of blight prevention.

Ann Lewis, Director of the TriCOG Land Bank and Steel Rivers Council of Governments, presented on how the land bank functions as a tool to address vacant, blighted, and abandoned properties. The land bank can take ownership of abandoned properties, clear titles, and find responsible buyers. Ms. Lewis explained that the land bank has processed 241 properties in their pipeline, selling ninety-five, with eleven more waiting to close. She stated that for Crafton to join the land bank, both the borough and school district would need to pass legislation by the October board meeting, with an annual payment to the land bank based on 5% of collected delinquencies. ([Presentation Slides](#))

- ***Budget Process***
 - July – Meeting with Department Heads and Committee Chairs
 - August – Creating Draft Budget and Decision Options
 - August 28 – Council First Draft and Decisions Introduced
 - Workshops
 - September 11 – Council Budget Workshop 6:00 pm
 - September 25 – Council Budget Workshop 6:00 pm
 - October 9 – Council Budget Workshop 6:00 pm
 - October 23 – Council Budget Workshop 6:00 pm
 - November 13 – Council Budget Workshop 6:00 pm
 - November 27 – Thanksgiving – (Reschedule Council Meeting)
 - December 11 – Council Budget Workshop – 6:00 pm
- ***Trail Study Committee***
 - ***Survey Responses*** – Will be available online on Monday.
 - ***Next Meeting*** – Monday, July 28, 2025.

- Will be discussing alignment of the trails.
- ***Non-Discrimination Policy*** – Resolution 2025-12 – Non-Discrimination Policies - EPA requirements for the funding provided for the Broadhead Sewer Separation project requires the Borough to have several non-discrimination policies in place. Those policies include non-discrimination in employment and Borough sponsored activities and providing accessibility for those with limited English proficiency, and hearing and sight impairments. It also sets a grievance procedure and appoints a civil rights coordinator and an EPA compliance coordinator.

Mr. Oliverio requested the addition of the Vice President as a backup or alternate to the civil rights coordinator.

Manager Price noted that the contact information will be updated.

MOTION #2: It was moved and seconded (*Hough/Compitello*) to adopt Resolution 2025-12 setting Non-Discrimination Policies for Employment and Borough Activities, creating a grievance procedure, and appointing an EPA Compliance Coordinator and a Civil Rights Coordinator.

Mr. Oliverio suggested adding an alternate or backup Civil Rights Coordinator.

MOTION #2 AMENDED: It was moved and seconded (*Hough/Compitello*) to adopt Resolution 2025-12 setting Non-Discrimination Policies for Employment and Borough Activities, creating a grievance procedure, and appointing an EPA Compliance Coordinator and a Civil Rights Coordinator and Civil Rights Coordinator alternate as the Vice President of Council.

MOTION #2 carries by a unanimous vote (6-0).

- ***EEO Board Repeal Ordinance*** – Repealing Crafton Borough Code Chapter 95 Discrimination because Pennsylvania’s Human Relations Commission is much better equipped to handle EEO concerns. To be considered at August 14th Council meeting.

Ms. Compitello asked for clarification on how other communities handle these types of complaints.

Manager Price stated that typical complaints are sent to the Human Relations Commission.

10. ENGINEER’S REPORT

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

- ***Broadhead Project*** – The project’s anticipated construction start date is August 4th. Pre-construction meeting is scheduled for Friday, July 25, 2025.

- ***Perrine Street*** – Currently in the process of obtaining a resolution of taking from the City of Pittsburgh.
- ***Ewing Road*** – Planning meeting with affected residents on Ewing Road. Attended site meeting on 7/22 with Allegheny County Conservation District about the Dirt, Gravel, and Low Volume (DGLVR) Grant potential. Requesting a new estimate from Gateway for fixing the immediate issues and adding drainage improvements around those areas.
- ***C-20 Sewer Separation*** – Project is currently at the Linden Avenue and Steuben Street intersection. PA American Water is doing water line relocations as needed. **Night work is no longer expected in July on Steuben St. from Linden intersection to W. Crafton.**
 - Expected completion: 11/12/25.
 - Pool of water on Steuben/Duncan intersection.
 - In the works to rebuild the ramp and modify the asphalt in front to provide proper drainage to the nearby inlets. Survey has taken place.
 - Crosswalks being proposed at all crossings at Duncan / Steuben intersection. OK with PennDOT.
- ***DPW Building*** – The general contractor, M.A. Dunn, completed the underground conduits and pipes for the interior utilities. The subcontractor installed three of the garage doors. Coordination between the plumber and Duquesne Light on working with DPW for installing the site utilities.
- ***Steuben & Linden Traffic Signals*** – Duquesne Light was on site July 23rd to connect the old service with the new. The general contractor installed the new street signs on the poles and removed the last traffic pole. Within two weeks, the remaining pole foundations should be removed and the final ADA ramp installed.
- ***Linwood & Noble Park Survey*** – Design estimates for Linwood and Noble Park are currently being developed to include baseline and proposed improvements to be used for good, better, and best options to be presented at the next Infrastructure meeting.
- ***2025 Crafton CCTV*** – The contractor has completed all the areas that don't require traffic control, property notices or parking notices and will be beginning the areas that do require them next week. They have been instructed to provide 3 days' notice.
- ***2025 Crafton O&M Repairs*** – Work Location Schedules
 - ***Contract A – Excavation*** – Ongoing coordination to determine start date.
 - Noble Avenue
 - Center Alley
 - Wellborn Way x 2
 - Chartiers Avenue
 - Rush Way
 - Dinsmore Ave x 2
 - Rodgers Avenue
 - Noble Avenue
 - Home Avenue x 2

- E. Crafton Avenue
- **Contract B – MH to MH Lining** – Work to begin late summer, early fall.
 - Elmwood Street x 3
 - Perrine Street
 - Clearview Avenue x 2
 - Duncan Avenue
 - McMunn Ave
 - Chartiers Ave x 2
 - Foster Ave
 - John Street
 - Center Alley
 - Rush Way
 - Willard Ave
 - Barr Avenue
- **Contract C – Spot Lining** – Expected completion within the next two weeks.
 - 6' Spot Liner – 209 Maxwell
 - 6' Spot Liner – Crafton / Ingram Shopping Center
 - 6' Spot Liner – 121 Union Ave.
 - 6' Spot Liner – 117 Union Ave.
 - 6' Spot Liner – Broadhead / W. Crafton Intersection
 - 6' Spot Liner – Broadhead / Highland Ave. Intersection
 - 6' Spot Liner – 12 Station St.
 - 8' Spot Liner – In between Seibel's and West Busway
 - 6' Spot Liner – 48 Division Street
 - 6' Spot Liner – 126 Noble Ave.
 - 6' Spot Liner – 121 Dinsmore Ave.
 - 6' Spot Liner – N. Grandview / Hardy St. Intersection
 - 6' Spot Liner x 2 - 37 Haldane
 - 6' Spot Liner - 40 Walnut
 - 6' Spot Liner – 26 Elmwood
 - 6' Spot Liner – 1558 Barr Ave
 - 6' Spot Liner – 1587 Barr Ave
 - 6' Spot Liner x 2 – 601 Harris Ave
 - 6' Spot Liner – 37 Noble Ave
 - 6' Spot Liner – 31 Noble Ave
 - 10' Spot Liner – Behind 4 Creighton Ave in Orchard Way
 - 20' Spot Liner – In between 530 and 527 Chess Street
 - 6' Spot Liner – 537 Willard Ave
 - 6' Spot Liner – 534 Willard Ave
 - 6' Spot Liner – Behind 84 Hall Ave
 - 6' Spot Liner – Manor St and Hawthorne Intersection
 - 6' Spot Liner – 52 Creighton Ave
 - 6' Spot Liner x 2 – Behind 42 Creighton Ave in Orchard Way
 - 6' Spot Liner – 1815 Baldwin Road
 - 10' Spot Liner – 635 Clearview Ave
 - 6' Spot Liner – 15 Middle Street

- **2025 Road Paving & Brick Plan**
 - **Brick Road Assessment** – Planning has begun. This is an ongoing process which will take several months. Street assessment templates have been created to document the brick defects, but additional plan content still needs to be developed.
 - **Road Paving** – As Part of the Broadhead Separation Project
 - Belvidere Street
 - Broadhead Avenue
 - Coulter Street
 - N. Emily Street
 - Parke Street
 - Warren Street
 - Crennell Avenue – Brick trench repair
 - N. Linwood Avenue – Brick trench repair
 - Crafton Boulevard - Between Broadhead and the Trail entrance
- **Crafton Boulevard Tank Inspection** – Tank inspection was done on 7/17/25 with staff from DPW. Some sediment in pipes but observed no significant issues with the exception of some water getting around the outlet pipe. Video presentation.
- **Permit Applications** – Newly received permit applications and street utility work.
 - **Road Construction & Excavation**
 - Applicant: Pennsylvania American Water
 - Location: 8 Locust Street - 7' x 5'

11. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Tedesco gave an update on the following items.

- **Business Development Subcommittee** – Business Mixer was held this evening at Fig Tree Coffee. There are plans for a future mixer to be held in September.

Ms. Pulkownik noted that there is a QR code that pulls up the Directory on the Borough's website.

- **Website Update** – No update at this time, redirection seems to be working at this time.
- **Rental Inspections** – Letters for the new Rental Inspection process have gone out this week.
- **Planning Commission**
 - **Next Meeting** – Tuesday, August 26, 2025, at 6:30 PM.
- **82 Belvidere Conservatorship** – Service Master has completed the cleanout. Wood flooring is mostly intact. Next steps are soliciting construction bids.

- **Zoning Ordinance** – Public Session held on July 16, 2025, and was well attended. A memo was provided today to address the hot topics.

MOTION #3: It was moved and seconded (*Bollenbacher/Pulkownik*) to send the updated Zoning Ordinance to the Planning Department of Allegheny County Economic Development for their review.

Mr. Oliverio stated that at the Engagement session it was noted that there had been thirty-five public sessions discussing the zoning, not including the Council Meetings.

Manager Price noted that section 131-25-16 covers the process for items not included in the draft.

Ms. Compitello stated that the draft code is an enabling document, and she does not have any additional comments at this time.

Mr. Hough and Mr. Chandler both stated that they did not have any comments on the draft at this time.

ROLL CALL VOTE: Ms. Bollenbacher (Yes), Mr. Chandler (Yes), Ms. Compitello (Yes), Mr. Hough (Yes), Mr. Oliverio (Yes), Ms. Pulkownik (Yes).

MOTION #3 carries by a roll call vote (6-0).

12. STANDING COMMITTEE REPORTS

FINANCE, ADMINISTRATION, & SUSTAINABILITY

Mr. Hough gave the following report.

- **2025 Budget vs. Actual** – General, Road, and Sewer Funds are trending as expected. Transfer taxes were slightly under budget due to the slow market.
 - General Fund
 - General Fund: Income - \$4,308,300 LY- \$3,613,307
 - General Fund: Expense - \$3,032,735 LY - \$2,719,169
 - Income currently projected to fall \$200K short of budget.
 - Road Fund
 - Road Fund: Income - \$23,625 LY - \$613,535
 - Road Fund: Expense - \$36,419 LY- \$13,727
 - Sewer Fund:
 - Sewer Fund: Income - \$1,503,386 LY - \$1,287,339
 - Sewer Fund: Expense - \$1,032,407 LY - \$1,118,975
 - Income currently projected to have \$145K surplus over budget.

INFRASTRUCTURE & LAND USE

Ms. Compitello gave an update on the following items.

- **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. Planning Commission will be leading the design options on this project.

COMMUNICATION & RECREATION

Ms. Bollenbacher gave an update on the following events.

- **Upcoming Events – Save the Date**
 - **Recreation Board Meeting**
 - August 12, 2025, at 7:00 PM.
 - **Fall Fest & Pet Parade**
 - Saturday, September 27, 2025.
 - **Halloween Mini-Golf Pop-Up Event**
 - Saturday, October 11, 2025
 - Ages twenty-one & Over
 - **Celebration of Lights**
 - Saturday, December 6, 2025.
 - **Holiday House Tour**
 - Sunday, December 14, 2025.
- **Ongoing Library Events:**
 - **Coffee, Community & Creativity @ the Library**
 - Saturdays from 12:00 to 3:00PM.
 - Organized by the Crafton Recreation Board & the Crafton Public Library.
 - **Yoga in the Park**
 - 10:00 AM to 11:00 AM
 - Every Saturday – June through August
 - Free to attend.
 - **Mini-Golf Hours**
 - Fridays & Saturdays – 7:00 PM to 9:00 PM
 - June through August.
- **Volunteers** – Anyone who would like to volunteer for any of the Recreation Board Events can submit an interest form at www.craftonborough.gov.
- **Fall Newsletter** – Collecting articles now, expected delivery is early October.

BOARDS & COMMISSIONS RECRUITING COMMITTEE

Ms. Pulkownik gave an update on the current and upcoming appointed positions.

- ***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.gov/boardscommissions.*

COUNCIL OF GOVERNMENTS (COG)

Ms. Bollenbacher noted that the COG is now on its summer hiatus.

Ms. Compitello noted that Manager Price, and herself, attended the CONNECT meeting. She stated that they discussed creating a Research Council and invite University students to complete research projects on the topics based off of the needs of Municipalities.

13. COMMUNITY ANNOUNCEMENTS

- ***Upcoming Council Meeting*** – Thursday, Aug 14, 7:00 pm
- ***Crafton Ingram Rotary's BBQ fest and Llama Plop*** – Thursday, August 7th 4:00 pm to 7:00 pm – at Crafton Park - BBQ tickets are \$25, and Llama Plop tickets are \$25 or \$50. Go to Craftoningramrotary.com for more information and we have tickets in the Borough Office.
- ***Pool Passes*** – Available now at craftonborough.com/crafton-pool. 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.

14. PUBLIC COMMENT

Greg Wozniak, 1773 Barr Avenue, thanked Manager Price for noting the catch all clause in the draft zoning. He added that he was under the impression that there would be further Public Engagement sessions on the zoning draft.

Richard Dixon, 1761 Crafton Boulevard, thank the Chief of Police on his efforts of updating the department's equipment. He also stated, in regard to the Public Engagement event, that there were multiple notifications that went out in plenty of time for residents to attend. Mr. Dixon also inquired about improvements for handicap accessibility at the intersection of Walnut and McMunn. Lastly, he expressed his concern about vehicles running the stop sign at Baldwick Road.

Engineer Keenan stated that there is a privately owned retaining wall at the intersection near Walnut and McMunn that would interfere with the installation of an ADA ramp.

Mayor Perry noted that the Police Department has paid extra attention in the area of Baldwick and Crafton Blvd. Chief Ford also noted that he personally observed the intersection to assess the needs of the intersection.

Justin Marks, 31 Oregon Avenue, spoke regarding several intersections and improving the crosswalks along S. Linwood Avenue, Crafton Boulevard and Steuben Street.

Nicole Currivan, 184 S. Grandview Avenue, spoke again regarding the lack of accessibility of the Public Engagement. She expressed concerns regarding the draft zoning citing the lack of minimum square footage in the CTOD, best practices for climate change, support for small businesses and no oversight of waiving parking of requirements.

Cody Sheets, inquired about the Police Department negotiations and who is involved in the negotiations meeting. He also spoke regarding the procedural issues within the zoning draft process and citizen comments.

Mayor Perry stated that the Police negotiations have begun. She noted that there is a Committee in place that includes members of Council.

Mr. Hough noted that these meetings contain a member of the Administrative Staff and the Solicitor which meeting notes are then turned over to the subcommittee to review. He added that anyone with specific concerns on the zoning draft should reach out specifically.

15. ADJOURNMENT

The meeting was adjourned at 9:17 PM.

Respectfully submitted,
Carissima Kerns, Borough Secretary