

**BOROUGH OF GREEN TREE
COUNCIL MEETING
JUNE 6, 2016**

Call to Order / Silence for Meditation / Pledge of Allegiance

Green Tree Borough Council met on Monday, June 6, 2016 at 7:30 p.m. in the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, Pennsylvania. Mr. Sampogna reported that Council had held an Executive Session prior to this meeting where they had discussed Public Works personnel matters.

ROLL CALL

Members Present:

Mark Sampogna, President of Council
David Lorenzini
John Novak
Ron Panza
David Rea
Arthur Tintori

Also Present:

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

Absent:

Mayor Edward A. Schenck
Rino Lindsey

PUBLIC HEARING

To consider the request by Nakama Express West, LLC to transfer Liquor License No. R-9837, formerly used at 812 Amity Street, Homestead, PA 15120, from Homestead, PA to Green Tree Borough for use at Nakama Express West, LLC, 875 Greentree Road, Green Tree Borough, PA 15220.

Mr. Sampogna noted that the Borough Manager has presented proof of publication that this public hearing was properly advertised in the Pittsburgh Post-Gazette. Mr. Montz noted that the address for the proposed location of the liquor license would be in Building #7 of the Parkway Center Office Complex.

Ms. Holly Guna of Caputo & Caputo and Mr. Robert Gomes, owner of Nakama Express West, LLC, were present. Ms. Guna said the liquor license was being purchased and transferred from 812 Amity Street in Homestead. There is no relationship between the seller and the purchaser. Mr. Gomes is purchasing the license to transfer it to the Green Tree location and it will be a new, clean license. The public hearing is the first step in the transfer of the license, followed by an application with the Liquor Control Board, which should take about 60-90 days.

Ms. Guna described the food that would be served at the Green Tree Nakama. They will be serving the traditional foods as offered in their other restaurants, but will also serve breakfast, lunch, and dinner with a deli counter that will serve sandwiches and pizza. The hours will be 7:00 a.m. to 9:00 p.m. on weekdays, and 10:00 a.m. to 9:00 p.m. on weekends. The restaurant will have seating for approximately 120 plus the bar space and an additional 30 spaces outside. There will be approximately 25-30 employees.

Mr. Lorenzini asked if Mr. Gome was the sole owner of all the Nakama businesses. He said he was. Mr. Lorenzini asked if there would also be food trucks. Mr. Gome replied that there would

not be food trucks. Mr. Lorenzini asked what Mr. Gome's business would bring to Green Tree. Mr. Gome replied that he would provide a lunch service for the people who work in Parkway Center, a place to eat for those staying at the Holiday Inn Express, and an after work meeting place. They would be employing about 25-30 people for the restaurant.

Mr. Lorenzini asked if Mr. Gome would be on the premises or if other managers would be running the restaurant. Mr. Gome said that he has managers at his restaurants, but he is usually on the premises at his restaurants at some time each day.

When asked, Mr. Montz said that the owner already has a permit to install the restaurant and they have already started remodeling the area. The public hearing is specifically for the transfer of the liquor license. The restaurant area was formerly The Terrace Room restaurant. There are about 5,000 individuals who work in the Parkway Center complex with limited lunchtimes and the complex owners were seeking someone who could provide food on site at lunchtime as well as a place that could provide some socialization after work hours.

Mr. Montz stated that the area being remodeled for the Nakama restaurant has been vacant for several years, but had previously always had a liquor license at that establishment. Mr. Lorenzini asked if Mr. Gome had any liquor license warnings or violations at any of his other restaurants. Mr. Gome replied that he has never had a violation in all the years he has been running the restaurants. Discussion continued regarding the proposed layout of the restaurant and deli.

Ms. Guna said there would be a local manager for the Nakama and who will receive RAMP certification and responsible alcohol management training. There are a number of steps that must be met before receiving PLCB approvals.

Mr. Lorenzini asked when Mr. Gome anticipated opening the restaurant. Mr. Gome replied that he hoped to have it open within a few months. Mr. Rea asked how large the bar area would be. Mr. Gome said that the bar would seat 18 individuals with a number of additional tables and seating around the bar. Discussion continued regarding details of starting up a new restaurant in the area.

Mr. Tintori wished Mr. Gome good luck in his Green Tree restaurant endeavor and felt it would be a good opportunity for everyone.

Mr. Sampogna asked if anyone had any public comments regarding this public hearing. There was no one present who wished to be heard. Mr. Sampogna closed the public hearing at this time.

COMMUNITY PRIDE

Mayor's Award for Community Service - Naomi Fanelli

Mr. Sampogna stated that neither the Mayor nor the recipient of this award were present.

APPROVAL OF THE MINUTES

April 25, 2016 | May 2, 2016 | May 16, 2016

Motion:

Mr. Tintori made a motion, seconded by Mr. Novak, to approve the minutes of the April 25, 2016, May 2, 2016, and May 16, 2016 Council meetings as presented.

Motion carried, with Mr. Lorenzini abstaining from the May 16, 2016 vote since he had not attended this meeting.

HEARING OF THE CITIZENS

There was no one present who wished to be heard.

MAYOR'S REPORT - Mayor Schenck

In the absence of Mayor Schenck, there was no Mayor's Report this evening.

REPORT OF BOROUGH COUNCIL COMMITTEES

A. PUBLIC SAFETY - Mr. Lindsey

Mr. Rea conducted the Public Safety Report in the absence of Mr. Lindsey.

1. Resolution #1232

Approving the transfer of Restaurant Liquor License R-9837 into Green Tree from Homestead, PA.

Motion:

Mr. Rea made a motion, seconded by Mr. Novak, to adopt the approval of the transfer of Restaurant Liquor License R-9837 into Green Tree Borough from Homestead, PA.

Mr. Molinaro read Resolution #1232 by title only.

Motion approved unanimously.

Mr. Molinaro said that the borough would provide the applicants a copy of the signed and completed resolution.

2. Motion:

Mr. Rea made a motion, seconded by Mr. Novak, to authorize the proper officers to execute the Southwestern Pennsylvania Corporation (SPC) grant agreement for upgrades to traffic signals along Greentree Road.

Mr. Sampogna said that the grant was for \$396,000, which is 80% of the estimated cost of the \$495,000 for the project. The borough is required to pay the balance of 20%, estimated to be \$99,000. These improvements would upgrade eight (8) intersections along Greentree Road with new controls and re-timing of the traffic signals.

Mr. Novak asked if the improvements being made to the intersection at Warriors and Greentree Road could be delayed. Mr. Montz said that he would contact PennDOT to see if anything else could be done, but said PennDOT felt it was a problem with the changeable direction of the center lane at this intersection. Discussion continued regarding the signalization at Warriors and Greentree Road.

Motion carried unanimously.

3. Motion:

Mr. Rea made a motion, seconded by Mr. Lorenzini, to authorize the Chief of Police to execute the Commonwealth Law Enforcement Assistance Network

(CLEAN) Access Agreement with the Allegheny County Department of Emergency Services/Enhanced 9-1-1.

Chief Cleary stated that this agreement is a boilerplate agreement that the Commonwealth requests from every emergency service organization in the state. It needs to be updated because of Allegheny County's recent change in the Chief of Emergency Services.

Motion carried unanimously.

B. FINANCE - Mr. Tintori

1. Motion:

Mr. Tintori made a motion, seconded by Mr. Lorenzini, to ratify the actions of the Borough Manager in paying the May 2016 invoices from the General Fund totaling \$51,677.56, Payroll Account totaling \$203,156.31, and Educational Service Agency totaling \$5,340.30.

Motion carried unanimously.

2. Motion:

Mr. Tintori made a motion, seconded by Mr. Novak, to approve payment of the June 2016 invoices from the General Fund totaling \$160,992.98, and the Capital Projects Fund totaling \$57,653.00.

Motion carried unanimously.

C. STREETS & PUBLIC HEALTH - Mr. Novak

1. Motion:

Mr. Novak made a motion, seconded by Mr. Rea, to authorize the proper officers to execute a Memo of Understanding between the Borough and the Allegheny County Conservation District for them to perform all aspects of permitting and inspection for Erosion and Sediment Control Permits.

Mr. Novak said ACCD permitting involves projects over 5,000 square feet. Mr. Montz said the borough would conduct the inspections and permitting for sites under 5,000 square feet.

2. Motion:

Mr. Novak made a motion, seconded by Mr. Lorenzini, to authorize the Borough Manager to award the sidewalk replacement contract on Noblestown Road and Hawthorne Avenue to Baiano Construction, Inc. in the amount of \$119,600.00.

Mr. Sampogna noted that the two bidders were Casper Colosimo & Son, Inc. (\$185,636.00) and Baiano Construction, Inc. (\$119,600.00). Mr. Rea asked if the borough had worked with Baiano Construction in the past. Mr. Montz replied that the borough has never worked with Baiano Construction, but the Borough Engineer had checked their references and they come highly recommended.

Motion carried unanimously.

3. Motion:

Mr. Novak made a motion, seconded by Mr. Lorenzini, to authorize the proper officers to execute a contract amendment with Cargill, amending the current contract to store rock salt not yet purchased against the eighty percent (80%) minimum purchase requirement for the 2015-2016 winter season.

Mr. Montz said that due to a mild winter the borough did not take delivery of the salt it had purchased. The contract requires the borough to take 80% of the contract, or about 800 tons of salt, by July 31. Cargill has agreed to extend this date for a fee. After the pool closes and the recycling bins can be moved, the borough can accept delivery of the salt in October to be placed near the Public Works building.

Motion carried unanimously.

4. General Report

Mr. Novak said that the sewers along Parkedge Road have all been re-lined. An inspection is still needed and should be completed soon.

D. RECREATION & COMMUNITY AFFAIRS - Mr. Panza**1. General Report**

Mr. Panza said he had received a request from a resident for the installation of a pet waste bag dispenser at Sodini Parklet.

E. PUBLIC PROPERTY & EQUIPMENT - Mr. Rea**1. Hale Park**

Mr. Rea reported that the Hale Park renovations are completed and in use. The park looks great. Discussion continued regarding the Hale Park renovations.

2. Wilson Park Pool

Mr. Rea said the pool heater is working well. Mr. Montz said a new thermostat will be installed for the pool heater because there have been some problems with the current thermostat. Not many residents are taking advantage of the pool chair storage, however the healthier food offerings at the concession stand have been a big hit.

F. PLANNING & ZONING - Mr. Lorenzini**1. General Report**

Mr. Lorenzini reported that Planning Commission did not meet during the month of May. However, Planning Commission member, Mrs. Bakin, had attended Council's zoning ordinance review workshop meeting on May 16. Mr. Lorenzini asked if Council could meet sometime in June for another review session of the proposed zoning ordinance. After a discussion, it seemed that Council could not come up with an agreed upon meeting time due to other commitments and meetings. Mr. Montz said he would try to see if a June meeting could be scheduled at a later time.

Mr. Lorenzini said the Zoning Hearing Board met on May 19 for a variance request for two different applicants: the Hampton Inn and Boos Development. The Hampton Inn requested a variance for a larger directional sign to help visitors locate the entrance to the hotel. It had been approved. The Zoning Hearing Board addressed four variance requests from Boos Development for the construction of a Burger King at the corner of

Noblestown Road and School Street. Two variances were for the drive-thru lanes and two others were for signage. Three out of the four requests were approved, with the number of drive-thru lanes being denied. Discussion continued regarding the development at this site.

LIAISON REPORTS

A. MRTSA - Mr. Montz

Mr. Montz had nothing to report at this time.

B. Char West COG - Mr. Novak

Mr. Novak reported that Mr. Michael Meyer, the COG Engineer, gave a report on the pavement management program, detailing various types of sidewalk surfaces and services that could be purchased that would save money and maintenance. Discussion continued regarding the borough getting involved in these types of joint contract agreements.

C. Library - Mr. Sampogna

Mr. Sampogna said the Library Board had discussed a number of their policies at the May meeting, such as the whistle-blower policy and the diversity policy.

Mr. Sampogna listed a number of upcoming library events, i.e., Summer Reading Program (starting 6/10), Outdoor Storytime (6/13), Author Chat (6/14), Ice Cream Storytime (6/15 with a second one in August), Stuffed Animal Sleepover and Storytime (6/24), and Christmas in July (starting 7/1).

PRESIDENT'S REPORT - Mr. Sampogna

A. CONNECT

Mr. Sampogna said CONNECT held a workshop on blighted and abandoned properties that had been well attended. The CONNECT meeting on May 19 had a presentation by the Deputy State Treasurer for Fiscal Operations about the Pennsylvania Sustainable Finance Program offering a number of energy savings programs. Mr. George Jugovic from PennFuture spoke about the Duquesne Light streetlight program. A manager from Sustainable Pittsburgh spoke about the Sustainable Pennsylvania certification program and grants available to help communities meet sustainable qualifications.

B. Mr. Sampogna said there would be additional Parkway West closures during the next several days.

SOLICITOR'S REPORT - Mr. Molinaro

Mr. Molinaro had nothing to report at this time.

MANAGER'S REPORT - Mr. Montz

A. Mr. Montz said Chief Cleary and the Police Department, along with the Public Works Department, will be passing out free passes for ice cream cones to children whom they see throughout the borough doing safe or helpful things, such as wearing bike helmets while riding, using crosswalks, picking up garbage and putting it in the garbage cans, etc.

B. A battery back up has been installed at the Poplar Street intersection for the traffic signals since that signal seems to go out a lot.

- C.** Wilson Park Pool opens all day starting on Thursday, June 9.
- D.** Green Tree's Summer Concert Series starts on Thursday, July 7 at 7:00 p.m. at the Green Tree Park Gazebo with Nick Fiasco, a Frank Sinatra/Bobby Darin/Dean Martin singer.
- E.** Green Tree's Health & Wellness Fair will be on Thursday, June 30 from 4:00 to 7:00 p.m. in Green Tree Park near the Green Tree Farmers Market. Mr. Sampogna noted that there would be a formal presentation at Green Tree Park Gazebo at 6:00 p.m. with County Executive Rich Fitzgerald and Dr. Karen Hacker from the Allegheny County Health Department to recognize Green Tree as a Live Well Community. Mr. Sampogna said that the Recreation Director has done an outstanding job putting together a number of vendors who will be there to hand out information and giveaways.
- F.** Mr. Montz said that the summer programs have been well received with a lot of sign-ups for the many various events going on.

ADJOURNMENT

Motion:

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

Motion carried unanimously.

Mark Sampogna, President

W. David Montz, Manager

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