

May 3, 2016

HARMONY BOROUGH COUNCIL MEETING May 3, 2016

COUNCIL MEMBERS PRESENT: Phyllis Metz, Dave Szakelyhidi, Joe Dippold, Don Sims, Jason Sarver and Mayor Cathy Rape.

OTHERS PRESENT:

Council Meeting
May 3, 2016

WADE TON

Joe Dippold

Donald Lopez

Don Sims

John Daily

John Roca

SUSIE Altomus

ALLEN BAYER

Cathy Rape

Phyllis Metz

Sandy Ferraro

JOE CORRELL

Roger Correll

Americo Allegretto

Jean Fagnak

Debra White

Joe White

FRANK GRANNON

May 3, 2016

CALL TO ORDER:

A quorum was reached and the Vice President Don Sims called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE:

MINUTES:

Mayor Rape made a correction to the spelling of Robby Lambarto to Robby Lambardo. In a motion made by Phyllis Metz and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the April 5, 2016 minutes with the name correction.

SOLICITOR'S REPORT:

Solicitor Matt reported on the Armstrong Franchise Fee, the FCC Federal Cable Act now includes any provision of free or discounted services in the 5% cap. The Borough is receiving free services; Borough office – free internet, Water Authority – free internet and cable, Borough garage – does not require service at this time, and the Volunteer Fire Dept. – free internet and cable. Solicitor Matt stated Council needs to decide if they want to keep the 5% franchise fee and pay for the services, or deduct the cost of the services and lower the percentage, or choose a new provider. Dave Szakelyhidi questioned why the Fire Department was listed; if the Borough has to pay for their service, it should be split with the other municipalities (Jackson, Lancaster and Zelienople). Phyllis Metz suggested deducting the cost from the franchise fee. In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the authorization of Solicitor Matt to get more information from Armstrong.

BOARD REPORTS/APPOINTMENTS:

COG:

Don Sims had nothing new to report.

HARB:

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

Brenda Nine – 509 Main Street – 48” fence. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for Brenda Nine.

Ken Prater (Patricia Kipin, Tenant) – 528 Main Street – Signage, old existing sign from shop on Mercer Street to be moved to the South side of 528 Main Street building and a new freestanding wood sign, approval contingent upon zoning as to size and location and issuance of building permit. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for Patricia Kipin contingent on Zoning approval.

Water Authority:

Dave Szakelyhidi reported that waterline replacement on Monroe Street was started, the guys worked from 7 – 9 pm; the line will be in by Thursday, testing will need to be done. Wade reported that truck traffic was closed; US Liner cancelled their deliveries for the day.

Parks Board:

Susie Altemus reported that the Canoe Launch needs cleaned out.

Planning Commission:

Frank Luek was unable to attend. Joe White reported there was nothing to report.

Western Butler County Authority:

Greg Such was unable to attend.

Shared Services:

Nothing to report.

Parking and Signage:

Solicitor Matt reported on the No Parking at the Inn. Jason Sarver reported he spoke to both sides of the street, and with Officer Hart who gave her recommendation. Don suggested talk to Chief Miller. Solicitor Matt stated he will need dimensions. Jason Sarver will bring back to Council.

Historic Harmony:

John Ruch reported on a new event, the First Friday Open House from 4-7 pm at the Museum Gift Shop, May 6th they will be celebrating National Beverage Day. John also reported on the Lenzar Tour Director Tour came last week, which was not run very well by the tour director on that bus, it was an hour and three quarters late. They got a quick tour of the businesses in Harmony, but the businesses had exposure to about 20 tour directors.

Harmony/Jackson Meetings:

John Ruch reported that there are 11 acres on the Creekside Development site that is not buildable, Don Rodgers would like to donate approximately 7.6 acres to Harmony Borough much of it is along the creek and behind the old Ziegler Farmstead house on Mercer Road (the white house next to the bridge). This acreage contains part of the Harmony Trail as well as a flat area approximately an acre and a half behind the Ziegler Farmstead house. The remaining 3+ acres are a retention pond that will remain in TCDR's possession and will be used to manage drainage from Creekside as well as Jackson Manor for which it was built in the first place. The responsibility to oversee operation and maintenance of the retention pond was seated to Jackson by Harmony Borough Council in the 1990s. There is additional non-buildable acreage in Jackson that Don Rodgers would like to donate to Jackson. Jackson envisions the areas to be made into recreational areas and has stated the intent to apply for state grants to improve the entire area. Jackson Township will write the grant and will include Harmony Borough. The Creekside Committee consisting of Susie Altemus (Parks Board Chair), Greg Such (Council President),

Harmony/Jackson Meetings Cont.:

John Ruch (Historic Harmony), Joe White and Chuck Welch (Planning Commission) and have been meeting with Jackson Township, and Don Rodgers to be informed of the development. Solicitor Matt inquired what the benefit was of Harmony Borough accepting the land. The walking trail is on it. Dave Szakelyhidi inquired about the water way to the retention pond. John Ruch responded that TCDR is keeping ownership of the retention pond. John Ruch also reported on the town homes to be built by Don Rodgers. John stated that the Creekside Committee is recommending Harmony Borough accept the land from Don Rodgers. Don Sims recommended Solicitor Matt look into it before Council makes a decision. Solicitor Matt would like to make sure it is not going to be a liability to the Borough. Harold Herr commented on the retention pond that no one takes care of. John Ruch stated that two home owners associations will be responsible. Joe White commented that for 15 years no one has taken care of the retention pond for Jackson Manor. Don Rodgers took care of it himself. Cathy Rape responded that Don wanted the bond money back from Murphy Tractor.

PUBLIC COMMENT:

Jodi Correll – 614 Wood Street – Jodi commented that with the widening of Wood Street there is a steep bank in front of her house, it is all shell. They have about 22” by her porch to walk before the slope drops, it is a hazard. The rye grass that was planted is commercial and inappropriate for a residential front yard. The top soil is gone, a retaining wall is needed; possibly the boulders like the ones in Wood Street Park. There are about 40 boulders at Swamp Poodle Park. Don Sims thanked Jodi for the recommendations and advised her that stone walls move. Don also commented that he does not have the authority to give the boulders away; need to look into this further but will try to help. Jodi commented that they did not create the problem, and hopes the Borough/Council will help mitigate what has happened to their bank/property. Jodi gave Council a copy of two plans given to her by a landscape architect.

Delsa White commented that the house is one of the original log houses; it is an important contributing house to the Historic District.

Roger Correll commented that the netting grass seed is already giving way and there has only been one storm.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Amy Brown had nothing to report.

Borough Supervisor:

Wade Ion reported that limb pick up will start Thursday. The roof on the garage has been replaced; the stencils, tips and paint have been purchased for the line stripping machine. Zelianople has requested to borrow it; Dave Szakelyhidi commented that it would be covered under Shared Services. Purchased 4 loads of raw top soil for the backfill on Wood/Jackson Street when the soil dries out they’ll spread it; talked to

Bob Ziegler about the drainage on Spring Street; not sure how to get in there to clean it out. Don Sims commented that it was discussed at the Committee meeting and they will continue to look into it until they can come up with a viable solution. Wade reported the salt contract has been satisfied and was able to store it. Don Sims inquired if Wade was able to put the PA One call in for Beaver Street. Wade responded whoever puts the One call in is responsible for all utilities. If the Borough hires a contractor to go in to dig that and they break a line, the Borough would be responsible for all repairs because they placed the PA One call. Don Sims inquired if there is a limit on the number of One calls that are made, the reason why is for the Borough to know, that would dictate the path of the pipe and the depth of the pipe and the actual type of pipe. Wade commented the issue starts at the corner of Beaver Street by the first house. They have a sump pump and are pumping water out on the street; Frank and Wade have gone up there in the winter and have chiseled out ice. Wade suggested putting the drain up further to catch all of the water not half way (Bluff to Division). Dave Szakelyhidi inquired why do only one side; wouldn't it be nice if Zelig put one in on their side and tied in. Don Sims commented because there is always a pond at Bluff Street. Dave Szakelyhidi suggested talking to Zelig, they want to seal the street; our street department is to talk to Zelig. Frank Grannon commented that years ago they took a transit up to Beaver Street, the problem is the street runs level; catch basins aren't deep enough. Borough Engineer, Bill Hummel, John Rice and several contractors have looked at it previously. Dave Szakelyhidi commented another possibility is the two 100 ft. long x 6 ft. diameter tanks buried under the ballfield; it runs down to the stream in Swamp Poodle. The next step is for Harmony's Street Department talk to Zelig.

Zoning & Code Enforcement:

Allen Bayer's report attached.

Allen reported that at 119 S. Pittsburgh Street a house is being constructed, there is no street parking between the hours of 7am – 5 pm, the contractor will put a driveway in first but may need street parking, would Council allow street parking during construction. In a motion made by Jason Sarver and seconded by Joe Dippold, the Harmony Borough Council unanimously approved to set aside the No Parking at 119 S. Pittsburgh Street during construction from June 4th through August 31st. First day of school for the 2016-2017 school year is August 24th.

COMMITTEE AND OTHER BUSINESS:

Public Safety:

Phyllis Metz reported that the HBA's Fleatigue to be held on May 14th, June 11th, and July 9th from 6:00 am – 3:00 pm; requesting the North side of the Square to be closed. In a motion made by Phyllis Metz, and seconded by Dave Szakelyhidi the Harmony Borough Council unanimously approved the Fleatiques and the street closure contingent on the receipt of the Certificate of Insurance.

Public Safety:

Phyllis Metz reported on the Get Fit Families Triathlon to be held June 18th from 9:00 am - 11:00 am on the upper streets, Pittsburgh, Beaver, Charles, Highland and New Castle Streets; requested street closures for 5-8 minute intervals during the cycling. In a motion made by Phyllis Metz and seconded by Dave Szakelyhidi the Harmony Borough Council unanimously approved the Get Fit Families Triathlon and street closures.

Jason Sarver inquired on the fire inspections at CVE. Don Sims responded that CVE has their own inspections through their insurance carrier; the Harmony Fire District had concerns about the inspections, Council is looking into getting a letter for the Fire Marshall to do fire inspections. Dave Szakelyhidi commented that the school does a flow test of their fire system every year and notifies the Water Authority (uses a lot of water).

Phyllis Metz also reported on the Public Safety Committee meeting, discussed getting more pedestrian signs. Cathy Rape is working on getting more. Cathy stated Wade is to get a price from Walsh Equipment; the Police gave her a sign today, it was placed on Main Street. Mayor Rape noticed a sign at the Borough Garage, Frank Grannon stated it just appeared, not sure where it came from. Mayor stated she would put it somewhere.

Phyllis Metz commented on the Railroad and the water lying by the tracks, Dave Szakelyhidi is trying to contact the Railroad.

Business Development:

Mayor Rape inquired about the Hazardous Mitigation Plan letter received from Butler County today; does Council need to decide tonight, does Harmony have their own, does Council want to accept Butler County's? Solicitor Matt stated it just came in today and he hasn't had a chance to review it. Don Sims suggested putting it on next month's agenda.

Mayor Rape also inquired on Riggin's Open House, if Council is allowing Riggin to park cars on the triangle for display. Council agreed to allow cars to be parked 20' off the road edge (1 car length) for display during the Open House, Riggin to repair any damage. Mayor Rape will communicate to Riggin.

Personnel:

Jason Sarver reported the handbook is being passed along to Council for review.

Finances:

Don Sims reported that the Borough is doing well on finances, where we are supposed to be right now, for the month of April.

Streets:

Don Sims reported on the Streets Committee meeting, discussed the Beaver Street issue, drainage on Spring Street, and dressing/backfill by Wood Street Park. Wade Ion stated when it dries out they will get back to the backfill by Wood Street Park. Frank Grannon inquired about the pipe/drain by the Log Cabin on Main Street. Don

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Streets Cont.:

Sims stated to replace slotted drain with slotted drain. Frank Grannon commented there are catch basins on either side, suggested replacing with tin whistle pipe. Frank stated he's against the slotted drain because the road debris fills the drain. It was agreed to replace the pipe with slotted or solid pipe, Wade & Frank's choice whatever they can get.

Facilities:

Dave Szakelyhidi reported the roof on the garage has been replaced. Phyllis Metz commented on redirecting the light on Liberty Street, Dave commented it is a Penn Power scheduling problem.

Grants:

Mayor Rape reported she gave Susie Altemus an article out of the Borough Magazine on Streetscapes, trails and walkways.

BILLS PAYABLE:

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

General Bills Payable in the amount of **\$18,136.88**

Bills Already Paid in the amount of **\$9,621.26**

Payroll in the amount of **\$5,482.23**

Fire Tax Bills Payable in the amount of **\$2,589.43**

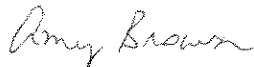
Parks Board Bills Payable in the amount of **\$20.40**

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

ADJOURNED: 8:25 PM

As there was no further business to discuss the Harmony Borough Council adjourned the May 3, 2016 meeting at 8:25 pm in a motion made by Dave Szakelyhidi and seconded by Jason Sarver.

Respectfully Submitted,



Amy Brown
Secretary

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

April 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. Meeting with Bob Stevens, John Myers and Tom McCrosby to review pre building permit issuance requirements for house construction at 311 Monroe St.
4. Spoke with Bob Stevens to clarify set back dimensions for 311 Monroe St. Completed building permit for 311 Monroe St.
5. Created 2 Housing Numbering warning violation notices.
6. Spoke with resident on Center St. regarding zoning pertaining to poll building garage extension in the rear yard.
7. Spoke with Chad O'Donnell on E. Spring St. regarding zoning pertaining to construction of garage in rear yard.
8. Spoke with Shari Seifert regarding building rear porch on house.
9. Spoke with George Riggins regarding permitting requirements for addition of an exterior door to garage.
10. Spoke with realtor regarding zoning at the plaza. Directed her to Jackson Twp.
11. Spoke with Debbie at McCrackin regarding Occupancy permit that is required to transfer their license for cars sales to the building on German St. Directed her Tom McCosby.
12. Spoke with Tom McCosby regarding outside construction at the Harmony Inn.
13. Spoke with Michael Leahy, 610 Wood St., regarding porch railing HARB permission.
14. Spoke with Chris, he is purchasing 610 Wood St., regarding porch railing HARB permission.

15. Spoke with Tim Sapienza regarding burning on Monroe St.
16. Created building permit for patio and roof at 441 E. New Castle St.
17. Inspected fire complaint location on Monroe St.
18. Followed up with Dave Szakelyhidi on base flood elevation/floor height for house at 311 Monroe St.
19. Inspected two properties for garage building permits.
20. Created building permits for garage at 406 Center St., garage at 420 E. New Castle St. and house construction at 119 S. Pittsburgh St.
21. Created house numbering violation at 441 E. New Castle St.
22. Created a warning violation notice for house numbering at 264 S. Liberty St. and sent to Matt.
23. Inspected 3 past due violations.
24. Spoke with Jean regarding driveway curb cut and parking during construction of house at 119 S. Pittsburgh St.
25. Spoke with Chad O'Connell regarding zoning for garage construction.
26. Inspected primary residence violation. Primary residence warning violation notice created for 266 S. Liberty St.
27. Spoke with Cheri Seifert regarding inspection of patio construction.
28. Spoke with Vicki Ierado regarding having an apartment in a garage. This is not allowed in a R1 zoning district.
29. Inspected property maintenance violation on Highland Ave. Sent email to Matt requesting if we should pursue this violation since all windows have been corrected with one exception.
30. Inspected work being done at 2 residences.

Respectfully submitted,
Allen E. Bayer