

**BOROUGH OF GREEN TREE
COUNCIL MEETING
SEPTEMBER 9, 2024**

Call to Order / Moment of Silence / Pledge of Allegiance

Green Tree Borough Council met on Monday, September 9, 2024 at 7:30 pm in the Sycamore Room of the Green Tree Municipal Center, 10 West Manilla Avenue, Pittsburgh, PA 15220.

ROLL CALL

Members Present:

Edward Schenck, Mayor
Arthur Tintori, President
Shannon Barron
Ron Panza
David Rea
Craig Romanovich
Emily Schwartz

Also Present:

Judy Miller, Borough Manager
Jake Leyland, Borough Solicitor
Kim Beck, Stenographer

APPROVAL OF THE MINUTES

August 5, 2024

Motion:

Ms. Schwartz made a motion, seconded by Mr. Panza, to approve the August 5 minutes as presented.

Motion carried 4-0-2, with abstentions from Ms. Barron and Mr. Panza as they had not attended this meeting.

Mr. Romanovich gave the following statement:

"I am sitting here today knowing that I am going to be leaving Green Tree in a few short months. With that said, I am resigning my position as a member of Council effective immediately. This decision was not taken lightly, and contrary to the rumors, I am not being 'ran off Council' or 'resigning because of community pressure.'

It is important to share the following, so everybody understands, and it is clear. A year ago, my family started a path down trying to build a new home within the community of Green Tree. Unfortunately, there were no lots suitable to build what we wanted, so we made the decision to stay in Green Tree and we poured a decent amount of money into upgrading our home. Fast forward to July of this year. As we were driving to a friend's home, we passed a new construction community and decided to drive through because the major discussions that need to take place on making that type of decision had already happened. We just simply explored the model homes and fell in love. After a lengthy discussion on the positives and negatives of building outside of Green Tree, we made the decision that we feel is best for our family and signed a contract in early August. Thus, we are building a new home outside of Green Tree.

It has been an honor to serve on this Council. Green Tree is a great community; a community that while growing up in the city I wanted to live in, and I have for the past 14 years. Thank you for your faith in me over the last few years. I hope that I have left a positive mark in all that I have worked hard to do for Green Tree. The reason I am doing this now and not in February when I decide to move is because I cannot, in good conscious, sit here and vote on issues that are going to have short- and long-term impacts on this community, business and individuals. So therefore, I am resigning, effective immediately. Again, I thank everybody for their time, and I hope to see a lot more community engagement, as we are seeing right now. Stay informed. Stay informed. Stay informed. That is your responsibility. Stay informed. Thank you."

Mr. Romanovich left the meeting at this time.

HEARING OF THE CITIZENS

Mr. Leyland reminded residents that the Hearing of the Citizens is an opportunity to provide public comment for Council to consider. This is not meant to be a formal question and answer between residents and Council.

Christine Short – 251 Parkedge Road

1. Ms. Short acknowledged Jen Mathie, Amelia Folkmire, and Abby Serakowski, along with the counselors and volunteers, for another successful Summer Recreation program. They had around 200 kids sign up, and the Recreation Board would not have been able to run the program without them.
2. The annual Senior Picnic was held on August 4. Over 100 seniors attended the picnic, and Ms. Short heard it went very well.
3. There are eight weeks remaining for the 2024 Farmers Market in Green Tree Park.
4. The Borough's annual Halloween event will be held at 5:00pm on October 26 at the Fire Station.
5. The wreath-making event will be held on November 21 at 7:00pm in the Borough building.
6. Light Up Green Tree will be held on November 23 this year due to some scheduling issues. It is the same night as Pittsburgh's Light Up Night, but residents can watch the fireworks from the parking lot after Light Up Green Tree ends.

M.K. Swartsfager – 1195 Greentree Road

1. Mr. Swartsfager gave the following statement:

"I want to start by saying thank you. I know that you all volunteered to be here, to be a part of civic action. That is what we are all doing here too, spending an evening away from what we could be doing to participate in this conversation. I know it is not a conversation, but to participate in the dialog about this, to be heard. I know that in the context of your duty, you took an oath, and I am certain that that included an oath to be transparent, or at least a requirement to be transparent and accountable.

So, I rise to speak about the pool. We were told that decisions were made about the pool from data-driven positions; that data informed those decisions, and I would like to believe that, but I can see no reason answers cannot be made available if there is good data. I can see no reason why all of us have so many questions about how that process happened, and what is happening, and why decisions were made, and I can tell you that these are impactful to us. My young daughters are swimmers, both are on the swim team, and I am a lifelong swimmer. And I can tell you that the current pool is quite suitable to our uses, and the next pool plan, from what I can tell, does not appear to be, specifically the four foot distance. I know that Council discussed the difference between four-foot depth and five-foot depth, but I rise with a simple question – why? Why was that not followed through? And I know that you are not going to answer it now, and that is okay, but I ask you to reconsider.

There is not a lot that I think we are here asking for, other than things that are essential to good government; transparency and accountability. So, I ask please take a moment to consider the oath and reconsider what we are asking to do. That could be as simple as providing information. It could

be as simple as providing answers, but you need a minute to do that, and the current plan, proceeding on the current timeline, does not do that. Thank you.”

Tammy Feeney – 55 Rhodes Avenue

1. Ms. Feeney gave the following statement:

“I am asking you to put a pause on the pool project and gather more information. I am also asking you to listen to and include the community in your decision making on this and future issues within the Borough. The community has had many questions to Council that they wanted answered, and other than David, Shannon was the only one to respond, though she did not answer much of anything. David has been very open and has provided the community with as many answers as he possibly can. I find it mind boggling that a Council that was elected by the community continues to disregard the voices of those that elected them. We have hundreds of signatures on a petition, emails have been sent to you, and phone conversations have been had, yet you still avoid providing a community with legitimate data as to why we should go with a smaller pool. How many people will it take until you say to yourself, ‘We need to pause’? All I hear is ‘reach out to Council.’ Yet when we do, there are no responses, or we are given the run-around. It is not too much to ask you to consult stakeholders in the decision-making process.

Regarding the pool, it is not too late to pause things and do it right. There is no reason that the pool cannot be the same size as the existing pool. We have talked many times that reducing the pool size will limit the space of pool users, as well as affect the water aerobics program.

I know you are looking to make the lanes a little bit larger than the four-foot; I believe that is going to be discussed this evening. But why not just go five? We know that there is a safety concern.

I have heard a few comments about how it will cost more to run the pool, but I believe with the updated pumps, it will be less to operate than where we are presently. As I understand, the pool did not really leak as much as it has in years past. Why not get our ducks in a row, work together by pausing things and getting input, open the pool next summer, and proceed with a pool that makes sense for our growing community, and break ground the day after Labor Day next year.

It is important that Council is transparent, communicates better, and is held accountable in all matters to become effective leaders in this Borough. This is a compassionate community that wants the best for one another and deserves nothing less. A lot of you are parents, and I am sure you teach your children to stick up for themselves and fight for what is right and what they believe, and that is why we are here tonight. Do you know that the greatest communicators are the best listeners? It is time for you to listen to the people and hear their voices. It is time to pause this project.”

Nicholas Callas – 322 Forest Drive

1. Mr. Callas said that he has been attending the pool his entire life and does not understand the changes Council plans on making to the pool.
2. Mr. Callas stated that he works for Bethel Park and is part of their public access television station where he helps residents, and the mayor create content for television. He recently learned that Green Tree has a television station where they play pictures of bulletins with no music. Mr. Callas said that he believes there are many different cheap and effective ways for the Borough to communicate with the community.

Mr. Callas suggested that the Borough consider hiring a communication team who are specialists in communicating with residents in the best way possible. He said that if he had known Green Tree had a television station, he would have been more active in making content during his high school

years. Mr. Callas noted that special equipment is not needed; people are now able to stream and film on their phones. Mr. Callas stated that he would like to see the Borough use this television station in a more impactful way and hire a communications department.

Sam Salopek – 1195 Greentree Road

1. Ms. Salopek gave the following statement:

“I want to talk about the poor communication that we have all experienced, not only during the course of this project, but over the course of your times on Council. During the June 17 workshop, Mr. Colautti noted his concern over the Borough’s lack of communication when promoting the pool project and the pool meeting. Despite Mr. Colautti’s voiced concerns of poor communication and advertisement of the meeting regarding the pool design vote, Borough government made no changes to the communication tools they employed to notify the community about the pool design vote that was rescheduled for July 1, and they held the vote.

The Borough government’s persistent lack of communication continued. On August 14, a community-organized meeting gathered community input, compiled that information, and send it via email to Council on August 17. In all, we sent five pages of questions, concerns, and thoughts. We received a response from Council member Barron on August 27. Though we appreciate Council member Barron’s response to our original email, it failed to address our valid questions, thoughts, and concerns. I will show several examples of input gathered during that meeting that specifically addressed the Borough’s lack of communication.

Question: Why is there a lack of clarity regarding this project?

Question: Why can’t information regarding this project be communicated through the Green Tree newsletter every quarter?

Question: Why wasn’t this advertised better to the community?

Question: Why can’t we better advertise workshop sessions before they occur, versus after the vote is done?

Comments: Give more information to the residents in a timely manner. Be transparent. This resident just wanted you to communicate and answer their questions. Provide an official statement, an infographic, something that explains the decision-making process; information that was considered; research that was conducted; community input that was gathered; something that will tell the public the reason that this design was the right choice for the community, both now and in the future. This resident wants you to get better at communicating. This resident wants you to be transparent on all Borough matters. And I could go on, but I think I made my point. The community is asking something from you, and we will continue asking until we receive the acknowledgement and response that we deserve. We want communication.

We want Council to address the lack of opportunity of notice and comment from the public when promoting pool design workshops and meetings, as highlighted by Mr. Colautti’s June 17 statement. Specifically, Council must address the absence of pool project postings at Wilson Park, and the failure to use automated notifications and social media postings that clearly noted pool design workshop opportunities. Council must remedy the failure to solicit stakeholder involvement by publishing answers and responses to questions regarding the pool renovation project and publishing specific information and processes the Council committee used when evaluating the pool design. We want transparency. We want accountability. We want a vote to pause the pool project to be added to the agenda.”

Jane Terlion – 14 Elmhurst Road

1. Ms. Terlion stated that there are weeds growing over the sidewalk at 1080 Greentree Road. She said that she has photos of the property to show Council. Ms. Miller asked Ms. Terlion to send the photos to her via email after tonight's meeting.

John Coppler – 57 Rhodes Avenue

1. Mr. Coppler noted that a gentleman had come to last month's Council meeting to discuss solar panels and asked Council to appoint someone to research the topic. He said that he has solar panels on his house. It did not cost him any money to have them installed. Mr. Coppler stated that he would like the Borough to consider having solar panels installed on the new pool to help offset the cost of running it each summer.

Tom Sullivan – 152 Parkedge Road

1. Mr. Sullivan stated that last month's recording of the Council meeting was one of the most difficult videos he has ever tried to watch. He said that the technology exists to create a better livestream.
2. Mr. Sullivan said that more people have discussed the pool with Council members over the past two months than have had conversations with them the rest of the time they have been on council. He said that he has two young children in this community and does not understand why the Borough wants to shrink the pool. Mr. Sullivan stated that he has heard many compelling arguments about why the larger pool is better for the community but has not heard one argument to support a smaller, more expensive pool. He asked the residents who support the smaller pool to reach out and explain why they think it is the better option for the community.

Russ Barron – 8 Pocono Drive

1. Mr. Barron gave the following statement:

"I think it is important that Council hear from someone who disagrees with the small vocal minority present tonight. I feel it is important that you hear from someone who is proud of the work that Council has done, proud of the database decisions that they have made over the last few months related to the pool, and deeply, deeply saddened by the conduct of some members of this body, as well as some members of this community and how they react to members of this Council and their families. My family has had to endure snide comments, snippy remarks, things that should not be said in public, directed at us in Facebook forums, directly at the pool, and here at this meeting tonight. That is uncalled for. I think we should all remain civil, and we should all do our best to engage not only with our fellow residents, but also with Council, which is a great point.

Of all the people here tonight demanding information from Council and demanding transparency and accountability, I would love to see some of them reach out to the Council members individually and ask why they voted certain ways. You have reached out as a collective body and sent hundreds, dozens, however many questions. I have been to those meetings; I understand how it went and what was on those post it notes. I also understand that, sitting across the table from a Council member, how many of you actually reached out personally to a Council member to address your concerns. The answer is less than one hand's fingers. I think that is a shame. If we are going to base our community-reactive politics on what we think we know versus what we actually know and what the facts are, I think that is shameful. I think that talking over people as they speak is also shameful, but here we are. We were given a respectful forum to discuss these issues, and I think that we would all do very well to lower the temperature of the room and approach each other face-to-face as people we have shared views with; our neighbors, our colleagues, and our friends in this community. I think we could all learn something from a bit of civility. Thank you."

Diane Roche – 318 Cabrini Drive

1. Ms. Roche stated that she goes to the pool almost every day during the summer with her grandchildren. She said that she does not understand why Council would want to remove the three- and four-foot areas of the pool, which is where children learn to swim.
2. Ms. Roche said that she was informed that the pool needs to be replaced due to a leak and asked why the leak could not be fixed, rather than spending 5 million dollars on a new pool. If the pool cannot be repaired, she asked Council to keep the same pool size and design.
3. Ms. Roche stated that she did not see any signs at the pool advertising the pool redesign. She said that she did not hear any conversation about the pool being changed while she was up there over the summer.
4. Ms. Roche said that she did not understand how six members of Council could make this decision. She stated that if Council cannot be transparent with the community on these decisions or put a large decision such as the pool on the ballot for a vote, then the residents should vote for Council members who will listen to them.

Slava Baravik – 128 Sheldon Avenue

1. Mr. Baravik asked which general contractor took the deal for the pool reconstruction. Mr. Tintori stated that the Borough has not hired a contractor for the pool reconstruction at this time.

Christopher Alan – 252 Parkedge Road, 996 Greentree Road, 1000 Greentree Road

1. Mr. Alan announced his intent to fill one of the vacant Council positions.
2. Mr. Alan stated that the community has not heard or seen any data given by the “large, silent majority”. He said that he spoke with Ms. Barron over the phone and discussed fertility rates and the square footage of human bodies but did not hear about the heart of the community members. Mr. Alan stated that Council did not ask the community members for their input, aside from a workshop meeting. He asked Council to listen to the heart of the community, because that is what really keeps this community going. Ms. Barron stated that they did not discuss the square footage of the human body during their conversation.

Pete Garretson – 1163 Tranter Avenue

1. Mr. Garretson said he was in favor of Council voting to pause the pool project. As the father of three young children, he understands how busy many of the residents in the community are during the week. Mr. Garretson stated that while the residents have a duty to understand what is happening in the community and try to seek out information, he thinks that with a decision of this size, a more authentic effort should be made to try to find out how the residents feel. He said that Green Tree is a small, wonderful community that does not have some of the bells and whistles that draw people to other communities, including housing plans, bigger houses, and new schools. The Borough does, however, has a wonderful pool, and it is very important to the culture of this community. Mr. Garretson asked Council to pause the decision and seek more information from the stakeholders to make a more informed decision on this project.
2. Mr. Garretson said that he agreed with an earlier comment that the weeds on Greentree Road need to be addressed.

COMMUNITY PRIDE PRESENTATION**A. Proclamation honoring Lifeguard rescue efforts at Green Tree Borough Wilson Swimming Pool**

Mr. Rea stated that he would like to table the presentation tonight due to the lack of recognized lifeguards being present at the meeting and some errors on the proclamation.

Motion:

Mr. Rea made a motion, seconded by Ms. Schwartz, to table this proclamation until the October Council meeting.

Motion carried unanimously.

NEW BUSINESS**A. Accept Resignation of Jim Turocy – Mr. Tintori****Motion:**

Ms. Barron made a motion, seconded by Ms. Schwartz, to accept the resignation of Jim Turocy effective August 6, 2024.

Motion carried unanimously.

Mr. Rea asked if Council could add the acceptance of Mr. Romanovich's resignation to tonight's agenda. Mr. Leyland explained that the way the charter is written, it will have to be announced at the next regularly scheduled meeting.

Mr. Rea asked if Council should do a temporary reorganization of Council committees. He explained that there are some critical things happening in Public Safety, and he needs the support of additional Council members on his committee, and the two members on his committee have both resigned. Mr. Tintori stated that he would review the current committees and determine how to reorganize the committees until the vacant positions are filled.

Mr. Leyland explained that an ad will be going out this Thursday to advertise the vacant Council seat from Mr. Turocy's resignation. Residents will have 10 days from the date of the posting to request an interview and then Council will schedule a date to interview all interested applicants. Council will have 60 days from the date of the publication to vote on the appointment.

B. Finance and General Policy – Mr. Tintori**1. Motion:**

Mr. Tintori made a motion, seconded by Ms. Schwartz, to ratify the actions of the Borough Manager in paying the August 2024 invoices from the General Fund totaling \$82,258.51; Capital Projects Fund totaling \$30,791.70; Payroll Account Fund totaling \$245,250.18; Educational Service Agency totaling \$585.33; and Credit Card June 2024 totaling \$9,507.03.

Motion carried 3-0-2, with abstentions from Ms. Barron and Mr. Rea.

2. Motion:

Mr. Tintori made a motion, seconded by Ms. Schwartz, to approve payment of the September 2024 invoices from the General Fund totaling \$206,456.26; Storm Sewer Fund totaling \$43,131.98; Sanitary Sewer Fund totaling \$13,699.77; Capital Projects Fund totaling \$89,797.27; Bond Fund totaling \$72,457.14; and Fire Department Apparatus Fund totaling \$12,669.95.

Motion carried unanimously.

3. **Ordinance #1351**
Vacant Property known as Lot and Block #67-R-325

Motion:

Mr. Tintori made a motion, seconded by Ms. Barron, to adopt Resolution #1351, approving that the acquisition and subsequent disposition of the parcel of vacant property known as Lot and Block #67-R-325 would be in accordance with the Comprehensive Plan of the Municipality.

Ms. Miller explained that this is a program that is run by Allegheny County, and if a resident has a home that is adjacent to a vacant, tax-delinquent piece of property, they can apply to secure the lot through Allegheny County.

Roll Call Vote:

Ms. Barron	Yes
Mr. Panza	Yes
Mr. Rea	Yes
Ms. Schwartz	Yes
Mr. Tintori	Yes

Motion carried unanimously.

Ms. Schwartz stated that this piece of property is a corner lot in Rook that has been tax-delinquent for over 60 years.

C. **Infrastructure – Mr. Romanovich**

1. **Contract Award – 2024 – 2029 Sanitary Sewer O&M CCTV Program**

Motion:

Ms. Schwartz made a motion, seconded by Ms. Barron, to award a contract to Wilson Excavating & Utility Construction, LLC for the 2024-2029 Sanitary Sewer Operations and Maintenance CCTV Program as outlined in the Borough Engineer's/Manager's correspondence dated August 26, 2024.

Mr. Rea stated that the bid tabulation sheet was not included in Council's agenda packet, so Council was not able to compare the bid presented by Wilson Excavating & Utility Construction, LLC to the other bids received for the project.

The motion failed to pass, 0-5.

Motion:

Mr. Rea made a motion, seconded by Ms. Schwartz, to table this motion to next month, when more specific information is provided.

Motion carried unanimously.

2. **Resolution #1352**
Redevelopment Authority of Allegheny County (RAAC) Grant for Holiday Drive and Mansfield Avenue Storm Sewer Improvements

Motion:

Ms. Schwartz made a motion, seconded by Ms. Barron, to adopt Resolution #1352, designating the Borough Manager to execute all documents and agreements between the

Borough of Green Tree and RAAC to assist in obtaining a grant in the amount of \$500,000 to be used for Holiday Drive and Mansfield Avenue Storm Sewer Improvements.

Ms. Miller explained that the Borough came across some significant storm sewer infrastructure deficiencies last summer. The estimated cost for the entire project is \$1.4 million. The Borough is currently in the process of repairing a small segment that is in need of immediate repair, which is estimated to cost \$149,000. This grant would allow the Borough to continue to complete repairs on other damaged segments.

Roll Call Vote:

Ms. Schwartz	Yes
Ms. Barron	Yes
Mr. Panza	Yes
Mr. Rea	Yes
Mr. Tintori	Yes

Motion carried unanimously.

D. Planning and Zoning – Ms. Schwartz

1. SD-01-24 Bonassi Plan of Lots

Motion:

Ms. Schwartz made a motion, seconded by Ms. Barron, to approve SD-01-24 Consolidation Plan, creating Lot 59-1A and Lot 59-1B located at 754 Noblestown Road in accordance with the Planning Commission recommendation dates August 28, 2024.

Motion carried unanimously.

E. Public Facilities – Ms. Barron

1. Resolution #1353

Redevelopment Authority of Allegheny County (RAAC) Grant for the Green Tree Swimming Pool Bathhouse Renovations

Motion:

Ms. Barron made a motion, seconded by Ms. Schwartz, to adopt Resolution #1353, designating the Borough Manager to execute all documents and agreements between the Borough of Green Tree and RAAC to assist in obtaining a grant in the amount of \$500,000 to be used for the Green Tree Swimming Pool Bathhouse Renovations.

Ms. Barron explained that the bath house renovations would be separate from the pool renovations. If the Borough is awarded this grant, they would be able to use this money to put toward bath house renovations. Mr. Rea asked when Council had discussed renovating the bath house. Ms. Miller explained that there are some significant plumbing issues, along with asbestos that has been recommended to be removed. She stated that the Borough does not have to accept the grant money if they are approved, but the application window is currently open.

Mr. Rea asked when the bathhouse would be renovated. Ms. Miller explained that they do not have any specific details about the project at this time. Once the Borough learns whether they have been awarded a grant, Council can decide whether they want to have the bathhouse renovated. Council continued to discuss the bathhouse and whether renovations are necessary.

Mr. Rea stated that he will be voting no on this grant as there is not enough information about the project at this time.

Roll Call Vote:

Ms. Barron	Yes
Mr. Panza	Yes
Mr. Rea	No
Ms. Schwartz	Yes
Mr. Tintori	Yes

Motion carried, 4-1.

3. Pool Reconstruction Concept C-12.1 – Expansion of Lap Lane Depth

Motion:

Ms. Barron made a motion, seconded by Ms. Schwartz, to authorize the Borough Manager to direct Aquatic Facility Designs to expand the depth of the shallow end of the lap lane section of the pool from 4' to 4'6" as presented as an option within C-12.1 concept drawings.

Ms. Barron explained that 4'6" is the maximum depth that is allowed with the current pool concept. A greater depth would create a dramatic drop which would be unsafe for pool users and is not up to current pool safety standards.

Mr. Rea asked if the committee had discussed the lane depths with the swim team or water aerobics instructor. Ms. Miller explained that she had discussions with the swim team which led the committee to agree to move the swim lanes to the end of the pool rather than the middle.

Mr. Panza stated that the committee originally agreed to the 4-foot depth to allow more people to use the lanes for water aerobics and other standing activities. The current pool has a lane depth of 4'9", so the committee agreed to extend the depth to 4'6" to try to accommodate the swim team and other users of the pool. Council continued to discuss the previous conversations with pool stakeholders, and why this led to the 4'6" lane depth decision.

Mr. Rea asked if Council believed the residents at tonight's meeting and those who signed the online petition were in the minority of residents. He asked what data could be presented to show that most residents agree with the pool design that had been voted on at the July meeting. Ms. Barron stated that she has had conversations with community members who were afraid to publicly voice their opinions about the pool. Mr. Rea said that Ms. Barron was obligated to bring forward this information if the majority of residents had spoken to her regarding a 4-million-dollar decision.

Motion carried 4-1, with a nay vote from Mr. Rea.

F. Public Safety – Mr. Rea

Mr. Rea stated that he believed the current pool design to be unsafe and wanted Council to vote to pause the design.

Mayor Schenck stated that he had emailed the pool design company and got an answer to some of his questions on August 21:

1. The new pool will have the following restricted areas: 602 square feet for the diving board, 250 square feet for the slide, 1,273 square feet for the two swim lanes, 204 square feet for the ADA ramp, and 220 square feet for the lounge area. The total amount of restricted area will be 2,549 square feet, leaving only 4,232 square feet available for general use.

2. The pool designer has the user load of the new pool listed at 519. The Mayor stated that by his calculations, if each pool user had 36 square feet, 117 people could be in the general use area of the pool at one time. If you increase the usage to 49 square feet for person, then 86 people would be able to use the pool at one time.
3. Mayor Schenck noted that according to 2024 pool use statistics, there were 37 days between May 25 and July 15, not including the Fourth of July, which saw over 100 pool attendees. There was an average of 233 attendees per day. If half of those attendees were in the pool at one time, it would mean that 116 people were in the pool, which would not be enough space for residents to enjoy themselves.
4. Mayor Schenck stated that he is not advocating for a 10,000 square foot pool but would like to see the Borough build a pool that is the same size as the current pool, not smaller.
5. Mayor Schenck asked Council to consider having the new pool built in September after the pool closes for the season, rather than closing the pool for the 2025 season.

Mr. Rea asked why other members of Council felt that the smaller pool would make more sense for our community.

Ms. Barron stated that she voted for the C-12 concept because she wants to make sure that the Borough and its residents can sustain the pool in the future, and to make sure that the Borough is getting a pool that is the right size for the community. She explained that water and sewage rates are expected to increase, which will get put on to the taxpayers of the community. Ms. Barron stated that she will have more information to present to the public during her report later in the meeting.

Ms. Schwartz said that she voted for the smaller pool after listening to input from the community during the workshop meetings. She had a discussion with members of the swim team who did not want the beach entry because it would take away from a large portion of usable swimming space. Ms. Schwartz stated that the Borough will not be seeing a large increase of residents, and she did not want to choose a pool that would become a burden by being too large for the community. The pool concept that was chosen will be more usable and functional for the community than the current pool. Council discussed the beach entry and whether other residents agreed that it was not desired.

Council discussed the current operating costs of the pool and whether there was any data to support the idea that costs will be increasing over time. Ms. Schwartz stated that she had no way of predicting the exact rate increases for water and sewage in the future.

Mr. Rea asked to add a motion to the agenda to pause the pool design. Mr. Leyland stated that due to recent case law developments, there are very limited opportunities in which an agenda can be amended during a meeting. Mr. Rea stated that the former Solicitor had allowed motions to be added to agendas and asked if the Borough had been given false guidance. Mr. Leyland noted that he had not attended those meetings. Mr. Panza said that at a recent Allegheny League of Municipalities meeting, boroughs were advised not to add anything to their agenda if it was not previously advertised. Council continued to discuss these changes. Ms. Miller suggested that Council discuss this at their next workshop meeting to determine if this motion should be included in the October Council agenda.

1. Appointing Officer Gavlik as Sergeant

Motion:

Mr. Rea made a motion, seconded by Mr. Panza, to appoint Officer Brad Gavlik as Sergeant effective September 10, 2024.

Motion carried unanimously.

MAYOR'S REPORT

- A. Mayor Schenck will be holding office hours on Saturday, September 14 from 9:00 until 11:30am.
- B. Mayor Schenck will be attending the Keystone Oaks Homecoming parade alongside the mayors of Castle Shannon and Dormont.
- C. Mayor Schenck congratulated Officer Gavlik on his promotion to sergeant.
- D. The Civil Service Commission is currently performing background checks on the police applicants. The commission will be meeting on September 19 and are hoping to certify a list of the top four applicants who will then be interviewed by Council.
- E. Mayor Schenck thanked the Green Tree Police Department for carrying a heavy load and doing a lot of overtime during this period where they are short-staffed.

COMMITTEE CHAIR REPORTS**A. Finance and General Policy – Mr. Tintori**

1. Mr. Rea stated that he sent an email to Council, the Mayor, and the Borough Manager proposing that the department heads submit their budgets and budget requests to the Borough Manager by the end of September. Council could hold a public Workshop meeting in October to discuss the budget requests. Mr. Rea received a response from the Borough Manager on September 4. Her email stated that she believed the current process for the budget works well. A budget meeting in October would not be feasible, as she meets with department heads to discuss their plans throughout October and into early November. All the department representatives, including the Borough's engineering firm, will attend the budget meeting in November to answer any questions relevant to their respective budgets. Mr. Rea noted that the current process did not work well for the Fire Company last year.

Mr. Rea read excerpts from a presentation that was put together by the Peters Township Manager, highlighting the process necessary to make the budget conversations transparent and open to the public. He stated that he imagines the trust that the community currently has for this Council is in question. Mr. Rea noted that the Borough should be doing whatever is possible to make this budget process more transparent for its residents. He gave examples of other municipalities in the area that start their budgeting process earlier in the year and hold multiple public budget meetings for the residents to attend.

Mr. Panza asked Mr. Rea how he would recommend getting more community involvement for the budget discussions, as very few residents have attended the budget meetings in the past. Mr. Rea asked if Council would listen to the residents if they attended the budget meeting and raised concerns regarding the budget. Mr. Panza stated that Council would listen to any concerns or recommendations from the community at the meeting, but they would need to voice their concerns prior to Council passing the budget in December.

B. Infrastructure – Mr. Romanovich

1. There was no Infrastructure report at this time.

C. Planning and Zoning – Ms. Schwartz

1. The Planning Commission met twice in August. They had an exploratory discussion regarding the development and conversion of commercial property on Mansfield Avenue. They also reviewed the vacant property recovery plan application that was on tonight's agenda for Council approval.
2. The Planning Commission will be reviewing some code enforcement policies that has come up as resident concerns over the past year. They are also discussing the International Property Maintenance Code and how that could be a beneficial tool for code enforcement in the Borough.

3. There will be a Zoning Hearing Board meeting on September 19 at 7:00pm.

D. Public Facilities and Equipment – Ms. Barron

1. A pre-bid conference was held on Thursday, September 5 to discuss the municipal building restroom renovations. These renovations are necessary to make the second-floor restrooms ADA compliant.
2. The restoration project at Rook Park is pending finalization.
3. A meeting was held with representatives from Point Park University on August 23 to discuss the improvements that Point Park University would like to see done on the field at Green Tree Park. A memorandum of understanding (MOU) was distributed for review. Additional meetings will be scheduled once the MOU has been reviewed.
4. The Borough presented plans to the Garden Club for lighting installation at the Municipal Park garden. The Garden Club is doing additional research to determine what other options are available. Any revisions they have to the Borough's plan will be presented to the Public Property committee for review and recommendation to Council.
5. September is Love Your Library month. Any donations made to the Library this month will be matched by the Jack Buncher Foundation.
6. Ms. Miller will be attending the Library Board meeting this month to discuss budgetary requests for 2025. They will be discussing the request from the Historical Society to have the Library take on their duties. The Historical Society is currently being run by two very dedicated volunteers.
7. Ms. Barron presented a series of power point slides with information regarding the Wilson Park pool (Attachment A).

Mr. Rea asked if children under the age of six were considered in Ms. Barron's data. Ms. Barron stated that the data was not supplied, but the committee considered the number of children when they made their decision.

Mr. Rea asked what data was used when the committee made their recommendation, as Ms. Barron used more updated information in her presentation. Ms. Barron explained that the committee had used data from previous pool seasons, but that the current data was provided tonight due to residents asking for the more current information.

Mr. Rea asked if the committee conducted a survey to determine what attributes the community would like to see in the new pool. Ms. Barron stated that the committee listened to the feedback that was given at the public meetings that were held to discuss the pool concepts. Mr. Rea asked why Council would consider the input from a small group of residents that attended the public meetings but not the almost 450 residents who signed a petition asking Council to pause the pool decision. Council continued to discuss how they came to the decision to move forward with the current pool concept.

Mr. Panza stated that the committee compared the size of Green Tree's pool to others in the community. Cranberry currently has a 10,000 square foot swimming pool for a population of 33,000 residents. The committee did not feel it was necessary for Green Tree, with a population of less than 5,000 residents, to have a swimming pool of the same size.

Mr. Panza noted that both concept C-12 and Concept C-1 had a lane depth of 4'6", which is the depth that Council voted on at tonight's meeting.

Mr. Rea asked why the smaller design costs more money than the larger design. Ms. Barron stated that they had asked this question during a public meeting and the pool designer had explained that the pool design has more complicated design with the way it is pitched, which will be more expensive to execute.

Mr. Panza asked Council to continue this discussion during the Workshop meeting. Mr. Rea stated that his research showed four reasons that Council could add an item to an agenda, including if a resident brings a matter of agency business that is not listed on the meeting agenda. Mr. Panza said that this was changed in 2023 due to a ruling. Mr. Leyland stated that he did not know of this fourth reason being included in the new ruling but said he would research the topic.

Mayor Schenck noted that 20-25% of residents may use pool throughout the season, which is not an insignificant number of people.

E. Public Safety/Public Safety Equipment – Mr. Rea

1. Mr. Rea asked Council to confirm a date to hold police officer interviews. Ms. Miller stated that she would finalize a date for interviews during the first week of October. This would give Council enough time to interview the candidates and make an appointment at their October Council meeting.
2. Mr. Rea and Mr. Tintori agreed to interview a candidate for the Civil Service Commission following tonight's Council meeting.

F. Recreation Programming and Community Welfare – Mr. Panza

1. The Borough is hosting the annual Green Tree Octoberfest on Saturday, September 14.
2. Mr. Panza stated that he will be volunteering at the Farmers Market this Thursday.

PRESIDENT'S REPORT – Mr. Tintori

- A. Mr. Tintori hopes for nice weather and a good turnout for this year's Octoberfest.

MANAGER'S REPORT – Ms. Miller

- A. Ms. Miller hopes that some of the lifeguards who made important saves this summer will be available to attend next month's meeting so they can be recognized. She thanked the pool staff for showing up and doing a great job during this hot, dry summer.

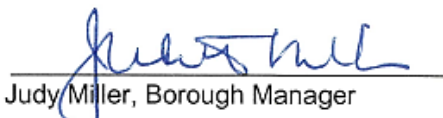
ADJOURNMENT

Motion:

Mr. Panza made a motion, seconded by Ms. Barron, to adjourn the meeting at 10:57 pm.

Motion carried unanimously.


Arthur Tintori, President


Judy Miller, Borough Manager

**GREEN TREE
POOL
INSIGHTS**

Presentation Contents

01.

Our Region

03.

Facilities Overview

05.

Pool Usage

02.

Past, Present and
Future

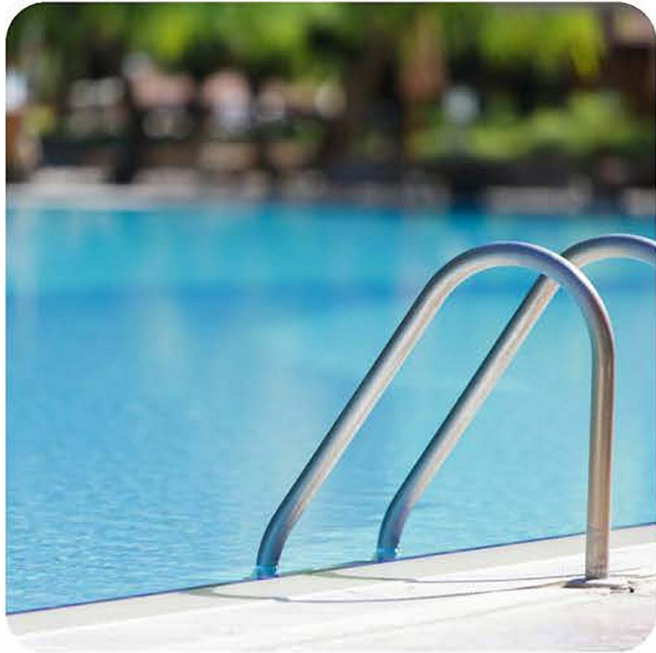
04.

Pool Operations

06.

Additional
Information





Our Region



Pools in our Region

Overview of Pools in Allegheny County



130

Municipalities in Allegheny County

22

Municipal Funded Pools

15

Outdoor City Pools in PGH

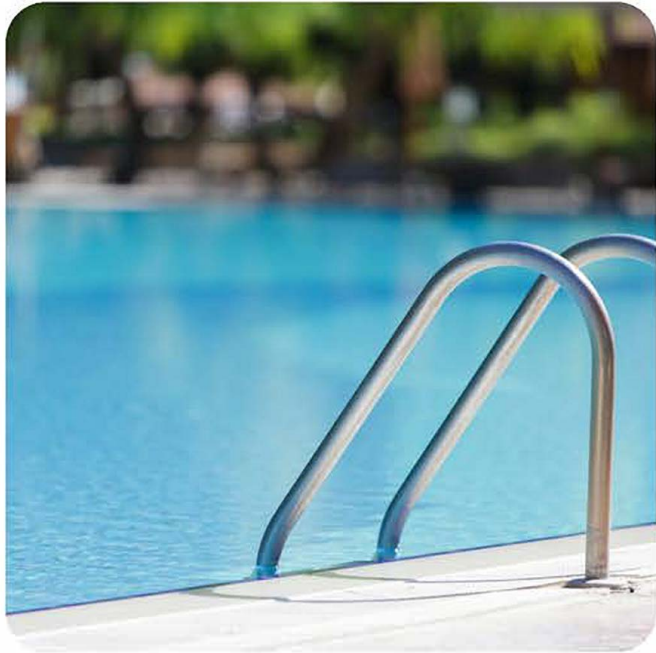
07

Municipal Pools in the Green Tree Area

03

City of Pittsburgh Pools in the Green Tree Area

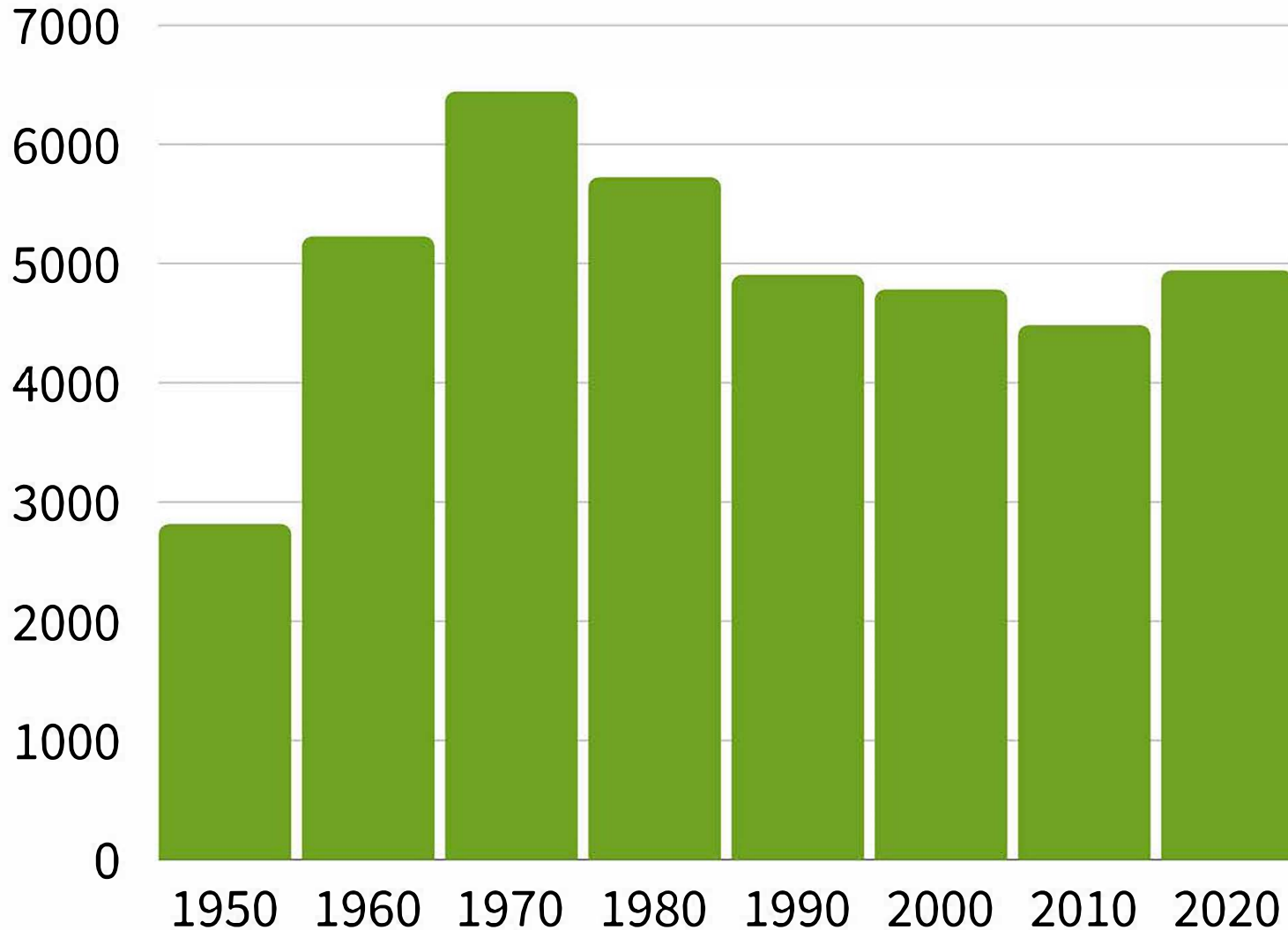
Source: Allegheny County



Green Tree Then and Now



How much has Green Tree changed since the pool was first built?



Pool built in 1960

- Suburban Growth and Baby Boom of 1950s and 1960s
- Green Tree is 25% smaller today than at its peak population
- Loss of 8% of population since 1960
- 5 residential lots remain for development

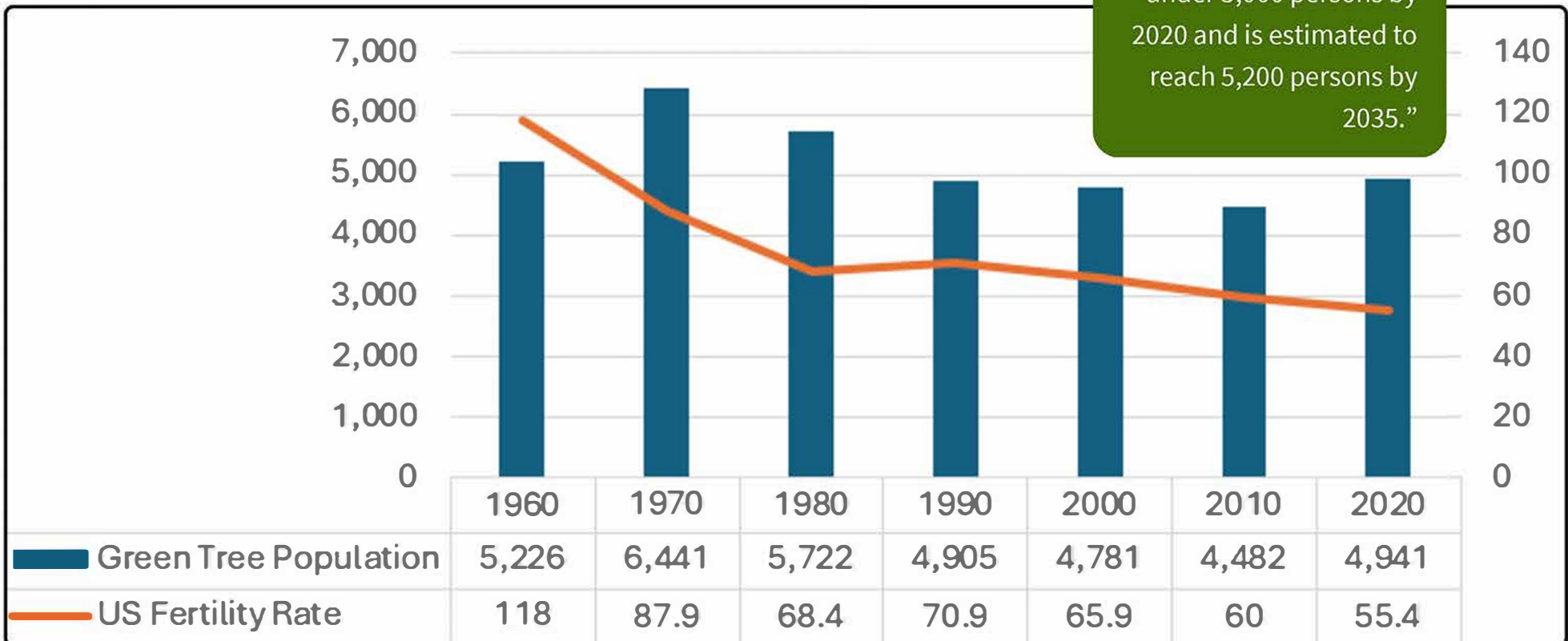
Source: *Census.gov*

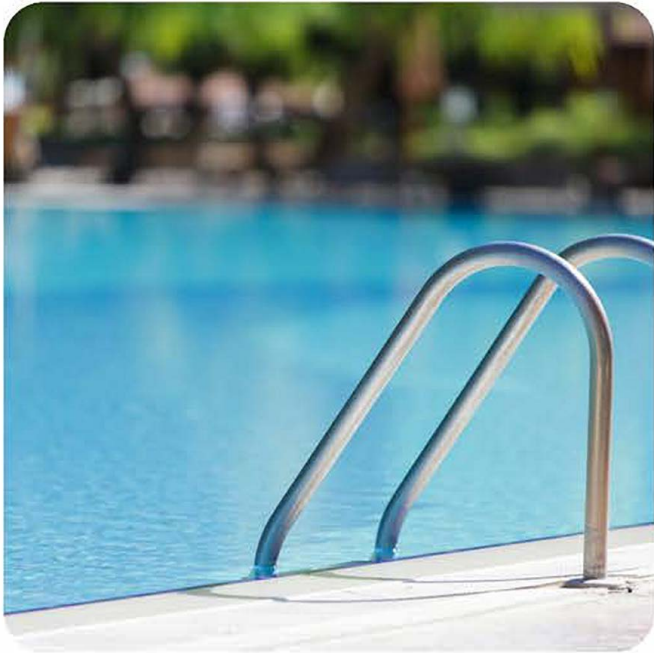
How likely is Green Tree to change in the future?

- US Fertility rates are at an all-time low, declining steadily for over 30 years

From our Comprehensive Plan

“By 2020 Green Tree experienced growth in population, reaching just under 5,000 persons by 2020 and is estimated to reach 5,200 persons by 2035.”





Green Tree Facilities Overview



365 **Parks and Trails**

365 **Halls & Pavillions**

352 **Gymnasium**

303 **Library**

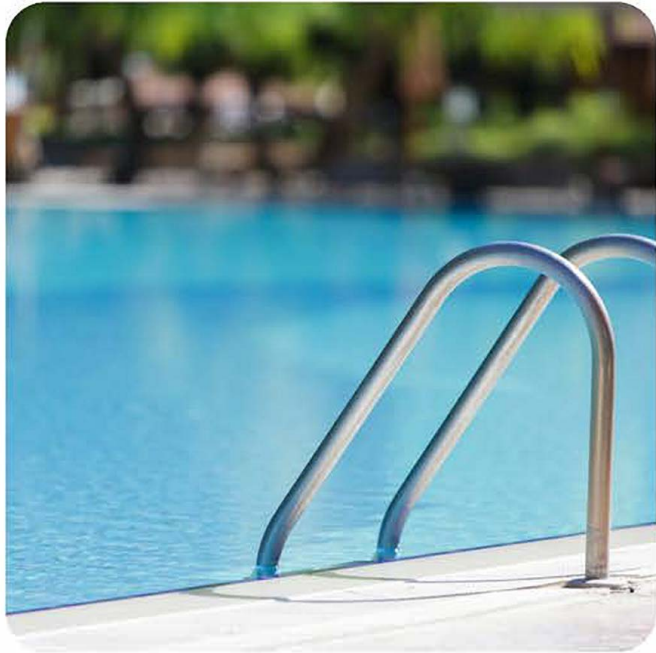
213 **Fields**

100 **Pool**

Green Tree Facilities

Overview of anticipated operational days per year





Green Tree Pool Operations



For how long does the pool operate each year?

May	June	July	August
Memorial Day Weekend May 25 - 27 10:30 am - 12:00 pm 12:00 pm - 7:00 pm May 28 - May 31 4:00 p m - 7:00 pm	June 1 - 2 10:30 am - 12:00 pm 12:00 pm - 7:00 pm June 3 - 7 4:00 pm - 7:00 pm June 8 - June 30 10:30 am - 12:00 pm 12:00 pm - 7:00 pm	July 1 - 31 10:30 am - 12:00 pm 12:00 pm - 7:00 pm	August 1 - August 18 10:30 am - 12:00 pm 12:00 pm - 7:00 pm August 19 - August 23 4:00 pm - 7:00 pm August 24 - 25 12:00 pm - 7:00 pm August 26 - August 30 Closed Labor Day Weekend August 31 - September 1 12:00 pm - 7 :00 pm Labor Day 12:00 pm - 5:00 pm

- Pool Season is Memorial Day Weekend - Labor Day Weekend
- 14 weeks of varying operating hours
- Operation is weather dependent
 - Open on days at least 70*
 - Closes for inclement weather

Open Days
2021 - 2023 Average: 82
2024 Actual: 83

What does it take to operate the pool?



POSITIONS BY NUMBERS

Manager	1 FT
Assistant Manager	1 FT
Lifeguard	28 PT

STAFFING SNAPSHOT

8.5 Hour Pool Day	7 - 8 Guards
Pool Rentals	7 - 8 Guards
Swim Team Practice & Meets	2 Guards & Manager or Asst. Manager

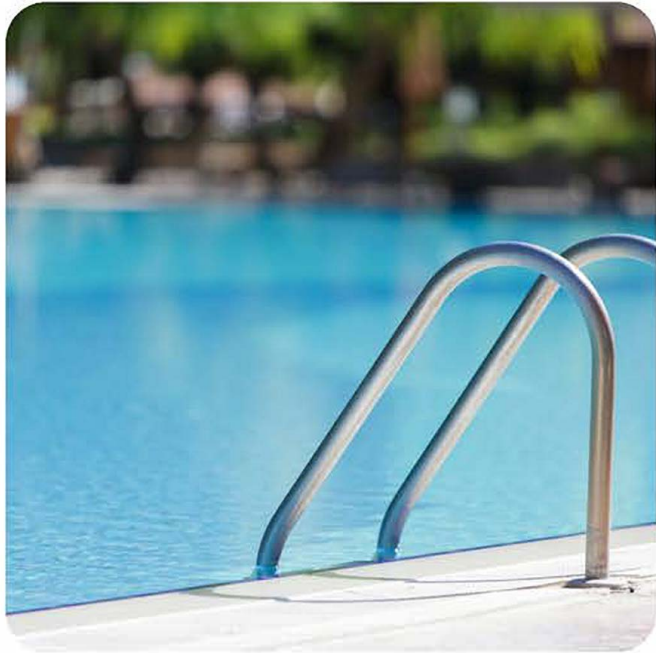
- All qualified lifeguards who apply are hired.
- Staff Ages 14 - 17 are restricted to limited hours when school is in session.
- Baby pool can be unstaffed at times because it is gated and can be locked.
- Lifeguards are included for all pool rentals.
- Lifeguards are provided for swim team practices and meets at no cost to the team.

How much does it take to operate the pool?



Cost	\$242,212	\$307,697	\$285,912
Revenue	\$58,848	\$70,364	\$71,225
Net	(\$183,364)	(\$237,063)	(\$214,687)
		Total Net	(\$635,114)
		Average Daily Net*	(\$2,581)

**Based on average per season days open of 82 days.*

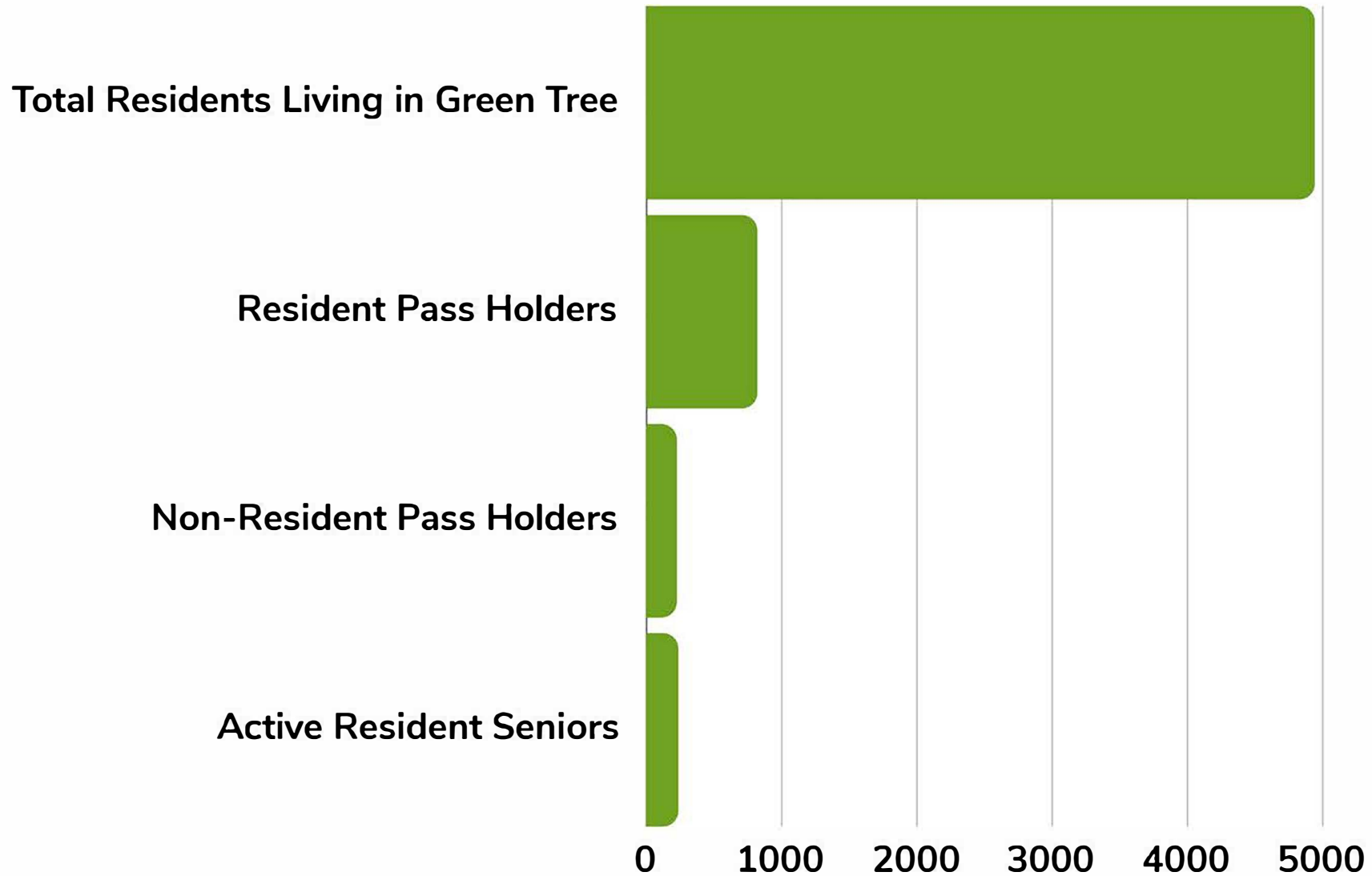


Green Tree Pool Usage



Who buys pool passes?

2024 Membership by the Numbers



How many people use the pool?

Statistics started to be kept regarding pool attendance in 2021.



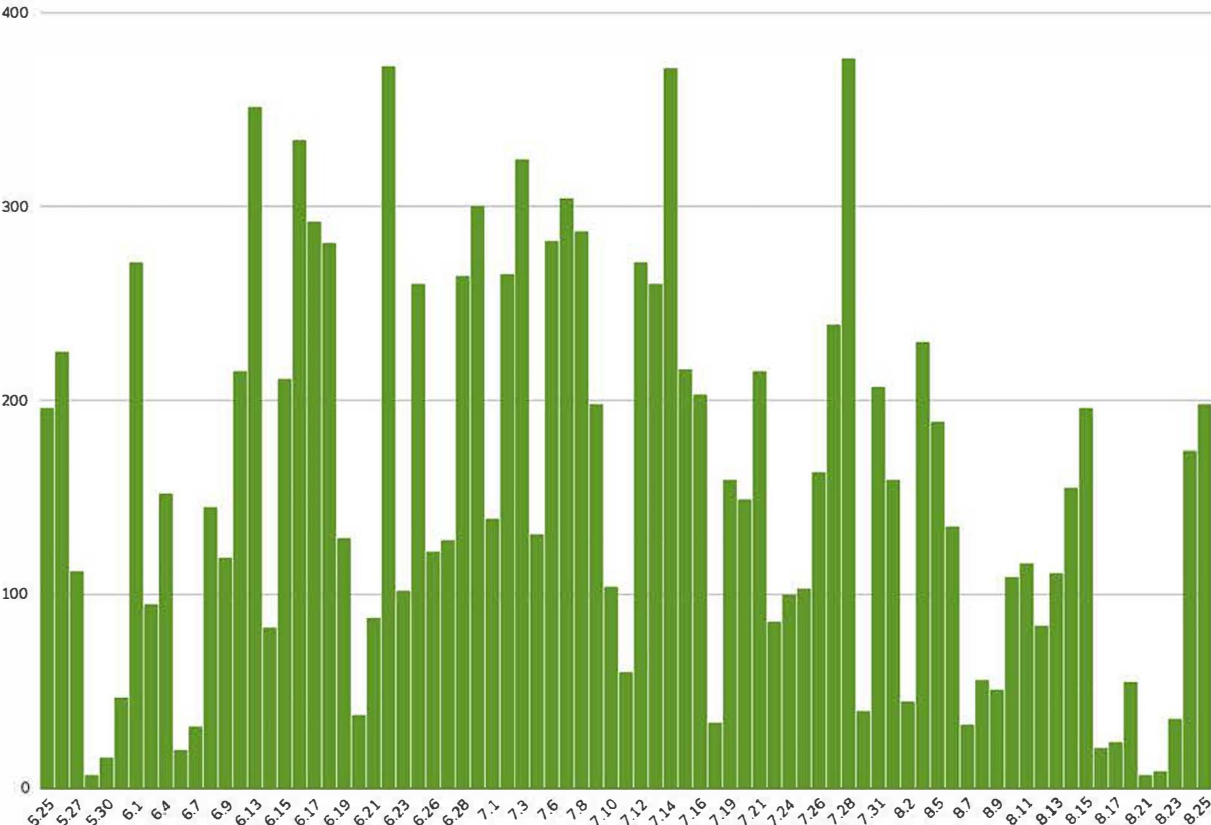
**Average Attendance:
107**

**Average Attendance:
102**

**Average Attendance:
106**

Highest reported attendance 2021 - 2023: 293

What did pool attendance look like in 2024?

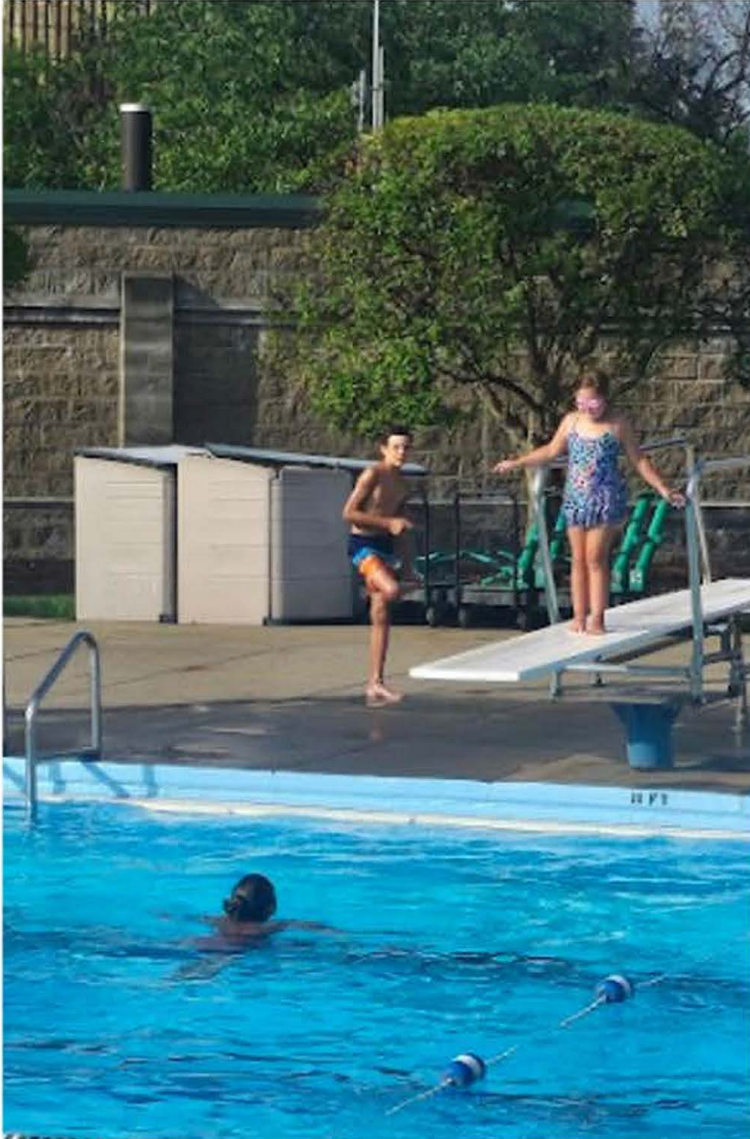


Pass Holder Attendance
(Resident & Non-Resident) account for 74%
of total pool entries in 2024.

Pool Attendance	Days Recorded
1-100	23
101-200	27
201-300	20
301 +	10

**2024 Recorded
Attendance Average:
166**

What does an average day at the pool look like?



Sunday, August 25, 2024

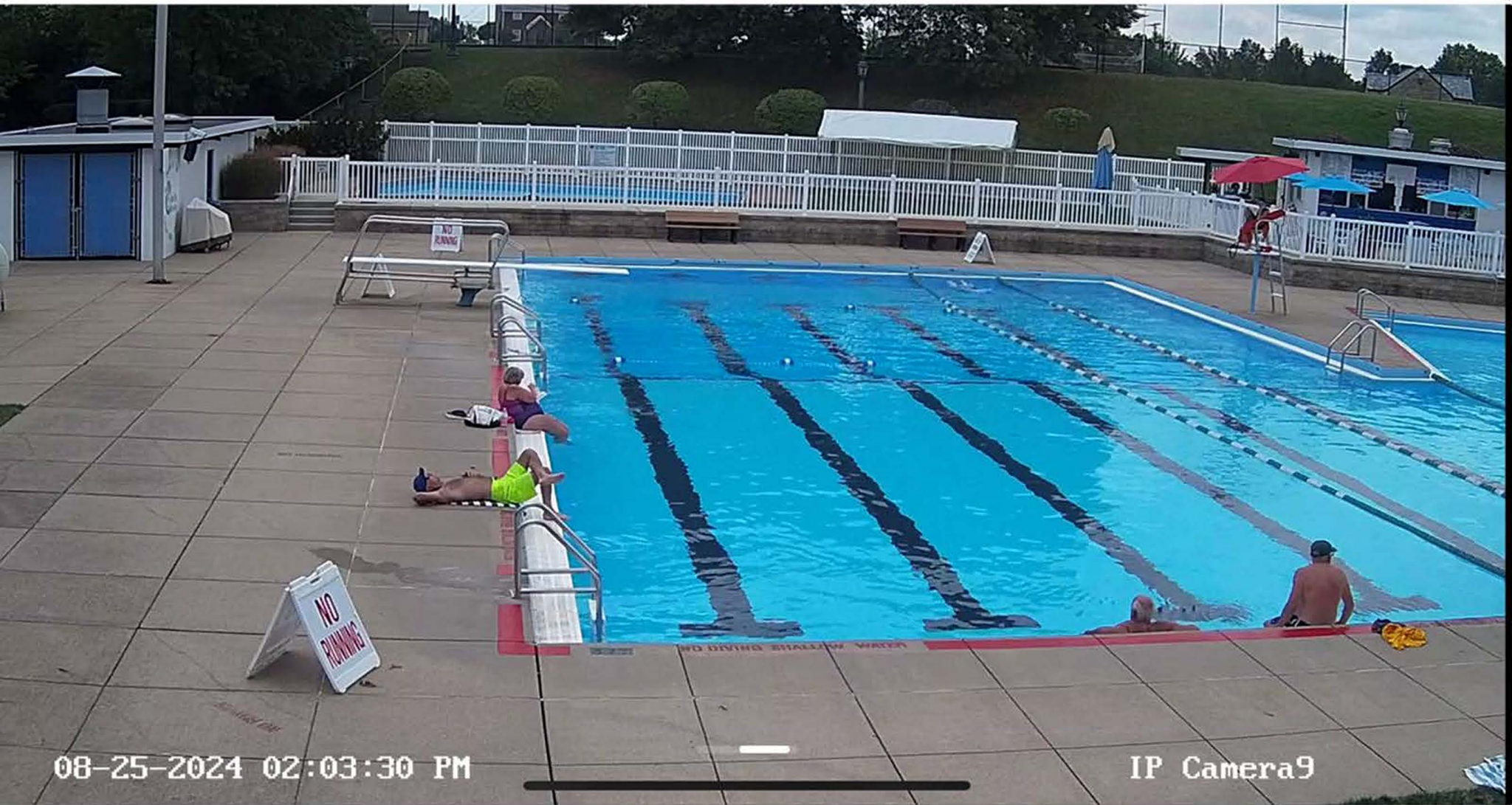
Total Attendance: 198

Weather: Sunny

Temperature High: 85

Precipitation: None

*Sources: Accuweather,
Time & Date*



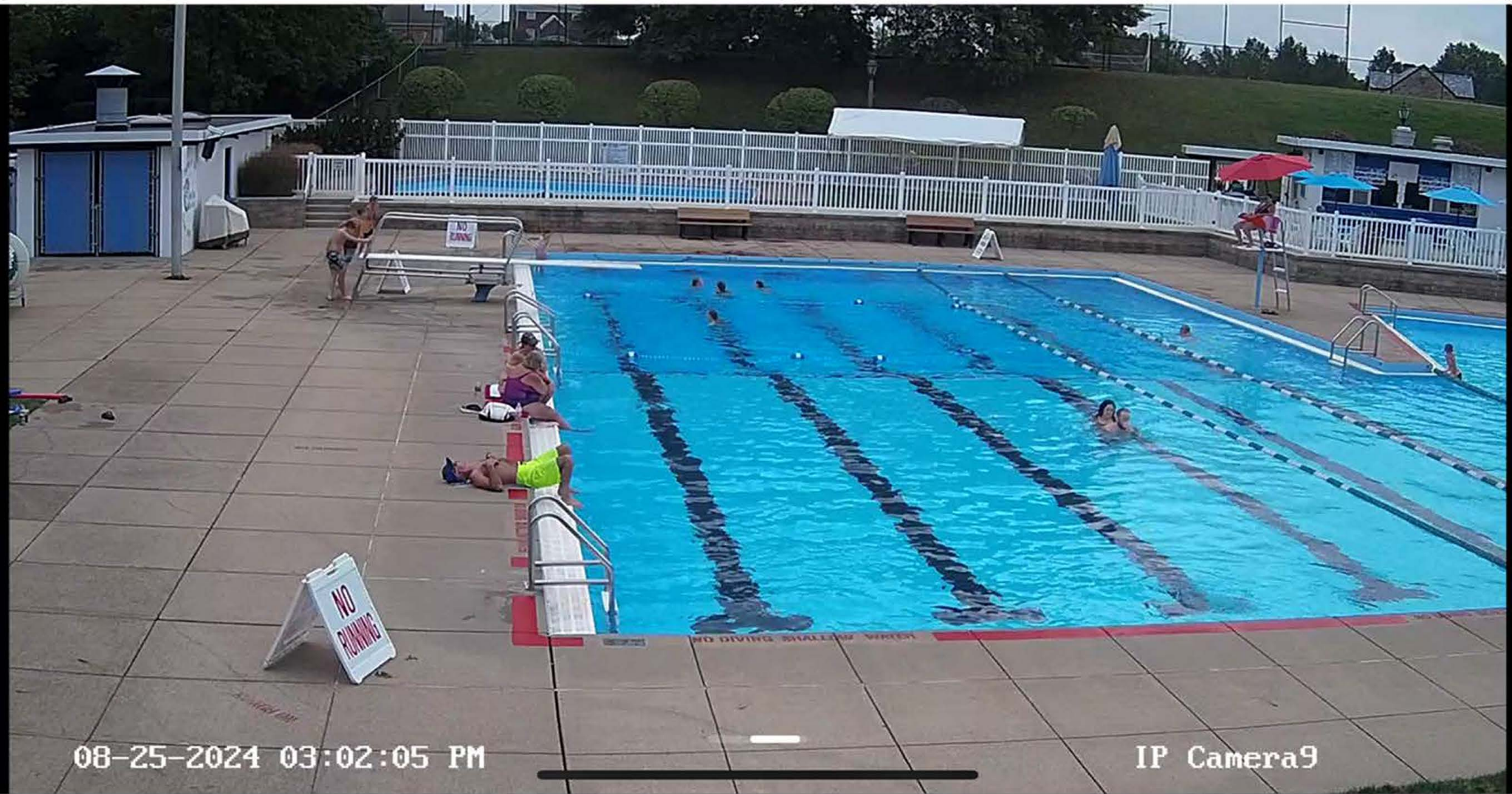
Sunday, August 25, 2024
1:03 pm

Diving Board View
85 degrees



Sunday, August 25, 2024
1:02 pm

Shallow End View
83 degrees

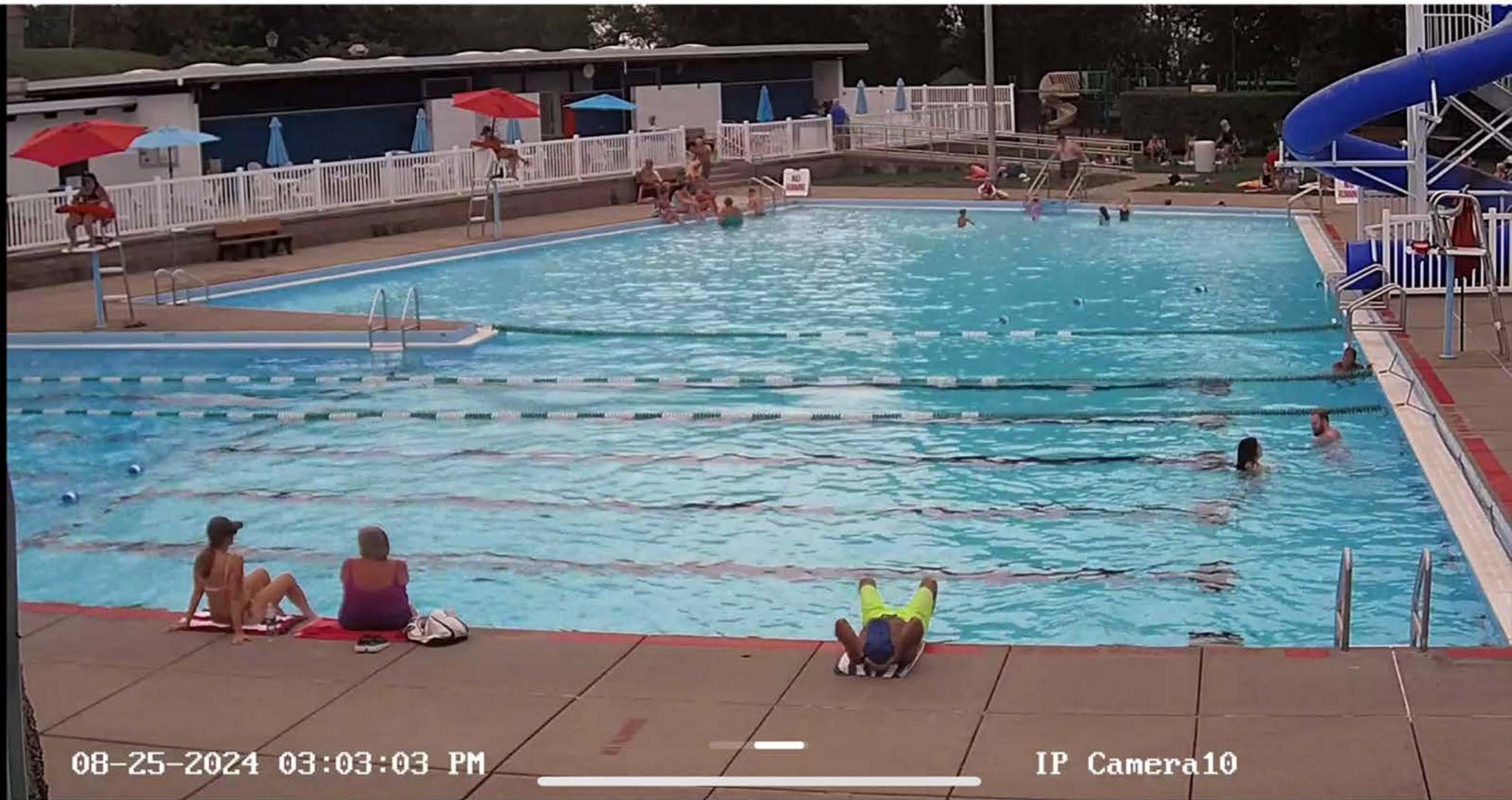


08-25-2024 03:02:05 PM

IP Camera9

Sunday, August 25, 2024
2:02 pm

Diving Board View
83 degrees

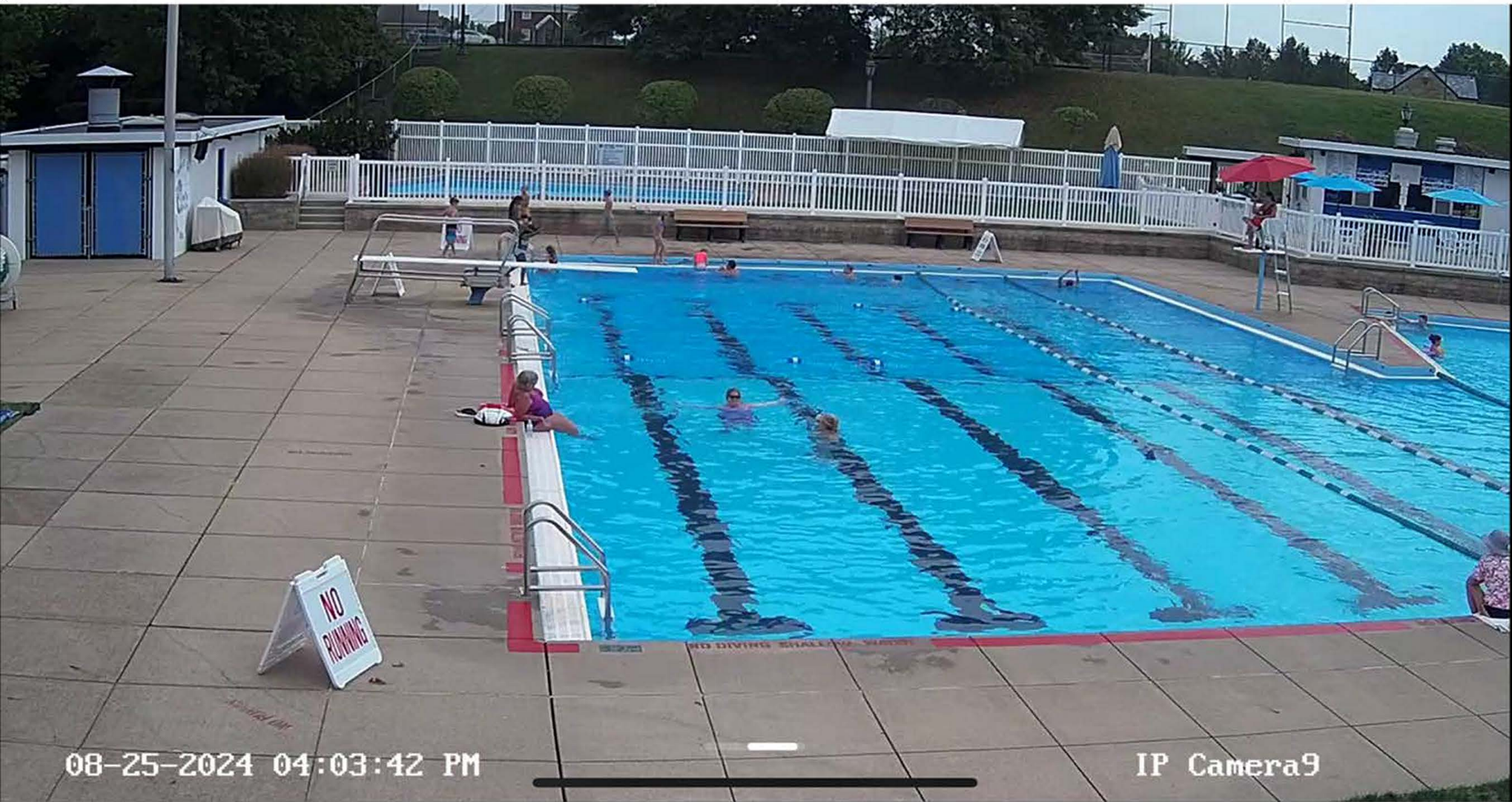


08-25-2024 03:03:03 PM

IP Camera10

Sunday, August 25, 2024
2:03 pm

Shallow End View
85 degrees



08-25-2024 04:03:42 PM

IP Camera9

Sunday, August 25, 2024
3:03 pm

Diving Board View
84 degrees

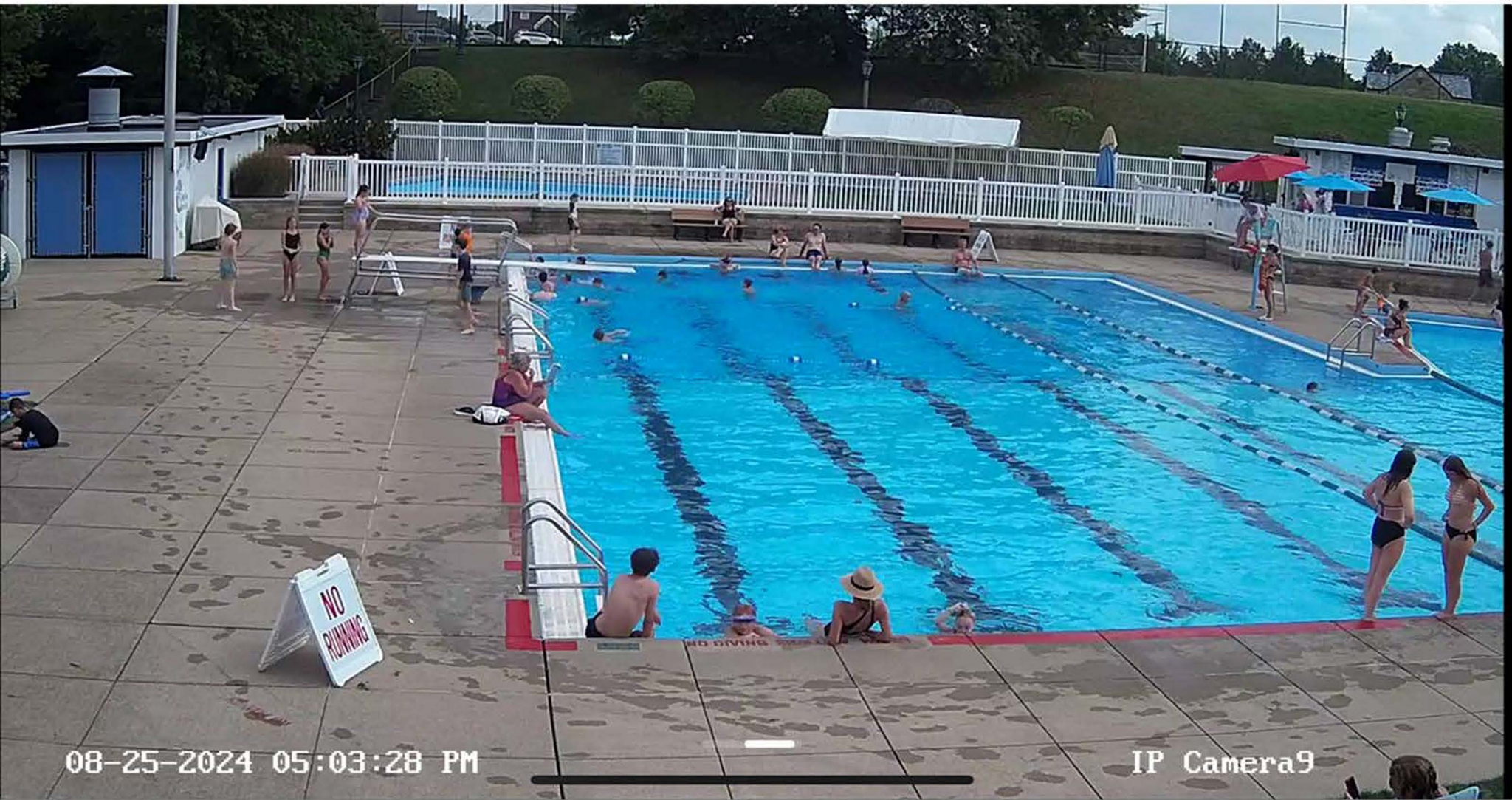


08-25-2024 04:03:15 PM

IP Camera10

Sunday, August 25, 2024
3:03 pm

Shallow End View
84 degrees

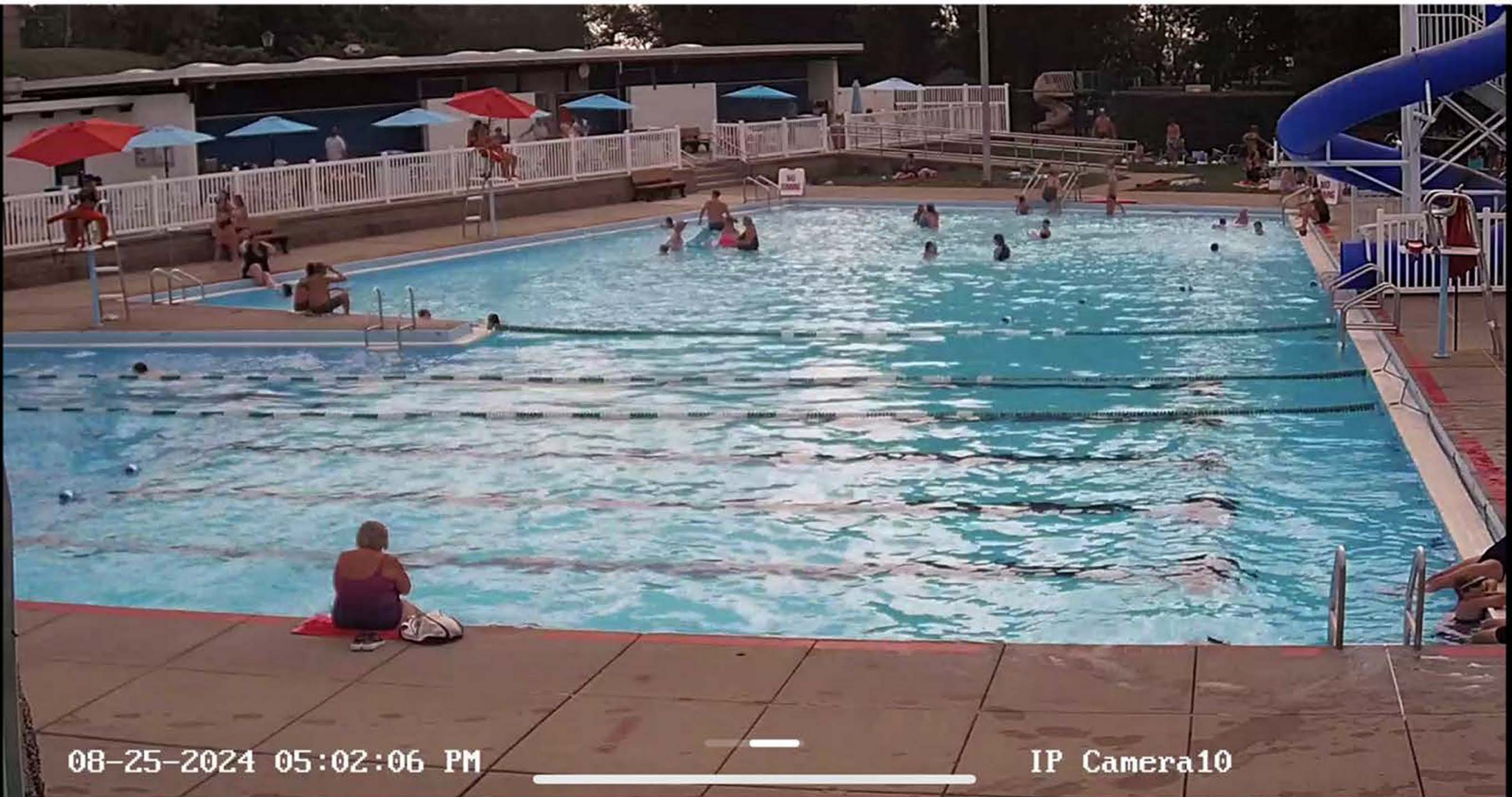


08-25-2024 05:03:28 PM

IP Camera9

Sunday, August 25, 2024
4:03 pm

Diving Board View
81 degrees



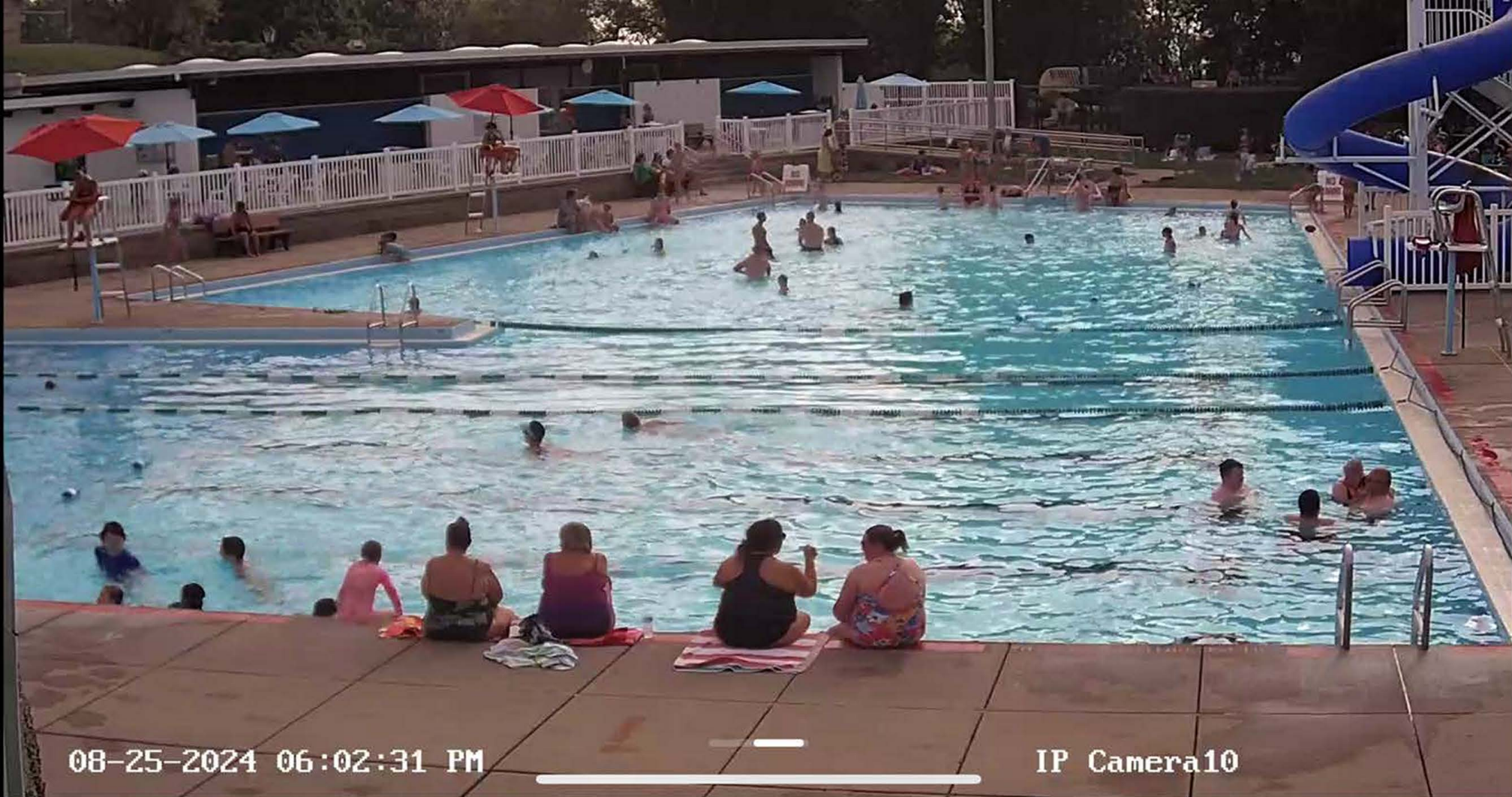
Sunday, August 25, 2024
4:02 pm

Shallow End View
81 degrees



Sunday, August 25, 2024
5:00 pm

Diving Board View
81 degrees



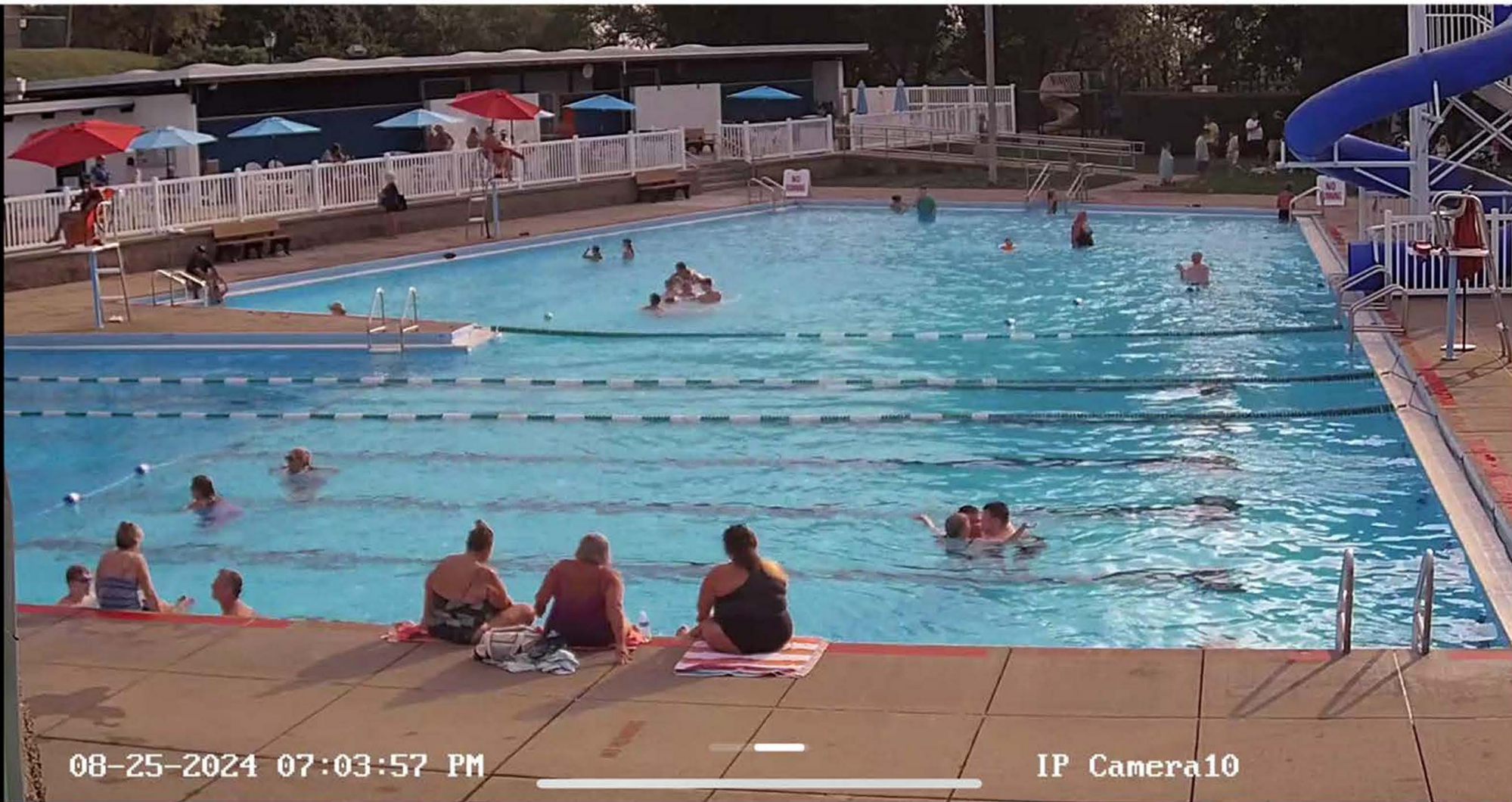
Sunday, August 25, 2024
5:02 pm

Shallow End View
81 degrees



Sunday, August 25, 2024
6:03 pm

Diving Board View
80 degrees



Sunday, August 25, 2024
6:03 pm

Shallow End View
80 degrees

What did the busiest day at the pool look like?



Sunday, July 28, 2024

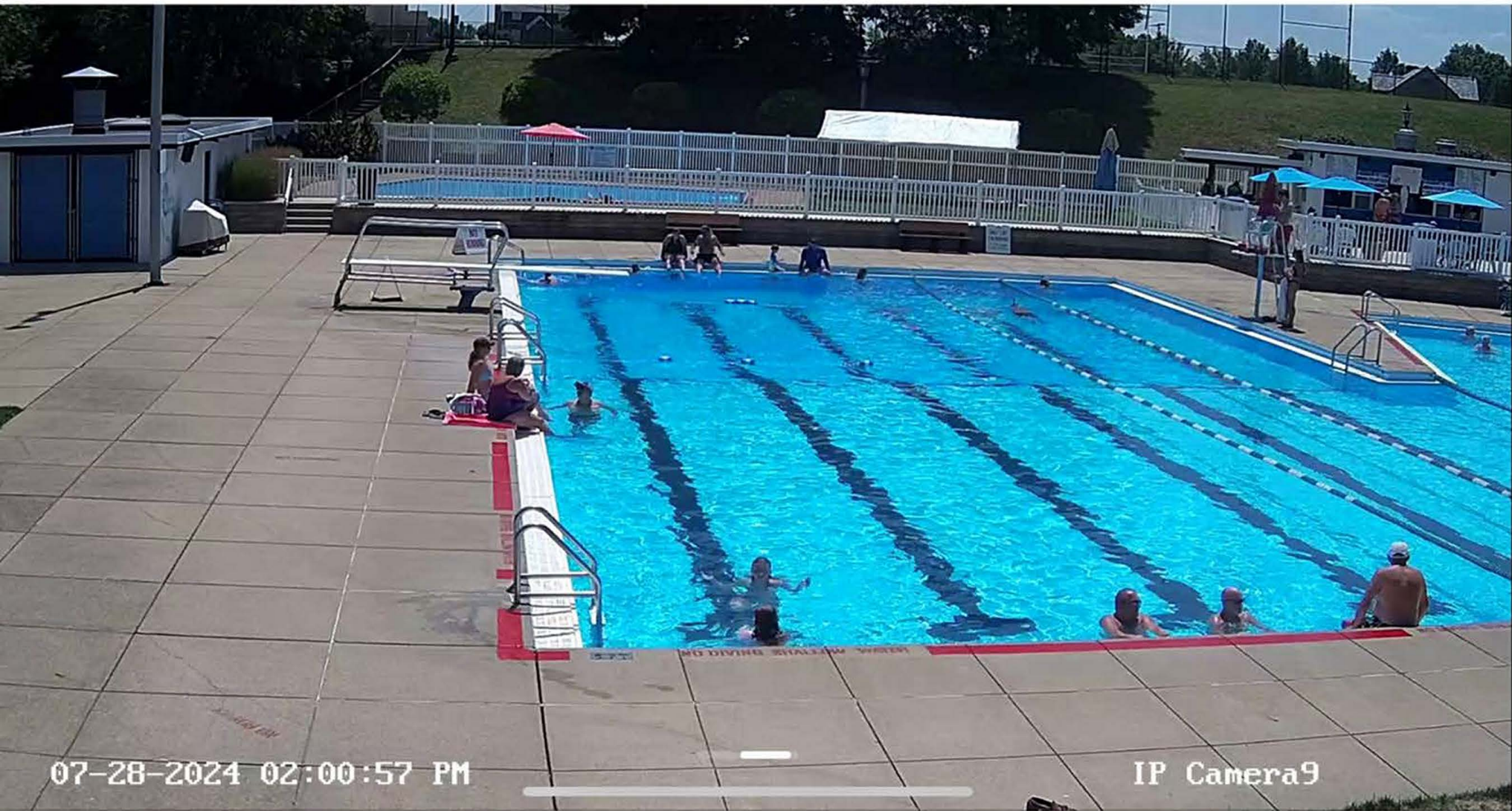
Total Attendance: 376

Weather: Sunny

Temperature High: 91

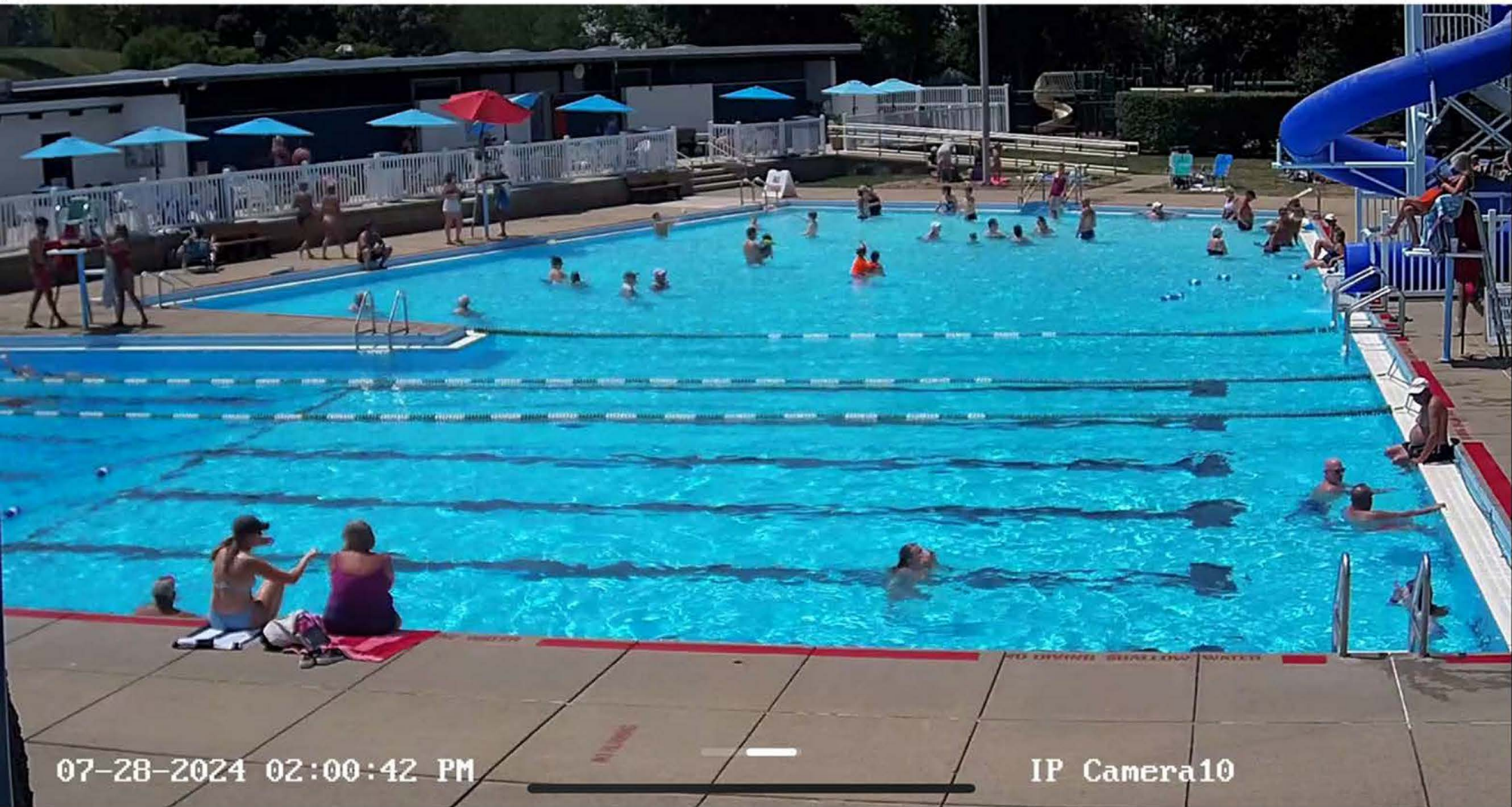
Percipitation: None

*Sources: Accuweather,
Time & Date*



Sunday, July 28, 2024
1:00 pm

Diving Board View
87 degrees



Sunday, July 28, 2024
1:00 pm

Shallow End View
87 degrees

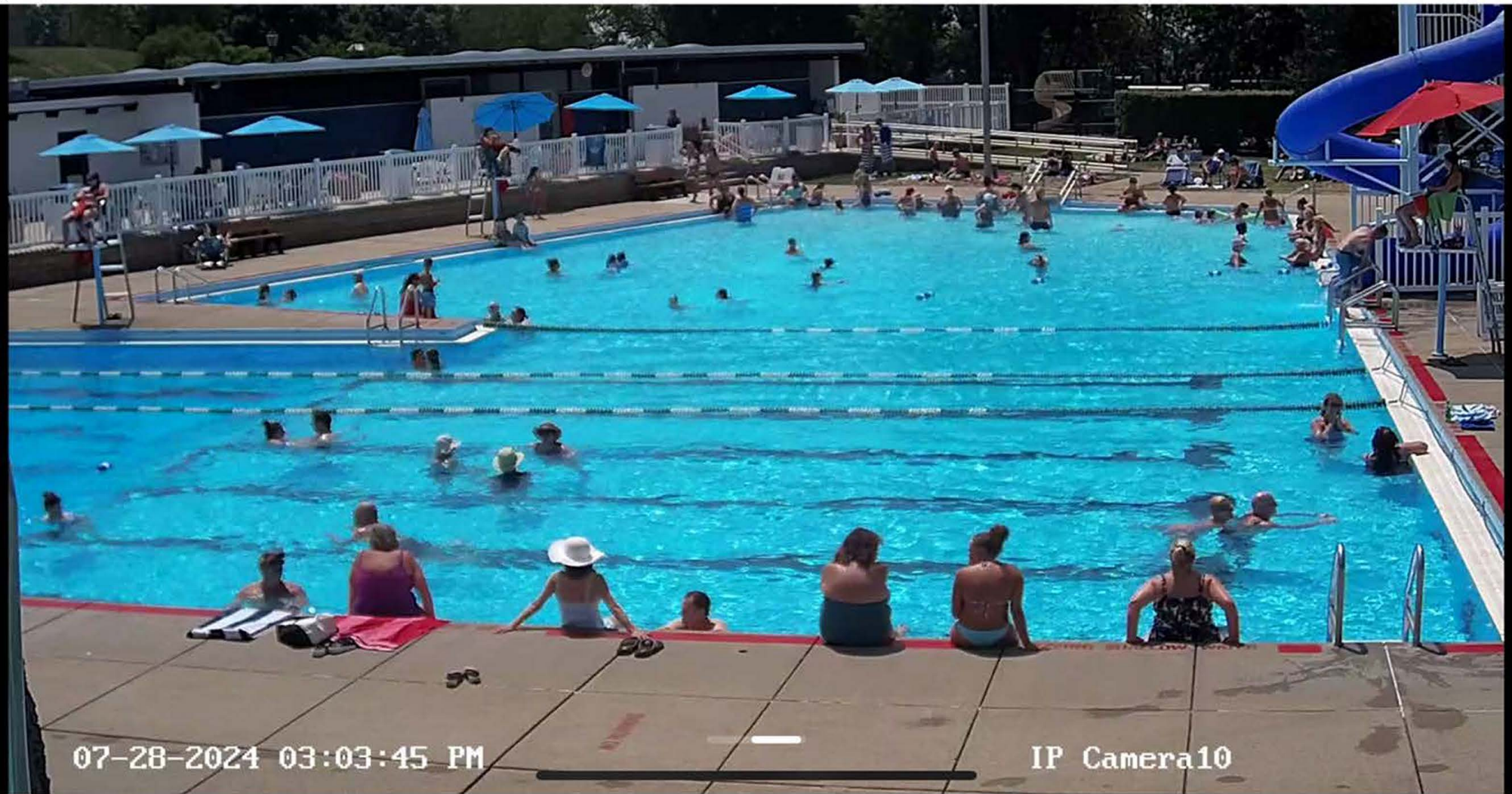


07-28-2024 03:01:07 PM

IP Camera9

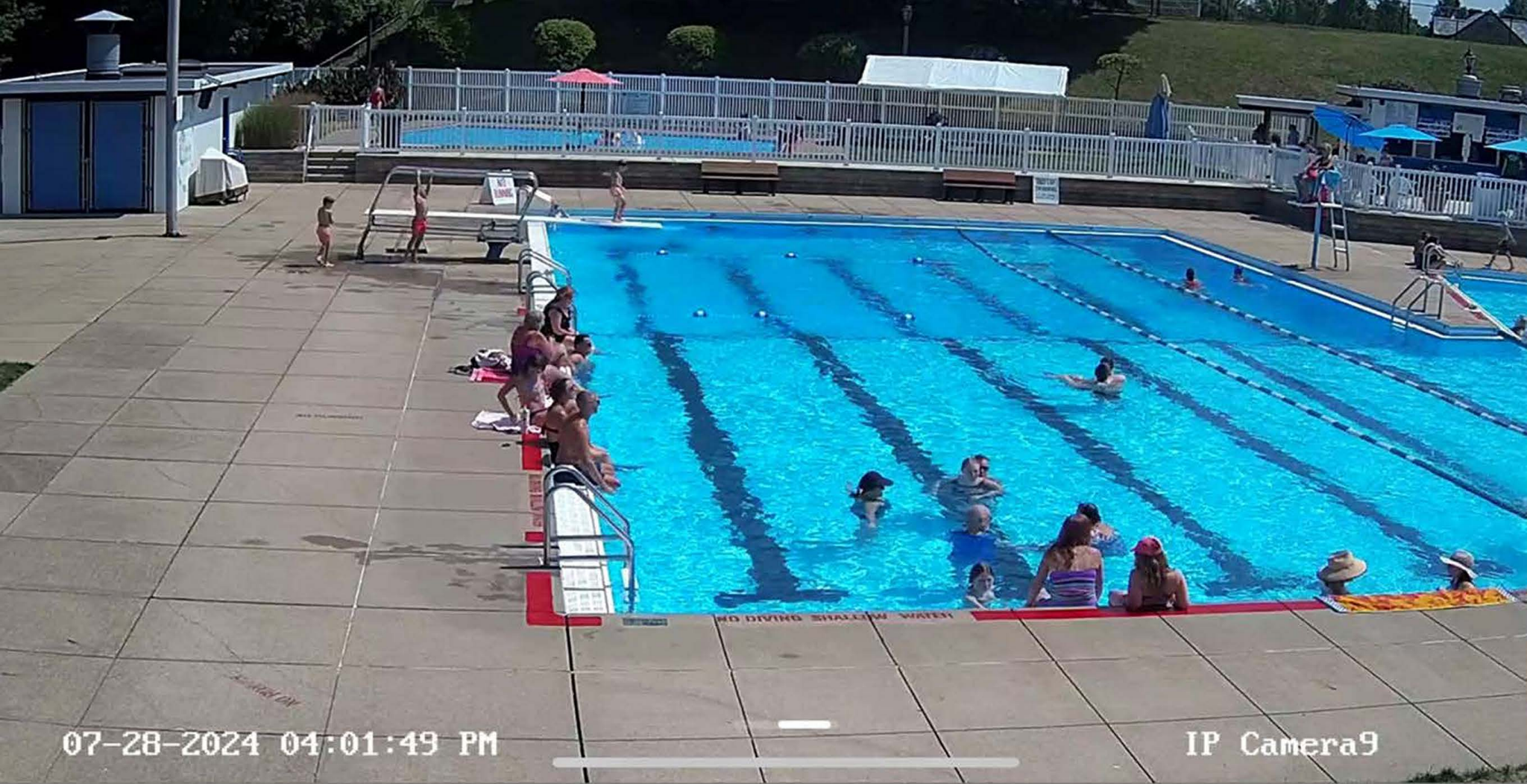
Sunday, July 28, 2024
2:01 pm

Diving Board View
88 degrees



Sunday, July 28, 2024
2:03 pm

Shallow End View
88 degrees



Sunday, July 28, 2024
3:01 pm

Diving Board View
90 degrees



Sunday, July 28, 2024
3:01 pm

Shallow End View
90 degrees



Sunday, July 28, 2024
4:01 pm

Diving Board View
90 degrees



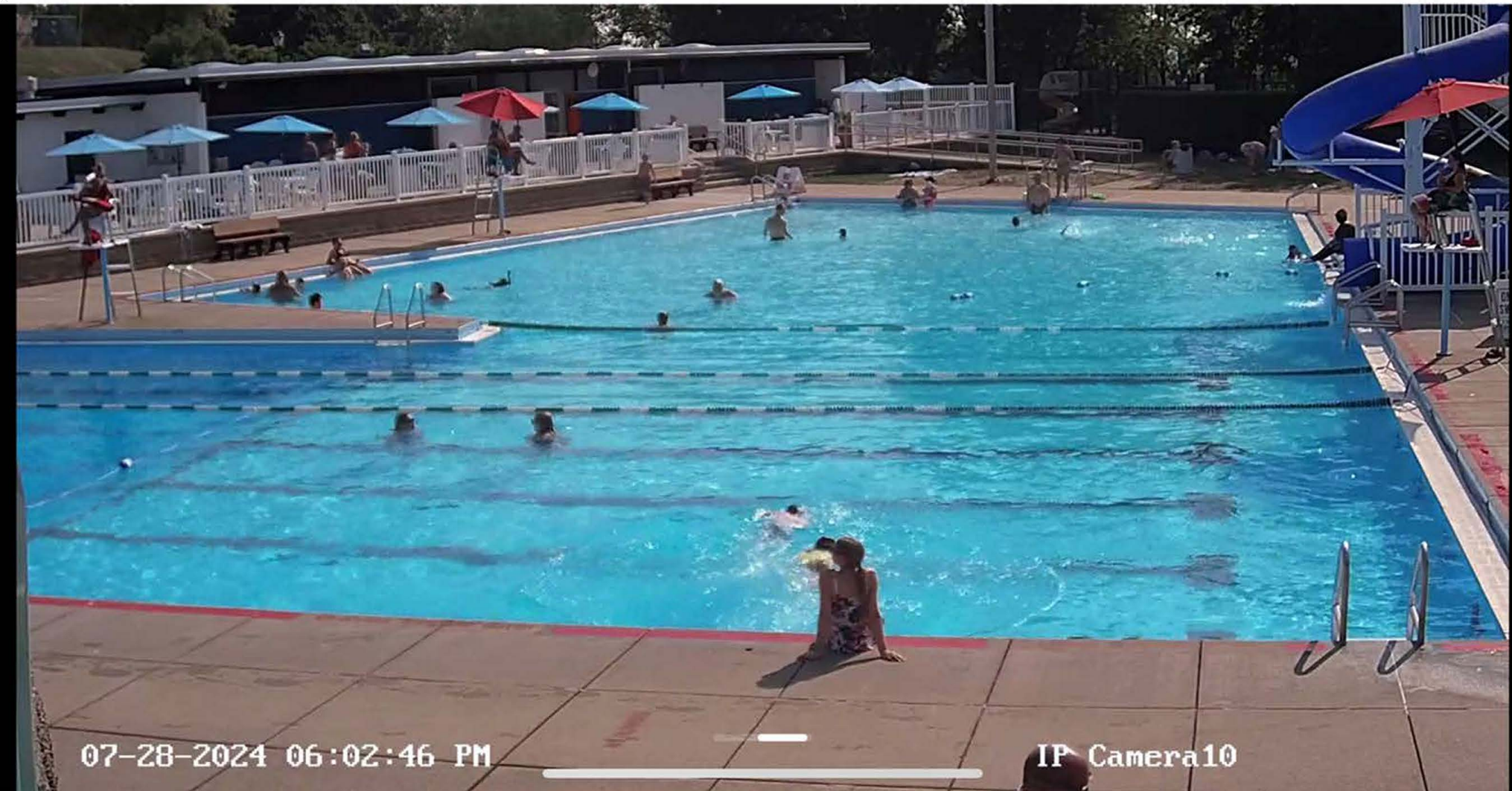
Sunday, July 28, 2024
4 :02 pm

Shallow End View
90 degrees



Sunday, July 28, 2024
5:02 pm

Diving Board View
91 degrees



07-28-2024 06:02:46 PM

IP Camera10

Sunday, July 28, 2024
5:02 pm

Shallow End View
91 degrees



Sunday, July 28, 2024
6:00 pm

Diving Board View
88 degrees



Sunday, July 28, 2024
6:03 pm

Shallow End View
88 degrees

How do people use the pool?

Monday, July 15, 2024

2:00 pm

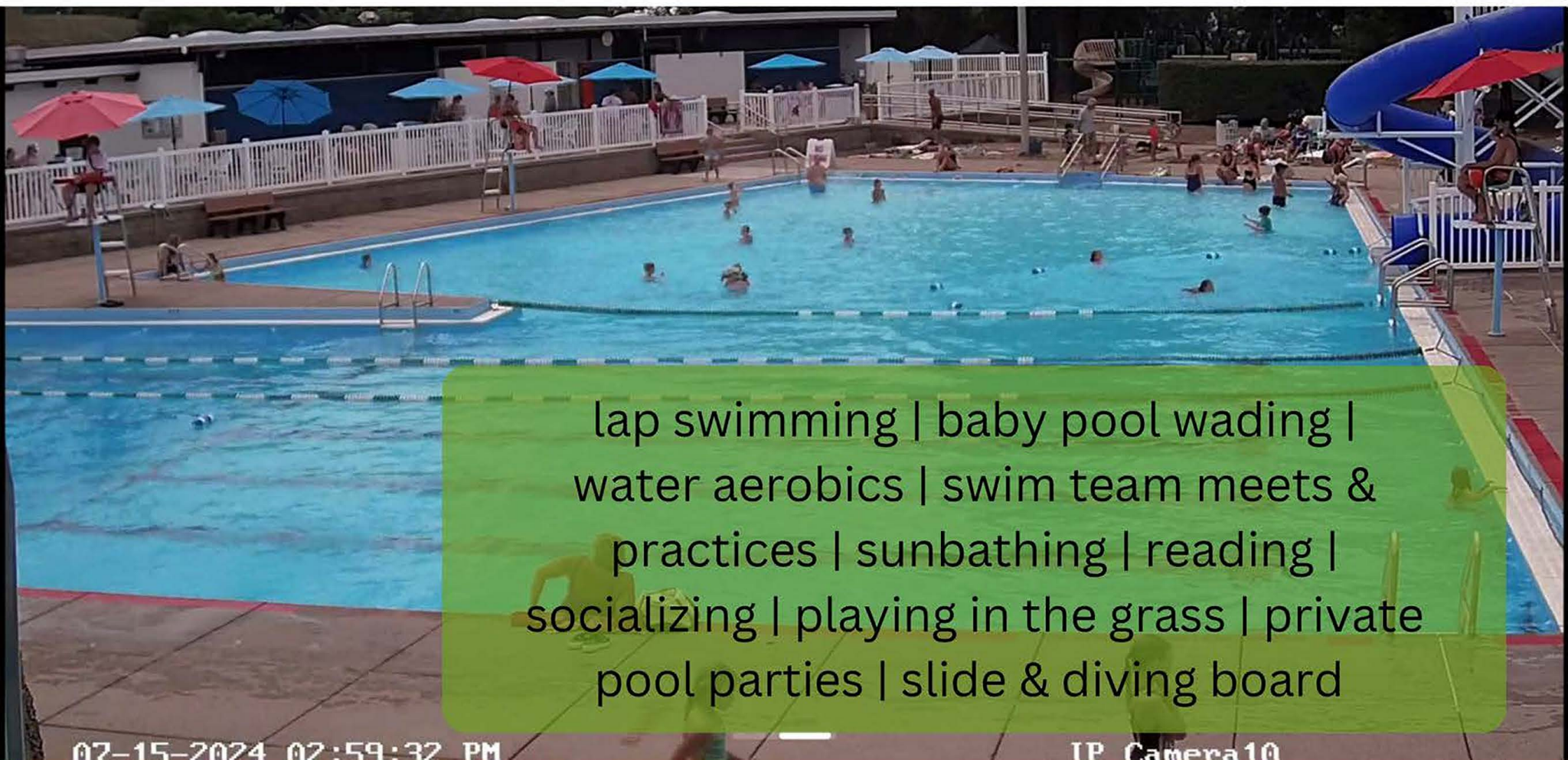
Total Attendance: 216

Weather: Sunny with passing clouds

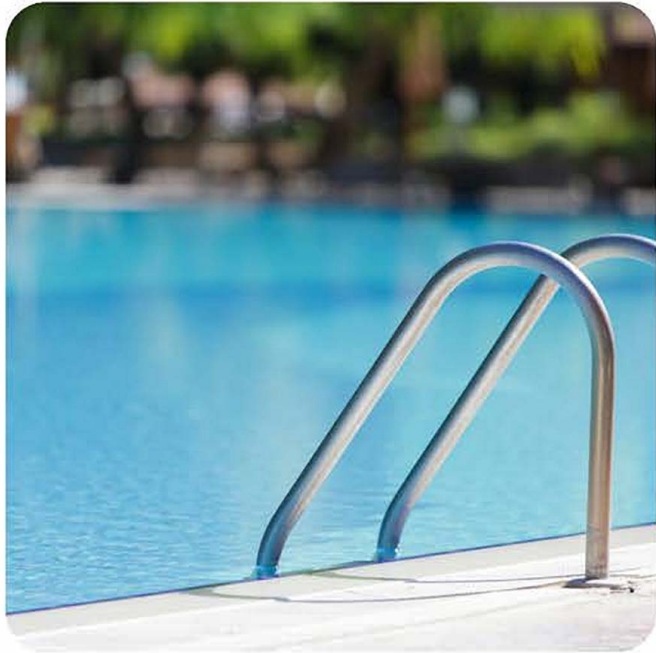
Temperature High: 96

Precipitation: Evening Thunderstorms

Source: Accuweather



lap swimming | baby pool wading |
water aerobics | swim team meets &
practices | sunbathing | reading |
socializing | playing in the grass | private
pool parties | slide & diving board



Additional Information



Comparing Green Tree vs. Other Communities

		MAIN	BABY POOL		SQ FT/CAPITA
	POPULATION	SQ. FT.	SQ. FT	TOTAL SQ. FT	
MT LEBANON	33,754	18,703	N/A	18,703	0.554
BRENTWOOD	9,585	7,788			0.813
CRANBERRY	33,000	10,363	4,673	15,036	0.456
ROBINSON					
CRAFTON	5,937	6600*		6,600	1.112
HAMPTON	18,235	12,200	3,000	15,200	0.834
SCOTT	17,288	10,800	N/A	10,800	0.625
BALDWIN	21,510	8,280	N/A	8,280	0.385
WHITALL	14,785	8,946	828	9,774	0.661
GREEN TREE C-12.1	4,811	6,781	1,107	7,888	1.640
CURRENT POOL	4,811	7,593	903	8,496	1.766
C-1	4,811	10,136	1,107	11,243	2.337

Green Tree maintains, and will continue to maintain, the largest pool per sq. capita.

Source: Internal data collecting between municipalities

Comparing Pool Concepts

	Baby Pool Water Area	Baby Pool User Load	Main Pool Water Area	Main Pool User Load	Total User Load	Lane Length	Start Platform Depth	Turn Depth Area
Existing Pool	903 SF	75	7,593 SF	548	623	25 Meters	10' 10"	5'0"
C 12.1	1,107 SF	92	6,781 SF	516	608	25 Meters	10' 6"	4'0 - 4'6"
C1	1,107 SF	92	10,136 SF	790	882	25 Meters	10' 6"	4'6"

Concept C12.1 sees a difference of 812 square feet and a user load of 32 in the Main Pool. A difference of 15 users total.

Concept C1 sees an increase of 2,543 square feet and a user load of 242. An increase of 259 users total.



Labor Day
2024

Memorial Day 2024

Thank You

