

March 1, 2016

HARMONY BOROUGH COUNCIL MEETING March 1, 2016

COUNCIL MEMBERS PRESENT: Phyllis Metz, Frank Luek, Dave Szakelyhidi, Greg Such, and Mayor Cathy Rape. Jason Sarver attended via speaker phone.

OTHERS PRESENT:

*Harmony Borough Council Meeting
March 1, 2016*

Joe Dippold

John Rice

Phyllis Metz

Cathy Rape

Americo Allegretto

GREG SUCH

David L. ...

Frank Luek

John ...

Jim ...

Don ...

FRANK GRANNON

ALLEN BAYER

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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 Don Sims, the Harmony Borough Council unanimously approved the February 2, 2016 and February 15, 2016 minutes.

SOLICITOR'S REPORT:

Solicitor Matt reported that he was working on zoning matters with the zoning officer. Solicitor Matt also reported that the 2016 Tax Rate Ordinance is ready for adoption. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the adoption of the 2016 Tax Rate.

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.

Donovan- 522 Main Street – Paint and Modify Exterior. Siding – taupe gray-green color, artichoke siding at porch – 1 shade darker than taupe gray; trim-white, front door-burnt orange, shutters-black, porch ceiling-light aqua marine. Replace existing storm door with full glass door add wider trim boards to door and windows thru-out. John Rice commented that it is asbestos siding. Dave Szakelyhidi responded they're going to paint over it. Mayor Rape commented that they know it's asbestos; discussion. Solicitor Matt commented that it is not a public building, it's an individual concern; talk to owner. As far as the purpose of the Certificate it doesn't affect it. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 522 Main Street.

Prater- 528 Main Street – Replace Shingles. Replace existing shingles, with dimensional shingles, charcoal color. 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.

Water Authority:

Dave Szakelyhidi reported that the Water Authority will start interviews on Friday for a new employee.

Parks Board:

Susie Altemus was unable to attend. Greg Such reported that a grant application was submitted for small improvements for \$7,500. The maximum grant is \$10,000. The Shamrock Shuffle will be March 19th.

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Planning Commission:

Frank Luek reported that no action was taken.

Western Butler County Authority:

Greg Such had nothing new to report.

Western Butler County Authority Cont.:

Dave Szakelyhidi reported that the Water Engineer called WBCA's Engineer to inquire on partnering with the Monroe Street project. WBCA opted not to do it, Dave doesn't think it was presented to the Board, Greg will take it to the Board. Dave commented that it is sand and gravel when it rains it all runs into the sewer, if the sewer is tile, now would be the time to replace the tile with plastic, the rest of the of street has been replaced.

Shared Services:

Greg Such had nothing to report.

Parking and Signage:

Greg Such reported the removing of a parking space at the Inn is on hold while the Inn is under construction.

Historic Harmony:

John Ruch reported that he talked to PCI for the final inspection on the Visitors' Cabin. Next month Lenzer Tour Company will bring tour guides in to see what Harmony has to offer. The building marker orders are being taken until the end of the month. Cathy Rape to mention the markers to Praters, John Ruch stated it would be the George Rapp House.

Public Meeting Regarding Flood Plain Development:

Don Sims reported that the meeting will be March 29th at 6:30 pm at Stewart Hall with Representative Jim Marshall. Senator Vogel cannot attend but will have a representative present.

PUBLIC COMMENT:

John Rice – Reported that the Borough is in violation of one of their ordinances, Ordinance #412 section 2 (O.) No lighting device or reflective surface may produce objectionable glare into neighboring properties and/or roadways. Any violation hereof constitutes a nuisance. The Penn Power street light by John's house is shining into John's, Frank Luek's and Jason Sarver's houses. Dave Szakelyhidi commented that he called Robbie Lombardo at Penn Power, Dave had heard a rumor that a Penn Power employee said if the property owner wants it turned, they would need to pay to have the light turned. Dave told Robbie there are Councilmen on both sides of the street and they aren't going to pay to have it turned. Robbie agreed to have Penn Power turn the light. Dave also reported that they (Penn Power) are almost done with converting all the lights. There are four on Seneca Drive that are post lights, Penn Power would like to give us some options before picking the light.

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Appointments:

In a motion made by Frank Luek and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved opening nominations for Council. Frank Luek nominated Joe Dippold. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved closing nominations for Council. In a motion made by Frank Luek and seconded by Don Sims, the Harmony Borough Council unanimously approved the appointment of Joe Dippold to Council. Mayor Cathy Rape swore Joe Dippold in.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Mayor Rape inquired on the speed checks, Chief Miller stated they would be done after the weather breaks.

Office:

Amy Brown had nothing to report.

Greg Such reported on the website change. It would save the Borough \$200 per month and we would get a much better site that is technically up to date, it would also support mobile users (automatically resize itself to fit phones). The cost is \$389 per year and comes with 7 hours of support. The current hosting contract is due mid-April, we are working on a plan to get it switched over in that time period. Greg also checked with Zelig Borough, Connoquenessing Borough and Township for references. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to switch website host. John Rice inquired if it was in the budget. Greg Such responded that it will save \$211 per year. Motion carried.

Jason Sarver inquired why the newsletter was printed in color; it would cost less if printed in black and white. Greg Such responded that we print in-house.

Borough Supervisor:

Wade Ion was unable to attend the meeting. Frank Grannon reported that potholes were filled, repaired some lights, salt and plowed. Discussed the salt order requirements, still have two more loads coming, have room for one more load.

Zoning & Code Enforcement:

Allen Bayer's report attached.

Mayor Rape reported that she attempted to hand deliver the safety violation letter to the house on Highland Avenue twice. She inquired how many times she is to try and what the next step if nobody is home. Solicitor Matt responded to try two more times and check with the neighbors, if the violation letter cannot be hand delivered, send it regular mail and certified mail.

PCI – Dave Szakelyhidi reported that he spoke to Tom McCosby from PCI; Tom will send a new schedule. Greg Such reported that he reviewed PCI's fees. Greg tried to compare BUJ's but they have their own formula. Mayor Rape inquired if

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Zoning & Code Enforcement Cont.:

BUI allow the historic exemptions, if they do not, then they should not be an option. Don Sims suggested continuing with PCI unless the Borough is getting complaints. Council agreed to table it until next month.

Greg Such reported that Don (Sims) suggested we get Tim Sapienza some credentials that he can use as Fire Marshall which will be a letter. Don Sims commented with a 2-year suspense date and let him provide the inspections he has noted. Solicitor Matt inquired if PCI would not do fire inspections. Matt will look into the requirements to have the Fire Marshall do the inspections.

COMMITTEE AND OTHER BUSINESS:

Committee Staffing:

Greg Such inquired on Committee meeting dates. They will stay on Tuesdays.

Public Safety:

Phyllis Metz reported that Jackson Township is to email the permit for the Shamrock Shuffle. The Fire Police have been contacted, and the COI has been submitted. Phyllis also reported that the COI is needed for the Grace Church Mosaic race in November. Phyllis will contact the Fire Police.

Business Development:

Mayor Rape reported the Rotary will install the wheel stops in the parking lot on Main Street. Cathy also reported that she stopped at Riggen's Specialty Automotive and introduced herself to the new owner. He would like to come to a Council meeting and introduce himself. Cathy told him when HBA meets. Riggen's will do high-end repairs; they do not have computer equipment for other cars, but can do brakes and inspections on any car.

Personnel:

Jason Sarver had nothing new to report. Phyllis Metz is to work on the employee reviews.

Streets:

Don Sims did not have an update, still acquiring materials; he spent two and half hours with a contact, will talk to Frank Grannon about their pipe. Dave Szakelyhidi inquired if the Borough would join paving with Zelienople this year. Don Sims responded that the Borough will be working on the drainage issue this year. Frank Grannon suggested having Insight Pipe come in and put a camera down the drain (on Main Street by the railroad) to see if the middle needs tore out. Don Sims suggested Frank talk to him after the meeting. Greg Such stated that 4 or 5 catch basins and the drain by the railroad are in the budget.

Facilities:

Dave Szakelyhidi reported that the shingles on the garage roof need replaced, Frank is to get quotes.

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COMMITTEE AND OTHER BUSINESS CONT.:

Grants:

Greg Such reported that PSAB Grants were advertised today. The Parks Board applied for a grant.

Training & Conferences:

Greg Such reported that there are webinars and training opportunities from PSAB on the correspondence list.

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 **\$22,615.23**

Bills Already Paid in the amount of **\$6,856.16**

Payroll in the amount of **\$5,681.53**

Parks Board Bills Payable in the amount of **\$20.40**

Parks Board Bills Already Paid in the amount of **\$425.00**

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved all bills for payment as presented on the lists.

ADJOURNED: 7:55 PM

As there was no further business to discuss the Harmony Borough Council adjourned the March 1, 2016 meeting at 7:55 pm.

Respectfully Submitted,



Amy Brown
Secretary

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

February 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 February Council and HARB meetings.
4. Created letter to Council and Mayor regrading safety issue at 421 Highland Ave.
5. Created a violation notice regarding House Numbering at 421 Highland Ave.
6. Clarify temporary signs in the borough for Greg.
7. Spoke with Marylyn Fleshman at 433 E. Beaver St. regarding fencing options.
8. Researched definition of primary residence in R1 zoning district.
9. Met with Ms. Fleshman to review her property and advice on yard fencing.
10. Prepared House Number violation for 401 E. New Castle St.
11. Prepared violation at 266 S. Liberty St. for two primary residences on lot.
12. Received call from Jason (?) regarding inspection requirements for generator installation.
13. Inspected HARB recommended changes to Bob Rice's garage/apt. at 306 German St. No corrections have been made.
14. Processed 3 House Numbering violation notices.
15. Assigned address to the premise on German St. behind McCrackin's premise. Notified Mr. Riggins of the property address and House Numbering ordinance as well as, mail box requirement.

16. Spoke with a lady wanting to purchase a property in Harmony and wanting to know how many dogs she would be allowed in her home without a kennel license. The property was in Jackson Twp. I referred her to Nikki Coulter.
17. Inspected sidewalk snow removal. Created 2nd occurrence snow removal violation for 433 E. Beaver St.
18. Phone conversation with Ken Fawett, Attorney, regarding if the borough has adopted the International Property Maintenance Code, which it has not.
19. Phone conversation with Jim Ziegler Jr. regarding his property on Monroe St. Email sent to Matt Racunas to clarify several issues raised by Mr. Ziegler.
20. Phone conversation with Brad Wise regarding building on a lot on Pittsburgh St. that does not meet the current R1 requirements.
21. Spoke to realtor regarding sale at 191 Evergreen Rd. requirement of inspection or occupancy permit. Advised realtor that the property is in Jackson Twp. and provided contact information.
22. Spoke with realtor regarding 115 Senns Way. Property is in Jackson Twp. I directed her to Nikki Coulter.
23. Completed Building Permit for fence at 441 E. New Castle St.
24. Reviewed signage ordinance for new owner of McCrackin Property.
25. Stopped by the office to clarify properties in floodplain having construction in 2015 for submittal of annual report requirement and to drop off building permit for fence at 441 E. New Castle St.
26. Spoke with Matt Racunas regarding pre-existing non-conforming properties and the safety violation at 421 Highland Ave.
27. Spoke with Scott Lehman regarding pre-existing non-conforming lot on Pittsburgh St.

28. Spoke to Mr. Ziegler regarding required variances, sub division and construction in a flood plain of property on Monroe St.
29. Completed Monthly Activity Report and Time Report.

Respectfully submitted,
Allen E. Bayer