

**BOROUGH OF GREEN TREE
COUNCIL MEETING
APRIL 4, 2016**

Call to Order / Silence for Meditation / Pledge of Allegiance

Green Tree Borough Council met on Monday, April 4, 2016 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania. Mr. Tintori reported that Council had met in Executive Session prior to this meeting to discuss personnel matters.

ROLL CALL

Members Present:

Edward A. Schenck, Mayor
Arthur Tintori, Vice President of Council
Rino Lindsey
David Lorenzini
Ron Panza
David Rea

Also Present:

W. David Montz, Borough Manager
Peter Molinaro, Jr., Borough Solicitor
Colin Cleary, Chief of Police
Deborah N. Gawryla, Stenographer

Absent:

Mark Sampogna, President
John Novak

APPROVAL OF THE MINUTES

March 7, 2016

Motion:

Mr. Lindsey made a motion, seconded by Mr. Rea, to approve the March 7, 2016 minutes as presented.

Motion carried unanimously.

March 14, 2016

Motion:

Mr. Lindsey made a motion, seconded by Mr. Rea, to approve the March 14, 2016 minutes as presented.

Motion carried unanimously.

March 21, 2016

Motion:

Mr. Lindsey made a motion, seconded by Mr. Rea, to approve the March 21, 2016 minutes as presented.

Motion carried, with Mr. Panza abstaining because he had not attended this meeting.

HEARING OF THE CITIZENS

Jim Gunst, Gunst Company, Bryan Boiler Representative

Mr. Gunst stated that he had spoken to Council at the October 2015 meeting about the need for a new boiler in the Municipal Center. At that time, Council had decided to table the purchase of a new or replacement boiler until spring of 2016. He has been unable to find out what the

borough intends to do regarding the replacement of the boiler. Mr. Montz said that a boiler has been included in the borough's 2016 budget.

Mr. Gunst said he would be willing to offer a ten-year warranty on a boiler for the Municipal Center and he does not offer such a warranty very often. He said that most boiler warranties are only for one or two years. He felt that the current boiler still had a lot of life in it and really did not need to be replaced at this time. He provided details on the operation of the boiler.

Mr. Lindsey asked if Mr. Gunst was a borough resident. Mr. Gunst said he was not. Mr. Lindsey asked if Mr. Gunst was speaking to solicit business from the borough and asked if he had submitted a bid for a boiler to the borough. Mr. Gunst said he is in the business of installing and maintaining boiler systems and he had submitted a quote. Mr. Lindsey said that any decision regarding what type of boiler the borough was considering would not be done at this meeting. Mr. Gunst asked if he could give Council a brochure detailing the boiler he would provide. Mr. Lindsey said that would be fine and Mr. Gunst distributed brochures to Council on boilers for consideration.

Mr. Gunst asked if Council had a timetable regarding the installation of a boiler. Mayor Schenck replied that the borough has not yet put out a boiler bid request. Once it is put out for bid, Mr. Gunst would be welcome to submit a bid. Solicitor Molinaro said that the boiler issue is currently under Council's consideration and they will make the decision when they feel they have sufficient information. Solicitor Molinaro added that public comment time at a borough Council meeting is limited to residents of the Borough of Green Tree, and Council has been very gracious in allowing Mr. Gunst to speak. Mr. Gunst hoped he had not offended anyone. He said it has been difficult to find out the status of the boiler project. Mr. Molinaro replied that Council moves as it deems appropriate, and in the best interest of the Borough of Green Tree and its residents.

MAYOR'S REPORT - Mayor Schenck

1. Mayor Schenck reported that he and Chief Cleary had read to students at St. Margaret's School last month as part of Dr. Seuss' birthday celebration.
2. Mayor Schenck said he and Chief Cleary had also attended the Moose Convention at the DoubleTree in Green Tree. The Moose presented a \$3,400 check to the Green Tree Police Department in gratitude for the many years they have held their conventions in Green Tree. Mayor Schenck said that it has yet to be determined how the police department will use this gift, but they will be thanking the Moose and will let them know how it will be used.

Mayor Schenck said that the Moose also provided the police department with 300 Tommy the Moose stuffed animals. They are to be used by police officers responding to accidents or other traumatic situations to give to young children in an effort to comfort them. The police officers are now carrying them in the police cars.

3. Mayor Schenck that the recent Oriole bus event, sponsored by the Green Tree Public Library and the Green Tree Historical Society, had been a success. Many family members of former Oriole bus drivers were present, traveling from as far away as Alaska and Florida to attend this event.
4. Mayor Schenck stated that he would be holding Mayor's Office Hours on Saturday, April 9 from 9:00 a.m. to 12:00 noon.

REPORT OF BOROUGH COUNCIL COMMITTEES

A. PUBLIC PROPERTY & EQUIPMENT - Mr. Rea

1. Resolution #1230 - Disposition of Public Records

Motion:

Mr. Rea made a motion, seconded by Mr. Lindsey, to adopt Resolution #1230.

Mr. Molinaro read Resolution #1230 by title only.

Roll Call Vote

Mr. Rea	Yes
Mr. Lindsey	Yes
Mr. Lorenzini	Yes
Mr. Panza	Yes
Mr. Tintori	Yes

Motion carried unanimously.

2. Authorize proper officers to sign lease agreement with the Wheeling & Lake Erie Railway Company for the purpose of a public park, which includes the installation of a sidewalk, gazebo, and landscaping, and for no other purpose.

Mr. Rea said that upon acceptance of this lease agreement, the borough would be permitted to install a small parklet similar to Sodini Parklet. The property is located at the intersection of Noblestown and Hawthorne in Rook.

Motion:

Mr. Rea made a motion, seconded by Mr. Lindsey, to authorize the proper officers to sign a lease agreement with the Wheeling & Lake Erie Railway company for the purpose of a public park, which includes the installation of a sidewalk, gazebo, and landscaping, and for no other purpose.

Mr. Lindsey stated that it would be a 50-year lease at the cost of \$1.00. Mr. Lorenzini said that the borough would be responsible for the maintenance of this property. Mr. Rea asked if the borough had a grant to pay for the installation of the parklet.

Mayor Schenck said the railway company had requested \$2 million coverage and a certificate of insurance. Mr. Montz replied that the borough has an identical lease with the railroad on another parcel of land where a row of trees had been planted. That information would be included in the borough's coverage and a certificate would be sent.

Motion carried unanimously.

3. Hale Park

Mr. Montz reported that the tennis court and basketball court fencing has been completed. The barrier fence between the parking lot and the larger children's playground is being installed, and should be completed by the end of the week. The rest of the children's playground should be finished within the next several weeks. The only item that might be delayed is the placement of the coating on the tennis court since it can only be added during weather over 60 degrees or higher.

4. Mr. Rea said he had accepted an invitation from school board member, Mr. Matt Cesario, to attend the middle school STEM (Science, Technology, Engineering, and Math) night promoting careers in those types of studies. The event had been well attended by middle school students, parents, teachers, and companies.
5. Mr. Montz said that the gentleman who had spoken about the boiler system earlier in the meeting has never contacted the borough office since the time he attended the last Council meeting. Mr. Montz said he would be sending Council a memo on the research that has been done on the boiler for the Municipal Center.

B. PUBLIC SAFETY - Mr. Lindsey**1. Ordinance #1755****Amending Chapter 325 to allow parking along the northerly side of Rothesay Avenue except from the easterly and westerly lines of Rook Park.**

Mr. Lindsey said that this ordinance needed additional work and should be tabled.

Motion:

Mr. Lindsey made a motion, seconded by Mr. Rea, to table Ordinance #1755.

Motion carried unanimously.

2. Police Officer

Mr. Lindsey reported that Council had conditionally hired a new police officer, Mr. Ryan Bacci, to fill the vacant police patrolman position. He is currently completing his medical and psychological testing. Mr. Bacci could be sworn in pending successful completion of these tests, followed by a ceremonial swearing in at the May Council meeting.

C. FINANCE - Mr. Tintori

Mr. Rea agreed to conduct the Finance portion of the meeting.

1. Motion:

Mr. Rea made a motion, seconded by Mr. Lindsey, to ratify the actions of the Borough Manager in paying the March 2016 invoices from the General Fund totaling \$51,050.34, Capital Projects Fund totaling \$26,438.96, Payroll Account totaling \$187,545.67, and Educational Service Agency totaling \$5,843.15.

Motion carried unanimously.

2. Motion:

Mr. Rea made a motion, seconded by Mr. Lindsey, to approve payment of the April 2016 invoices from the General Fund totaling \$403,386.32 and the Sanitary Sewer Maintenance Fund totaling \$1,954.32.

Motion carried unanimously.

D. STREETS & PUBLIC HEALTH - Mr. Novak

Mr. Lorenzini agreed to present the Streets & Public Health portion of the meeting in Mr. Novak's absence.

1. Resolution #1231 - Street Sweeping Agreement with PennDOT

Motion:

Mr. Lorenzini made a motion, seconded by Mr. Lindsey, to adopt Resolution #1231.

Mr. Montz said this is a three-year agreement. This agreement has been ongoing with PennDOT for almost 20 years. PennDOT pays the borough to sweep the state-maintained highways in the borough (Greentree Road, Poplar, Mansfield, and Noblestown). It is similar to the agreement with PennDOT for snow and ice removal.

Mr. Molinaro read Resolution #1231 by title only.

Roll Call Vote

Mr. Lorenzini	Yes
Mr. Lindsey	Yes
Mr. Panza	Yes
Mr. Rea	Yes
Mr. Tintori	Yes

Motion carried unanimously.

2. Consent Decree

Mr. Montz anticipated providing Council with information on how the borough will fulfill the requirements on the latest consent decree. Part of the most recent consent decree requires demonstration projects and methods to cut down the amount of water infiltration into the sanitary sewer system. Discussion continued regarding the consent decree.

E. RECREATION & COMMUNITY AFFIARS - Mr. Panza

1. General Report

(a) Mr. Panza said that Green Tree Woman's Civic Club would be holding their annual fashion show fundraiser next Saturday at the DoubleTree.

(b) Mr. Panza said a resident had told Mr. Panza how difficult it was to dispose of an unwanted television set. Mr. Panza asked if it would be possible for the borough to hold another electronics recycling event. If not, he suggested that information should be placed on the website regarding where residents could recycle their unwanted televisions. Discussion continued regarding the difficulties involved in recycling old televisions.

F. PLANNING & ZONING - Mr. Lorenzini

1. General Report

(a) Mr. Lorenzini reported that Kossman Realty had been given a demolition permit in March for the vacant apartment buildings along Greentree Road. There are no plans at this time for any development on the site.

(b) Mr. Lorenzini said the Bentley Office building construction is progressing, but he has not heard of any tenants that might be moving into this building when it is completed.

(c) Mr. Lorenzini said that there is a new owner of the former Polish Falcons Building on Iron City Drive. It is a small Pittsburgh law firm that will moving into this building and occupying the second floor.

(d) Mr. Lorenzini thanked Mr. Montz, Mr. Molinaro, and Mr. Casadei for their work in getting the owner of a property in Rook to begin improving his property that had been a problem. He asked that they continue to be vigilant that the owner continues to follow up with the agreement.

2. Proposed Zoning Ordinance

Mr. Lorenzini said that Council had received copies of the proposed zoning ordinance. The Green Tree Planning Commission has been working on this document for years and has now forwarded the document to Council for its review. The Planning Commission will formally present this version of the zoning ordinance to Council at next month's Council meeting when Mr. Sampogna and Mr. Novak should be in attendance. Mr. Lorenzini said he would like to have a Planning Committee meeting this month to discuss the document before formal presentation to see if there are any questions or comments.

Mr. Rea asked what the process would be for Council's review of the proposed zoning ordinance. Mr. Lorenzini said that Planning Commission members are very familiar with the document and could assist Council in better understanding it.

Mr. Montz suggested that Council could hold public meetings and review a different section of the zoning ordinance at each meeting. Planning Commission members would be welcome to attend and provide input. Each section would be reviewed with a focus on the changes that had been made in that section or zoning district. Council could then provide input on whether they agreed with these changes or felt they needed to be changed. Mr. Montz said he wanted Council to understand what changes had been made to the zoning ordinances. Discussion continued regarding some the details that would need to be addressed by state law.

Mr. Rea asked if Council would be approving the document section by section. Mr. Montz replied that the document must be approved as a whole and cannot be approved by individual sections, but each review meeting would address a specific section for review and discussion. He encouraged Council members to review the ordinance. Discussion continued regarding some of the changes that have been made throughout the proposed zoning ordinance.

Mr. Molinaro said that without a redline version of the zoning ordinance it would be very difficult to determine what changes had been made. He felt the ordinance should be presented to Council in a different format so that they could compare the current ordinance with the proposed ordinance. Mr. Montz replied that the proposed ordinance was written in a different format. Mr. Lorenzini said that the document had large changes from 15 districts to 10 districts, and the creation of a redline version was not possible. Discussion continued regarding some of the details of the ordinance and the reasons why a redline version of the ordinance could not be provided.

Council decided that they would review the proposed zoning ordinance section by section, and would begin with a meeting on Monday, April 25th at 7:30 p.m. Mr. Montz said he would send his key points of discussion for the Single-Family Residential District to Council before this meeting. Discussion continued regarding the review procedure.

LIAISON REPORTS

A. MRTSA - Mr. Montz

Mr. Montz said that MRTSA is installing vaults to secure narcotics and the Rotary will be assisting MRTSA in purchasing one of the vaults.

Mr. Montz said that Council had discussed MRTSA and the police department's use of Narcan at the last meeting. He said that schools are in the process of being trained in the use of Narcan and they will also keep it on hand in case a situation arises. When asked, Chief Cleary stated that the Green Tree Police Department had already had a situation where Narcan had been used.

B. Char West COG - Mr. Novak

With Mr. Novak's absence this evening, there was no report.

C. Library - Mr. Sampogna

With Mr. Sampogna's absence this evening, there was no report.

PRESIDENT'S REPORT - Mr. Sampogna

With Mr. Sampogna's absence this evening, there was no report.

SOLICITOR'S REPORT - Mr. Molinaro

Mr. Molinaro had nothing to report at this time.

MANAGER'S REPORT - Mr. Montz

1. Mr. Montz reported that the auditors have been working on the books and should have a report in a month.

ADJOURNMENT

Motion:

Mr. Panza made a motion, seconded by Mr. Lindsey, to adjourn the meeting.

Motion carried unanimously.

Mark Sampogna, President

W. David Montz, Manager