

# HARMONY BOROUGH COUNCIL MEETING FEBRUARY 7, 2017

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

OTHERS PRESENT:

*Council Meeting  
Feb. 7, 2017*

*Bob Zales*  
FRANK GRANNAN  
*Joe Dippold*  
*Don Sims*  
Phyllis Metz  
Cathy Rape  
Frank Luek  
Jim Miller  
David Luek  
Josh Meeder  
JIM ZELLER  
Mark Baumgard  
Phil Lopez  
Brian Siz  
Joanie Siz  
America Allegretto  
ALLEN BAYER  
Lana Klein  
Stacy Adams  
Kirsten Pette  
BRIAN PETTE  
Cathy Rape  
Chex Sotramm  
Rodney Gasch  
Laura Fieber

February 7, 2017

**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:**

In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the January 3, 2017 minutes.

**SOLICITOR'S REPORT:**

Solicitor Matt Racunas reported that the 2017 Tax Rate Ordinance is ready to be advertised. In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved advertisement of the 2017 Tax Rate Ordinance. Solicitor Matt also reported on Resolution 2017-2-7 for the Pension Plan naming the Council President the Chief Administrative Officer. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Resolution 2017-2-7 naming the Council President the CAO of the Pension Plan. Matt reported that the EMA Ordinance has been advertised and is ready for adoption. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the adoption of the EMA Ordinance #418.

**BOARD REPORTS/APPOINTMENTS:**

**APPOINTMENTS:**

Don Sims reported that there are a couple of appointments for a 3-year term to the Zoning Hearing Board, Nick Hewlett and Tim Eppinger. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the appointments of Nick Hewlett and Tim Eppinger to the Zoning Hearing Board.

**COG:**

Joe Dippold reported on the radios for the First Responders, they will need to be replaced and paid for by the 4<sup>th</sup> quarter 2018, details are still being worked out.

**HARB:**

Dave Szakelyhidi reported that HARB would like to recommend the appointment of Joan Sorce, Realtor, to HARB. In a motion made by Dave Szakelyhidi and seconded by Jason Sarver the Harmony Borough Council unanimously approved the appointment of Joan Sorce to the HARB for a 5-year term.

Dave Szakelyhidi reported that there are five Certificates of Appropriateness that HARB approved and recommended to Council.

**417 Liberty Street – Kathy Luek** - Install a new black iron railing for exterior steps.

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 417 Liberty Street. Frank Luek abstained, it is his property.

**Historic Harmony – Rod Gash** – Replace 71 windows pending on grant approval (50/50 matching grant) at the Museum/Stewart Hall and the Wagner Bentel Haus. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for Museum/Stewart Hall and Wagner Bentel Haus.

**Stewart Hall** – Cover existing concrete block with manufactured lap siding 6” minimum lap, painted white to match Museum (dependent on grant approval). In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for Stewart Hall.

**522 Main Street- Peter Donovan** – Door, design style change, to be painted original approved color.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 522 Main Street.

**Water Authority:**

Dave Szakelyhidi reported that improvements have been made from the list DEP gave to work on. Digital scales under the Caustic and Delpac, they’re working on digital scales for the carbon and chlorine.

Dave also reported that some of Council went to tour the water plant to see what all is involved with making water. Phyllis Metz commented that it was very interesting and she learned a lot about water and how it goes through the town.

**Parks Board:**

Susie Altemus was not able to attend tonight’s meeting.

Don Sims inquired on the Wood Street damage and the letter that was sent to the trucking company. Solicitor Matt reported there has been no response to either letter (he sent two); the next step would be to file charges with the Magistrate. In a motion made by Phyllis Metz and seconded by Jason Sarver, the Harmony Borough Council unanimously approved Solicitor Matt to file charges with the Magistrate.

**Planning Commission:**

Joe White, Chairman, reported on Jim Zeigler’s request to build a single family house on his Monroe Street property. Planning Commission recommends that Council should accept the Board’s decision and grant the request to subdivide the lot. Solicitor Matt reported that this was basically a three step process. First Mr. Zeigler had to apply for a variance because the property did not comply with the right dimension of the property, the Zoning Hearing Board granted the variance. The second step was to go before Planning to review it for compliance with both the Zoning Ordinance and the Subdivision and Land Development Ordinance; which have requirements for subdivision. Planning is saying that the SALDO requirements have been met. Mr. Lope and Matt had a conversation; the appeal period from the variance is the only issue. Council could wait until the appeal period is over, or they could grant with contingency of nobody appeals it. Mr. Lope stated that February 13<sup>th</sup> is the last day to appeal the variance. In a motion made by Frank Luek and

**Planning Commission Cont.:**

seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the subdivision request contingent on no variance appeal.

**Western Butler County Authority:**

Greg Such was not able to attend tonight's meeting.

**Shared Services:**

Frank Grannon reported Zelig borrowed the skid steer to load the Christmas display.

**Parking and Signage:**

Don Sims had nothing new to report.

**Historic Harmony:**

Rodney Gasch, President of Historic Harmony, reported that as part of the grant application, he is requesting Greg Such write a letter showing support and stating that Historic Harmony is a valued member of the community. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved Greg Such to write a letter on behalf of Historic Harmony. Rod Gasch inquired on a traveling exhibit inside the visitors' log cabin on Main Street, the current agreement only allows the interior to be used for storage; without John Ruch being around nobody really remembers why that stipulation was put in the agreement. Dave Szakelyhidi commented when Council first gave permission it was being called a kiosk, thinking a kiosk is small not big enough to put a display in. Mayor Rape commented that it may be a liability issue. Frank Luek commented that the legal document would need to be changed. Don Sims stated Council will look into it.

Rod also reported that the HarmonieFest will be March 11<sup>th</sup>; they will be giving out Heritage Awards and will also be unveiling a significant music event for July.

**Harmony/Jackson Meeting:**

Don Sims had nothing new to report.

**PUBLIC COMMENT:**

**Josh Meeder – Center of Harmony businesses** submitted a letter to Council, there are four main points:

1. Races and traffic management – suggest notification for businesses a week or more prior to an event. Traffic control could benefit from a set of reusable signs that direct traffic to businesses and traffic control personnel at parking lots if cones are blocking lots.
2. Parking in town is an issue. Proposed solution, to sell or lease 111 Aster Lane to the Borough at extremely reasonable costs, it was surveyed for approximately 60 parking spots.
3. Aster Lane – Borough does not maintain the alley, there is public parking behind the Weaver's Cabin (Historic Society). Would like to formally request that the Borough begin maintenance on Aster Lane.
4. Trash and Recycling Cans around town, emptied regularly by the Borough. It would promote a cleaner and more attractive community.

**PUBLIC COMMENT CONT.:**

**Laura Ebbert – HBA (Harmony Business Association)** Laura read a letter from the new HBA President, Sherry Cepek. The HBA meetings will be held at the Rogers Brothers, 223 Mercer Street on the first Thursday of each month at 6:30 pm.

New officers for 2017 are: Sherry Cepek, President  
Mike Cochran, Vice President  
Laura Ebbert, Secretary  
Gary Rodgers, Treasurer

Phyllis Metz requested a list of businesses to contact for events. Laura Ebbert will be the liaison between the businesses and the Borough.

**BOROUGH STAFF REPORTS:**

**Police Report:**

Report submitted via email.

**Police Report Cont.:**

Mayor Rape inquired about burglaries in Zelienople; she would like that to be known so everybody can watch each other's properties. Chief Miller commented that the arrest was made in a couple of days.

**Office:**

Amy Brown had nothing to report.

**Director of Operations:**

Frank Grannon reported on the 2017 salt contract, only fulfilled one of the contracts for this year, still have about 75 ton left on the other contract. Inquired how much salt Council recommends ordering for next year. Used between 50-60 ton so far this year. Potholes filled, put a few street signs back up that came down, lights repaired, water plant upgrades. The hydrant that was damaged on Spring and German, the sidewalk will not be covered by insurance because the Borough does not own the sidewalk; the cement work will probably have to go to the Water Authority.

Solicitor Matt inquired if the insurance company put that in a letter. Frank responded no, just through phone calls with the agent. Solicitor Matt commented that typically a claim would cover any primary damage as well as any damage directly related to the claim. Matt will talk to Frank on this. Frank requested permission to set up a new email account, did not get password for Wade's email. Would like to close Wade's email and set up a new email and will give password to office to keep on file; permission granted.

Frank reported that 2 catch basins that are starting to collapse, one on German Street by Knauff Mill and one on Charles Street. Don Sims inquired if they are part of the original catch basin list. Frank did not know, he does not have the original list. Don inquired if Don Rape was willing to repair at the original agreed to price. Frank stated the one on German Street is not repairable; Charles Street has the outlet side of it plugged. Don Sims requested a price.

February 7, 2017

**Director of Operations Cont.:**

Don commented about meeting with Zelig regarding drainage on Beaver Street, also looking to what it will take to repair Pittsburgh Street between Rt. 68 and East New Castle.

**Zoning & Code Enforcement:**

Allen Bayer's report attached.

**COMMITTEE and OTHER BUSINESS:**

**Public Safety:**

Phyllis Metz reported that the Shamrock Shuffle will be March 18<sup>th</sup>, the Fire Police have been alerted, still need Certificate of Insurance. In a motion made by Phyllis Metz, and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Shamrock Shuffle on March 18<sup>th</sup>.

Phyllis Metz reported that Jumping for Java will hold a 5K in May, nothing submitted yet. Amy is to contact Kaitlyn to get the Event Form into the Borough.

**Business Development:**

Mayor Rape had nothing new to report.

**Personnel:**

Jason Sarver reported the Employee Handbook is in the final stages.

**Finances:**

Don Sims reported the Borough did well maintaining the budget. Auditors are still doing the audit.

**Streets:**

Don reported that Frank covered it, looking at issues for 2017.

Jason Sarver reported that the committee formed to look at the run has been studying it for about 3 months, watching where it floods, how it floods. They are ready to put the first stage up for vote. Bill Cinci Excavating was the lowest quote to dig 4 gathering spots, the dirt to be hauled with the Borough dump to an area behind Bilo for \$1200. The grate, Tim Eppinger provided the lowest quote, he will do it for the cost of materials, \$277 and have it galvanized for \$200 at a place in Neville Island (Neville Galvanizing). The total for the first stage is \$1700.

Don Sims commented that the frame will rust if not galvanized; Bob Zeigler commented that the grate and frame will be galvanized. Jason Sarver commented that it is a slopped grate – cow catcher design. Bob Ziegler commented that it will still need cleaned out, Jason Sarver commented that the flooding has gotten worse. Don Sims inquired when this work would occur. Jason responded to coordinate with Frank and the companies – schedules and weather. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the \$1700 proposal.

**Facilities:** Dave Szakelyhidi had nothing new to report.

February 7, 2017

**Grants:**

Don Sims reported the Parks Reno Grant is being worked on.

**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 \$ **21,197.12**

**Bills Already Paid** in the amount of \$ **12,712.77**

**Payroll** in the amount of \$ **8,179.05**

**Parks Board Bills Payable** in the amount of \$**50.50**

**Parks Board Already Paid** in the amount of \$**245.00**

**Silvester Fund Bills Payable** in the amount of \$ **1,340.75**

**Silvester Fund Already Paid** in the amount of \$ **400.00**

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


Don Sims called for executive session to discuss personnel at 8:00 pm, out of executive session at 8:07pm.

Council voted unanimously to provide an increase to wages per 2017 as follows:  
Amy Brown 1% increase and Frank Grannon 2.75% increase.

**ADJOURN: 8:10 pm**

As there was no further business to discuss, the Harmony Borough Council adjourned the February 7, 2017 meeting at 8:10 pm.

Respectfully Submitted,



Amy Brown  
Secretary

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

**January 2017**

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. Processed Building Permit for sidewalk repair at 226 Mercer St.
4. Several conversations with the resident and contractor at 113 S. Charles St. regarding inspections and setbacks for double-wide trailer.
5. Attended January Council meeting.
6. Met with George Richard to review setbacks for double-wide trailer at 113 S. Charles St.
7. Notified Zelig Police of a beige Buick parked on the street at 311 Monroe St. having no license plate.
8. Inspected 3 violations resulting in two reminder notices and one scheduled hearing with the District Magistrate.
9. Followed up on vacant house front door being open. Door was closed.
10. Spoke with Joni at 314 Monroe St. regarding fire pit on canoe launch property.
11. Prepared Fire Inspection notification letters.
12. Completed U.S. Census Bureau survey pertaining to new housing construction in the borough in 2016.
13. Spoke with George Richards regarding setbacks for double wide at 113 N. Charles St.
14. Attended Zeigler Zoning Hearing.
15. Spoke with Ed Piela regarding fire inspection requirements.
16. Spoke with Tina Bayer to schedule fire inspection date.



17. Spoke to Gary Hofstetter to schedule fire inspection date.
18. Spoke with Jim Ziegler regarding subdivision of his property on Monroe St. and to set up fire inspection date for his property on Monroe St.
19. Spoke with Sara and Ken Stalman at 422 Homes regarding inspection requirements for double wide installation on 113 N. Charles St.
20. Performed two violation inspections.
21. Notified Matt to schedule a hearing with the District Magistrate for Mark Sapienza's sidewalk violation.
22. Performed fire inspection at 444 Liberty St.
23. Spoke with Susan Manone regarding how to contact the Zelie Police.
24. Spoke with Gary Geiger, 508 Grandview Ave., regarding permitting and setbacks for storage shed.
25. Performed fire inspection at 200 N. Pittsburgh St.
26. Performed fire inspection at 338 Monroe St.
27. Created building permit for shed at 308 Grandview Ave.
28. Spoke with Anna Metzger to schedule fire inspection at 124 Pittsburgh St.
29. Created warning notice for 301 Old Mercer Rd. for sidewalk violation.
30. Created trash container violation at 524 Main St.
31. Spoke with Roberto Vincent regarding questions pertaining to fire inspection at 124 Pittsburgh St.
32. Spoke with Roberto Vincent regarding questions pertaining to location of CO Detector.
33. Performed fire inspection at 124 Pittsburgh St.

Respectfully submitted,  
Allen E. Bayer