

April 5, 2016

HARMONY BOROUGH COUNCIL MEETING April 5, 2016

COUNCIL MEMBERS PRESENT: Phyllis Metz, Frank Luek, Dave Szakelyhidi, Greg Such, Joe Dippold, Dons Sims, Jason Sarver and Mayor Cathy Rape.

OTHERS PRESENT:

*Harmony Boro Council Meeting
April 5, 2016*

Joe Dippold

John Rice

*Dons Sims
Frank Luek*

Cathy Rape

FRANK CRANNON

GREG SUCH

Jim Miller

Americo Allegretto

Phyllis Metz

Joan Ruck

Joe White

Jason Sarver

Dave Szakelyhidi

Bob [unclear]

WARRIOR

Nancy Hoffmann

Karen & Russ Attorney

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CALL TO ORDER:

A quorum was reached and the President Greg Such called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE:

MINUTES:

In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the March 1, 2016 minutes.

SOLICITOR'S REPORT:

Solicitor Matt reported that he looked into the Fire Inspections and the certification required for the Fire Marshall. The Fire Marshall does not have to be certified according to the NFPA, the National Fire Protection Agency. Will pass on to the Safety Committee.

BOARD REPORTS/APPOINTMENTS:

COG:

Greg Such had nothing new to report.

HARB:

Dave Szakelyhidi reported on two Certificates of Appropriateness that HARB approved and recommended to Council.

Prater - 528 Main Street – New front door to match style of existing side door. Remove concrete stoop and basement storm access replace with concrete slab. If cutters are to be replaced, ½ round style to be used. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 528 Main Street.

McCormick – 510 Main Street – New appropriate fencing to mask existing chain-link fence to screen both Main Street and Jackson Street. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 510 Main Street.

Mayor Rape stated HARB is looking for a realtor to be on the Board.

Water Authority:

Dave Szakelyhidi reported that the Bruce will be retiring this summer; the Water Authority Board would like to hire Adam Rodgers immediately, pending drug screening and physical. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved the hiring of Adam Rodgers. Dave Szakelyhidi requested an executive session for personnel.

Parks Board:

Susie Altemus was unable to attend. Frank Luek reported that the Shamrock Shuffle was a big success with about 600+ runners. Karen Ottney inquired why the race started so early. Greg Such responded there were 3 races that day including a ½ marathon which is 13.1 miles.

Planning Commission:

Frank Luek reported that no action was taken. Frank also reported that he attended the BCTCC meeting; they rehired Diane Morrow to be the administrator for 2 years. They were really hounding Iron Mountain to collect local taxes that they felt they were missing out on, they have collected a significant amount that gets spread throughout different school systems. They are working on other places with delinquent taxes. We can now be linked to Berkheimer's website through our website.

Greg Such read the emailed letter from the Butler County Planning, Joel MacKay regarding the Creekside Manor Plan. Solicitor Matt will call and request a copy of the plan. John Ruch stated that Chris Rearick (Jackson Township Manger) said no plan has been filed.

Western Butler County Authority:

Greg Such had nothing new to report.

Shared Services:

Greg Such had nothing to report.

Parking and Signage:

Greg Such reported that he talked to Bob McCafferty at the Inn about removing one parking space from Wood Street where trucks come out of his parking lot to keep the trucks off of Mark Sapienza's pad. Bob is fine with taking that one space. Jason Sarver commented to make sure we correct the problem; Jason is willing to work with someone on this. In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council authorized Solicitor Matt Racunas to draft a parking ordinance. Greg Such reported the signs are up on Jackson Street.

Historic Harmony:

John Ruch reported that the revived building marker program does not have a deadline; there have been 6 ordered. John also reported the tree on the Weaver Cabin property will be removed on Saturday, they will handle traffic. The tree will be replaced with a Dogwood tree.

Public Meeting Regarding Flood Plain Development:

Don Sims did not receive any further comments, everybody got to express their point, and the meeting was civil and lasted about 1 hour.

PUBLIC COMMENT:

Nancy Hoffman, Zelig Park Volunteer – The Borough of Zelienople is applying for a grant for the Skate Park in the Community Park and is requesting Harmony Borough sign a letter stating they support the Skate Park (no monetary contribution). A motion was made by Phyllis Metz and seconded by Dave Szakelyhidi to execute the letter in support of the Skate Park. Frank Luek opposed.

Roll Call: Phyllis Metz – yes
Dave Szakelyhidi – yes
Don Sims – yes
Greg Such – yes
Frank Luek – no
Joe Dippold – yes
Jason Sarver – yes
Motion passed.

PUBLIC COMMENT CONT.:

Nancy Hoffman asked for permission to advertise fundraisers for the Park in the grassy area of the Rt. 68 & Main (the Triangle); Nancy was referred to Allen Bayer, Code Enforcement Officer regarding temporary signs.

Nancy Hoffman also reported that Jackson Township made a donation to the Park and in return their residents receive a discount to the pool membership and inquired if Harmony Borough would consider making a donation so their resident could receive that same discount for the pool membership.

Nancy Hoffman also inquired on the Floodplain meeting, they said there are storage units having hazardous materials (hydrochloric acid) if anything were to happen to those units what is the impact on Harmony Borough, and has the Emergency Responders been notified that they are there. Don Sims suggested Nancy contact Jackson Township. Nancy also inquired on the land Don Rodgers wants to donate to Harmony Borough and Jackson Township, it's unbuildable, he must have a reason he wants to unload it. Solicitor Matt commented that developers do not want to pay taxes on undevelopable property so they unload it and it could remain as green space, or buffers; and that maybe the interest of the municipality taking it. Before Harmony would accept it, we would need to know a little bit more about it and he would need to come to Council and publically present it to the Borough.

Karen Ottney inquired on Don Sims comment that was in the paper from the Floodplain meeting regarding "several residents being affected multiple times by the flooding." Don stated that was in regard to the 100 year flood, the level of it and he was pointing out that the 100 year floods are common, they don't just happen every 100 years and in your life time you can live through multiple 100 year floods. The development was given approval based on meeting the criteria of a 100 year flood. Karen inquired if Don meant that properties along the Connoquenessing had suffered multiple flooding. Karen stated she's confused because they have lived along the creek for 25 years and the only time they were flooded was during Ivan and that was such an unusual situation. Don commented that in his personal experience he has seen the field in question flooded multiple times. Karen commented that by stating that, it does not help property owners along the creek with flood insurance. Don responded that at no time did he say Harmony had experienced multiple 100 year floods. Karen commented that it is very difficult to fight the battle of flood insurance if the people are hearing that Harmony has been flooded multiple times when it really hasn't. Don Sims responded that flood insurance companies pay little attention to what he says.

John Rice stated they are still waiting for Robby Lambarto to turn the street light on Liberty Street. Dave Szakelyhidi commented that he talked to Robby Lambardo twice; Robby assured him it will get done. Dave commented that the arm needs to be perpendicular to the street; it is angled into the alley. Don Sims inquired on a different light for Seneca Drive residents; Dave Szakelyhidi commented Penn Power is going to give us a couple options for street lights. Don requested letting the resident look at the street light options.

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Greg Such commented that the electric bill savings went from \$900/month to \$500/month with the new street lights.

John Rice also commented about the Street Department getting Rt. 68 swept.

Jason Sarver inquired if the street department is doing something different; there are weeds along the streets. Wade responded that they can get weed kill.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Mayor Rape reported the speed checks will start on Jackson.

Office:

Amy Brown had nothing to report.

Greg Such reported that the website has been changed over to the PSAB hosted website, still need to clean up old information.

Borough Supervisor:

Wade Ion reported on the street sweeping, will coordinate with Zelig; will do the sweeping at night for Rt. 68. Limb pick up will begin May 5th, the first Thursday of the month. The banners are up; worked on street lights, put signs up, potholes filled in, started the grass cutting, and did quite a few repairs at the Water Plant. Received quotes for the roof repair. Also have quote from Sherwin Williams for paint, \$75/5 gallon bucket. Wade also received a quote for stencils/decals. "Slow" sign is \$260. "School" sign is \$395. The NO TRUCK stencil has to be separate lettering, \$559. Or get all three for \$1214. The tips are \$25/piece. COG prices. Don Sims suggested skip the truck stencil now. Dave Szakelyhidi commented to buy it now; already have damage from trucks. Chief Mill comments the calls are less this year. Joe Dippold stated there have been 8 trucks since January, 5 this month. Laura Ebbert, Indian Brave Campground, inquired if the Borough could make their own stencil; or suggested to see if Zelig has stencils to borrow.

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved purchasing all painting materials except the "No Trucks." Mayor Rape volunteered to trace the "No Trucks" and Laura Ebbert volunteered to help cut it out.

Wade requested to budget for next year; they walk behind that machine and push it. They start at the Borough garage and push it up the CVE School; it's a long push. There is a driver to go behind the paint machine at the cost of \$5,000 would like to put on budget for next year.

Wade reported on the two quotes for the garage roof. Greg Such inquired if they should wait for the third bid to come in, Wade stated it will be higher than the two he has. Greg Such reported the first bid was from N. Mars in the amount of \$5,516 and the second bid was from Scott Wilcox in the amount of \$4,500. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved to accept Scott Wilcox bid of \$4,500 to replace the garage roof.

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Greg Such inquired if Wade was going to get more top soil bids. Wade stated they can buy a truck load at a time and see how far it goes. Wade commented the bid he received was for all the curbs and everything else. Greg Such requested at least one more bid and then go forward. Wade inquired on the bid from Lawnworks; Greg stated it was apples and oranges, not comparable.

Greg Such reported volunteers are needed to help plant trees on Saturday. Dave Szakelyhidi inquired if a PA One call needs placed, Wade will call tomorrow. Frank and Cathy Rape are to mark where the trees are to be planted with white flags. Frank is to use the skid steer if the tree root is large.

Drainage on Spring Street - Bob Ziegler and Greg walked it, and Bob Ziegler and Wade walked it. They have talked to the business owners, Dambach's and Addam's Collision. They have talked to Tod about removing the crate, and he's okay with it. Need to talk to McCormicks to remove damn; and Bob would like to remove the concrete as well. His plan is to get that part running free and clear and then attack the bigger pieces. Wade commented there is a lot of debris in the stream. Greg is going to report to Bob that we need to talk to Bottles and McCormicks to remove their obstructions and then Wade and Bob can have at it. Wade stated he's not sure how they can get in there, Frank said he could not get the skid steer down in there, it will sink. Greg stated he thinks the thought is that it would harden up if we got it flowing, if not maybe it's a work release program.

Wade reported that he can request the county workers to come in to spread the top soil. A motion was made by Don Sims and seconded by Jason Sarver to authorize the purchase of top soil up to \$2,200.00; discussed doing private property first on Wood Street. Greg Such opposed.

Roll call vote: Phyllis Metz – yes	Frank Luek – yes
Dave Szakelyhidi – yes	Joe Dippold – yes
Don Sims – yes	Jason Sarver – yes
Greg Such – no	Motion passed.

Zoning & Code Enforcement:

Allen Bayer's report attached.

PCI – In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved renewing PCI's inspection contract. A letter is to be sent to Tom McCosby accepting his contract.

COMMITTEE AND OTHER BUSINESS:

Committee Staffing:

Greg Such reported the Committee meetings will be Monday, April 25 from 6:00-9:00pm.

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COMMITTEE AND OTHER BUSINESS CONT.:

Public Safety:

Phyllis Metz reported that the Jumping for Java Event Form has been submitted along with the Certificate of Insurance and maps. Jumping for Java is to be May 14th. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Jumping for Java Race.

Phyllis Metz reported that the Seneca Valley North Athletic Association contacted her regarding the softball tournaments the July 4th week-end at CVE ball fields. Phyllis referred them to Zelig Council and the Zelig Park.

The Wine Walk to be held July 15th is approved pending a current Certificate of Insurance.

Grace Church Mosaic 5K – November 5, 2016. In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the Mosaic 5K.

Historic Harmony Christmas Market – November 12 & 13, 2016. In a motion made by Frank Luek and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the Historic Harmony Christmas Market contingent on the Certificate of Insurance.

Greg Such requested that Mayor Rape send a letter to Plunkett Motor Freight, a citizen called and stated there is a truck without a trailer using Main Street. Greg asked Mayor Rape to send a letter stating that trucks cannot use Main Street, they need to stay on the Truck Route – our Ordinance states No Trucks.

Business Development:

Mayor Rape reminded everyone that there is a Meet ‘n Greet at the Tourism from 2:00-4:00 for Senator Vogel and Representative Marshall.

Flood Insurance letter in the Borough News Magazine, the article is on the bulletin board.

Karen Ottney commented that banks have controlling factor.

Mayor Rape reported that the Rotary bench to be placed in front of the Weaver’s Cabin has been ordered.

Joe Dippold and Cathy Rape attended the “Improving Business” workshop; a report was submitted to Council. Cathy also distributed to Council an article, “Refreshing Main Street America.”

Mayor Rape reported that a truck hit a bollard.

Greg Such reported that a Newsletter will be done in April; articles are to be in by the end of April.

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COMMITTEE AND OTHER BUSINESS CONT.:

Personnel:

Jason Sarver reported that he is trying to clean up the handbook, made his suggestions in pen and is passing it along to Council to review and make any suggestions or anything they do not agree with mark it down and eventually they will go over those suggested changes.

Phyllis Metz is working on getting information on telephones.

Finances:

Greg Such reported the Audit results are back; all of Council has a copy of the Audit results. One thing that has been concerning Greg a little bit is that we do not have anyone with a public accounting eye that goes through the statements on a monthly basis; he would like to investigate that. Greg stated that Ralph Lane does the Butler County Boards, if we can find somebody to volunteer to do that, it would be good. Mayor Rape inquired what exactly Greg wanted someone to do. Greg responded to look at the books, to make sure from a cash flow perspective we're not going to run off the edge of a cliff. There are some regular adjusting entries that should happen you have to have special skills to know how to do, and give a monthly report. Mayor Rape suggested a retired banker, Harold Herr declined but stated that WBCA has that, it's \$600/month.

Streets:

Don Sims asked Wade if they are continuing to accumulating piping. Wade inquired if anyone has contacted the Railroad, Dave Szakelyhidi stated he has and it appears to be stuck in engineering. Dave would like someone to come out when it is raining. If we don't hear from them, we will go ahead and do ours.

Wade inquired if a new catch basin should be put in and go out. Dave Szakelyhidi suggested to get rid of the tubes that have the inlet on them; that is the weakest part. Wade inquired if WBCA should run their camera through to check the pipe to see if it's bad the whole way under the road. Don Sims commented once they start this project he was hoping they would just replace the pipe the whole way. Wade inquired to go the whole way across the road and cut into the retaining wall. Dave Szakelyhidi commented there is a retaining wall next to the brick house, there's another drain down in the sidewalk; if we replace all that we're tearing out sidewalks and everything. Don Sims commented that he was told the pipe was rotting out. Wade stated the end by the parking lot is, he doesn't know how the rest of the pipe is. Greg suggested putting the camera down and see what we have. Greg inquired if Wade could have a report by April 25's committee meetings. Wade will call the Sewer Authority, if not he'll have to call In-Sight Pipe.

Phyllis Metz reported she and Mayor Rape attended the Pen Dot Outreach meeting. It was very interesting; they laid out everything they are going to do in this district. Phyllis distributed a handout/information sheet to Council.

Facilities:

Frank Grannon inquired the color of the garage shingles. Dave Szakelyhidi responded dark architect, HARB approved charcoal.

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BILLS PAYABLE:

Greg Such reported that the following lists of bills were presented to Harmony Borough Council for approval:

General Bills Payable in the amount of **\$7,309.71**

Bills Already Paid in the amount of **\$7,341.28**

Payroll in the amount of **\$8,309.29**

Fire Tax Bills Payable in the amount of **\$2,020.05**

Parks Board Bills Payable in the amount of **\$356.40**

In a motion made by Phyllis Metz and seconded by Frank Luek, the Harmony Borough Council unanimously approved all bills for payment as presented on the lists.

EXECUTIVE SESSION:

Council President, Greg Such called the executive session at 8:37, out of executive session at 9:00 pm.

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved the pay raises as requested by the Water Authority for Bob Leonberg at \$17.70/hr. and Steve Minto at \$17.39/hr. (each of whom have an operator's certification) and the new hire at \$16.00/hr.

ADJOURNED: 9:05 PM

As there was no further business to discuss the Harmony Borough Council adjourned the April 5, 2016 meeting at 9:05 pm.

Respectfully Submitted,



Amy Brown
Secretary

Monthly Activity Report
Harmony Borough Code and Zoning Enforcement and Residential Multi-Unit
Dwellings Fire Inspection

March 2016

1. Stopped by the office two times each week to pick up mail, complete Building Permits and sign violations.
2. Filing and administrative work.
3. Attended March Council meeting.
4. Prepared letter confirming zoning status of lot on Pittsburgh St. for owner's sale.
5. Completed Building Permit for fence at 104 Old Little Creek Rd.
6. Spoke with Bob Stevens regarding building construction at 311 Monroe St.
7. Met with George Riggins to discuss building numbering, rental access and signage at 430 Harmony Way.
8. Spoke with Bob Stevens about Flood Plain Map that is currently in effect.
9. Talked with a resident of Md., John, regarding living in Harmony with alpacas and chickens. He actually was referring to Jackson Twp. I directed him accordingly.
10. Spoke with a lady interested in purchasing a lot on Pittsburgh St. regarding zoning.
11. Spoke with Amanda regarding zoning pertinent to temporary signs in Harmony.
12. Began creating flood plain extract document of construction requirements in preparation for construction at 311 Monroe St.
13. Inspected 7 violations. Four have been corrected and 3 remain uncorrected. Reminders will be sent out.
14. Prepared violation notice reminder for trailer on Liberty St.
15. Spoke with Karen regarding zoning for property at Mathew Dr. Property is in Jackson Twp.
16. Spoke with lady regarding variance to build on lot on Pittsburgh St.

17. Stopped by the office to pick up building permit and drawings for house construction at 311 Monroe St.
18. Reviewed the pre building permit floodplain extract document of required information that I created for PCI. This information must be on file at the borough prior to issuance of a building permit in a floodplain. Spoke with and sent the document to Tom McCosby, PCI, for completion, who will directly administrate the construction's compliance with the borough's Floodplain ordinance.
19. Inspected two reported abandoned vehicles and a rubbish complaint. Only one vehicle was abandoned and reported to Zelig police.
20. Met with Mayor Rape to review debris on hill behind Moyer property on Spring St.
21. Spoke with Jeanne Ignata regarding house construction on lot between 109 and 121 Pittsburgh St.
22. Spoke with Tom McCosby regarding pre building permit requirements pertaining to house construction at 311 Monroe St.
23. Spoke with Bob Stevens regarding pre building permit information requirements pertaining to house construction at 311 Monroe St.
24. Performed several property violations inspections.
25. Created violation for debris at 266 S. Liberty St.
26. Spoke with Bob Stevens regarding pre building permit requirements at 311 Monroe St.
27. Spoke with Leo of FJ Bear Architects regarding permit requirement for Shu Brew's occupation of 733 Spring St.
28. Completed Monthly Activity Report and Time Report.

Respectfully submitted,
Allen E. Bayer