

# HARMONY BOROUGH COUNCIL MEETING November 1, 2016

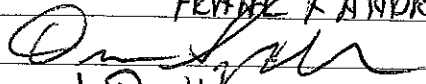
**COUNCIL MEMBERS PRESENT:** Phyllis Metz, Frank Luek, Dave Szakelyhidi, Greg Such, Joe Dippold, Don Sims, Jason Sarver and Mayor Cathy Rape

**OTHERS PRESENT:**

Council Meeting  
November 1, 2016

JASON SARVER

FRANK & ANDREA GRANNON

  
Joe Dippold

WADE TON



Frank Luek

Cathy Rape

Jim Maly



SEB Such

BT MURPHY

TOM MURPHY

SUSIE ALLEN

ALLEN BATER

Americo Allegretto

Beltzer

Phyllis Metz

John White

November 1, 2016

**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 Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the October 4, 2016 minutes.

**SOLICITOR'S REPORT:**

Solicitor Matt reported that the Triangle Agreement has been finalized. Matt will continue to review the issues about the culvert that Bob Ziegler had. Greg Such requested an executive session at the end of the meeting to discuss personnel.

**BOARD REPORTS/APPOINTMENTS:**

**APPOINTMENTS:**

No appointments

**COG:**

Joe Dippold reported that COG did not have a meeting.

**HARB:**

Dave Szakelyhidi reported that there is one Certificates of Appropriateness that HARB approved and recommended to Council.

**Cathleen Gilg – 625 Wood Street** – Installation of a storm door and shutters. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council, unanimously approve the Certificate of Appropriateness for Cathleen Gilg.

**Murray – 515 Main Street** – Roof – discussed the high cost of slate roof vs. asphalt shingle roof. Solicitor Matt reported that HARB notified him that Murrays had some additional information that was not included in their original application. HARB would like to re-evaluate the original denial. Solicitor Matt reviewed the Ordinance and that can be done 1 of 2 ways; Murrays could agree to allow HARB go back and re-evaluate it and render another decision on it and come back to Council for approval or denial based on the recommendation from HARB. Or the Murrays could formally withdrawal the original application and resubmit a new application to HARB. If the Murrays decide not to do that, it is HARBs recommendation to deny the original application for incompleteness. Tom Murray commented that they would like to do anything possible to make it a beautiful house. Tom Murray re-introduced himself to council, stated he grew up in Harmony; the Murrays were the pioneers of Mercer Street and are still active in the community. He hopes they can work with HARB. The Murrays would like to get the work done while the weather is good. Tom did a survey; there are nine properties historic in value that have asphalt roofs that previously had slate roofs. The classic examples are Grace Church, the north side of the roof

is slate the south side is asphalt shingles, the two log cabins are metal roofs, and the Borough building has asphalt. HARB needs to consider what has happened in the past.

Pat Murray stated that he went to HARB, they made a vote and we (Murrays) were turned down, procedural rules would be to come to Council. The Murrays are respectfully requesting Council consider this tonight. Solicitor Matt stated that Council does not disagree procedurally, it is Matt's understanding that HARB denied it due to lack of complete information. Pat Murray stated he has an email stating otherwise, Pat read the email that listed the reasons it was denied. Solicitor Matt commented that currently the recommendation is a denial; Council could have HARB have another meeting sooner than the next scheduled meeting; and not close the Council meeting. Tom Murray commented that if it's denied, they will not put a slate roof on. Mayor Rape commented that slate looks great but the original roof was not slate; why force someone to go to slate when it is not the original roof. HARB had a meeting last night; nobody from HARB contacted the Murrays to come to that meeting. Delsa White commented that they retracted the refusal. Greg Such commented that HARB is a recommendary board, winter is fast approaching; Greg recommended a deadline of two weeks for Council to come back; the meeting will be continued on November 15<sup>th</sup> at 7:00 pm; Greg will get a meeting set up with HARB before then.

**Water Authority:**

Dave Szakelyhidi reported that the Board has been identifying Wade's position and the tasks he covered, working on getting access cards to CVE and Seneca, coordinate the workmen, who does what and who answers to whom. The Water Authority Board unanimously agreed to create a new position. Solicitor Matt reported that the Water Authority created a new position to take over Wade's responsibilities but not require the licensure that Wade has. This person will be the management head of the Authority and the position is called the Operations Director. Solicitor Matt asked for a motion to create the new position. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the creation of the Operations Director position. Delsa White inquired who would be in charge of the water if they are not licensed. Solicitor Matt responded that there are two individuals who currently have the sufficient licensures and a third currently working on it. Solicitor Matt also reported that the currently Job Description in the Handbook requires that licensure. Matt asked for a motion to authorize the Solicitor to amend the Handbook to remove the licensure requirement. Don Sims recommended not removing the requirement but word it that it is at Councils discretion; Solicitor Matt stated to make the licensure not a requirement but a recommendation or suggestion. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to amend the Job Description in the Employee Manual. Council President Greg Such asked for a motion to accept the Water Authority Boards recommendation to appoint Frank (Grannon) as Interim Operations Director. In a motion made by Don Sims and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the appointment of Frank Grannon as Interim Operations Director.

**Parks Board:**

Susie Altemus reported that Silvester is coming along; getting sponsors in. Parks Board met and had some input from Planning Commission on the DCNR Grant; want to concentrate on the Swampoodle improvements. It is a matching grant; need to decide how much they want to apply for. Lawnworks hopes to have Wood Street Park replanted by the end of next week, the rain pushed them back. The last Council meeting the millings at Swampoodle was discussed, Susie inquired if Council could advertise in the paper to have residents take the millings. Greg Such inquired if the Borough could spread them on the alley. Wade Ion responded that a roller would need to be rented to pack the millings down if used on alleys. Greg Such suggested trying to get the millings out of the park by mid spring.

**Planning Commission:**

Joe White reported that no formal action taken; did not have a quorum. There was informal discussion on a letter from the PA Bureau of Recreation and Conservation that both he and Susie Altemus received. The letter announced a workshop on how to apply for grants. The discussion centered on could they use advice on how to get grants and for what specifically. The discussion settled on the retention pond on the north side of the creek which most of it is in Harmony Borough. It is essential a water dump; maybe the state could help the Borough to mitigate or camouflage it. The workshop is going to be in Upper St. Claire in two weeks, Joe is willing to go. Greg Such inquired that the retention pond is in Harmony Borough but it is the developer and association's property, how do they fit into any grant the Borough puts in place. Joe White responded that is why he is going to the workshop.

Solicitor Matt reported that he spoke to Sara Hancher, she will be applying for a quiet title regarding the Knauff Mill to clean up that property issue.

**Western Butler County Authority:**

Greg Such reported they are in the process of budgeting.

**Shared Services:**

Wade Ion reported that leaf pick-up started, they have picked up twice down to High Street. Leaf pick up is every day.

Wade also reported that as soon as Zelig gets their bucket truck repaired they will fix the lights on the bridge. Wade rented a lift to tear the lights apart to see what was wrong, it was the bulbs – the bulbs were replaced under warranty.

**Parking and Signage:**

Greg Such had nothing new to report.

**Historic Harmony:**

Dave Szakelyhidi reported that in the Harmonist Newsletter Heritage Award nominations are being accepted until December 31<sup>st</sup>, awards are offered for completed preservation, restoration, renovation projects and encouraging area history appreciation. Describe the activity's worthiness, include the nominee's name and your name, address and phone number. Send it to Historic Harmony Heritage Awards if anybody knows anybody deserving of a Heritage Award.

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**Historic Harmony Cont.:**

Greg Such reported that the Christmas Market will be November 12<sup>th</sup> & 13<sup>th</sup>. Gwen Lutz requested Greg send the Triangle Agreement to her and she will get it signed.

**Harmony/Jackson Meeting:**

Greg Such had nothing new to report.

**PUBLIC COMMENT:**

**Harold Herr** – Harold stated he agreed with Murrays, you cannot get a bid for slate repairs. He had a slate roof and 3 slate would be missing, they get up there and replace 20; you'd have it repaired 2 or 3 times a year. That corner house no longer has slate.

**Delsa White** – Delsa commented that she offered Mr. Murray cards of guys who did their roof, who came very promptly, gave estimates and got the job done. Mr. Murray did not accept her offer (of business cards).

Dave Szakelyhidi stated the Mission Statement of HARB is to educate people and try to give guidance.

**BOROUGH STAFF REPORTS:**

**Police Report:**

Report submitted via email.

**Office:**

Amy Brown had nothing to report.

**Borough Supervisor:**

Wade Ion reported that the storm pipes have been grouted and the catch basins are all done. The paving is all done. The bridge at the Pit of Death was removed by Bob and Cathy, that has been cleaned up. Leaf pick has been daily. Wade also reported that a car has been sitting in the Borough lot across from the Borough garage for about a month. Greg Such responded that Chief Miller has a form that needs signed to have it removed. Mayor Rape inquired if the car will be towed, and inquired why the owner isn't called. The car is from Ohio.

Wade reported that the scrap was cleaned up from the waterlines and storm drains; they got \$660 for the scrap.

Miller's Animal Hospital will be Harmony Place, there will be about 14 units; some single homes, some multiple. A Developer Agreement has been sent to the developers to tap into our water system.

Wade also inquired on what type of fence Council wants around the Pit of Death.

Greg Such responded something that is architecturally pleasing. Jason Sarver suggested a hurricane fence immediately be placed to protect anybody who is walking around there. Mayor Rape requested black or green in color. Susie Altemus inquired if the storm drain was fixed on Seneca Drive and Harmony Heights; she reported the gravel is washing away from the storm drain by her driveway and the storm drain is sticking up.

**Spring Street Drainage:**

Greg Such reported that Bob Zeigler, Cathy Rape and Jason Sarver have been working on the flood area. Bob Zeigler handed out paperwork on the run and Spring Street drainage. Bob stated there are two problems with the run, the first is the creek water level when it is below the exit pipe at the creek, water will flow if all is cleaned out; he and Cathy removed the bridge. The second is the creek water level when the water level is above the exit pipe at the creek, water will not flow much, water reaches its own level, that is where you get the flooding part. Bob inquired if Matt found where the location of the Right-of-Way Agreement was. Solicitor Matt responded that Bob, Engineer Bill Hummel and himself need to coordinate; there is room to move it. Bob stated he just received information from Bill Hummel as far as elevation so he can review that. Jason (Sarver) took some video during rain at Tod's place. Jason stated that it showed where the water flow was bottlenecking. It was bottlenecking at the trash grate, all the leaves were collecting there, the force of the water is so strong, it's not a maintenance issue; instantly when it is a heavy rain it fills up and covers up and slows it down the whole way up to the creek and the culvert where the railroad tracks is totally submerged. That whole section is flooded and it backs-up up there. Jason reported there are 3 sections/zones (referring to a map) each section has its own challenges and each section will have its own solution. In section 2, which is Tod's area, that grate causes a problem. Bob Ziegler added that in Bill Hummel's letter dated July 1, 1997 it states that the 36" pipe downstream from the railroad culvert is approximately 2 foot higher than the railroad pipe; discussion. Jason Sarver commented that right now we're at the preliminary stage. Wade Ion reported that any drains put in by Penn Dot automatically get turned over to the Borough for cleaning. Mayor Rape inquired if there is a grant to get that drain straight, it's a flooding issues. Greg Such, Bob Ziegler and Jason Sarver will continue to work on it.

**Zoning & Code Enforcement:**

Allen Bayer's report attached.

**Public Safety:**

Phyllis Metz reported that the race on Saturday (November 5) has been quite challenging but everything is ready, the Fire Police are set up. Josh Meeder at the Center of Harmony had an issue with blocking the entrance during the races, working on that to not put cones up and possibly have someone down there to direct traffic during the race. Everything is ready for the Christmas Market, the Swift Reach is in, the Fire Police are set up; still need the Certificate of Insurance for the Reindeer Race in December.

**Business Development:**

Mayor Rape thanked Greg for the really good pictures of the flag lights.

**Personnel:**

Jason Sarver reported personnel will be discussed in executive session

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**Finances:**

Greg Such reported we have a balanced preliminary budget. In a motion made by Don Sims and seconded by Jason Sarver, the Harmony Borough Council unanimously voted to approve and advertise the tentative budget. The budget will be posted for 10 days and can be adopted 30 days thereafter.

**Streets:**

Don Sims reported at their meeting they discussed walking Pittsburgh Street to check its condition will wait another year. Discussed other options on road rehabilitation and pavement; try to get Beaver Street done in 2017.

Salt – should have more than enough to get started. He received a report today that Northern Ohio is expected to get a lot of snow.

**Facilities:**

Dave Szakelyhidi asked for clarification, at the August 2<sup>nd</sup> meeting Mark Sapienza agreed to repair his sidewalk and put a curb in if the Borough moved the No Parking signs out to where they should be. The Borough moved the signs, Dave inquired if Mark was going to repair his sidewalk and put a curb in. Don Sims suggested letting Allen handle it, he's the Code Enforcement Officer.

Greg Such reported that there is money in the budget to have work done at the borough building; John Rice suggested we have the carpet cleaned and treated. Phyllis Metz commented that the upstairs needs cleaned too. Greg suggested Phyllis give a proposed budget for what needs done.

Wade Ion reported that the lights in the garage are burned out; they're down to about 2 or 3. Dave Szakelyhidi suggested getting LED high-bay lights.

Wade also reported that the garage door on the second building needs replaced; it's been discussed for a couple of years.

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the purchase of four LED high-bay lights.

**Grants:**

Greg Such had nothing new to report.

**Training & Conferences:**

Greg Such had nothing new to report.

**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 **\$48,941.06**

**Bills Already Paid** in the amount of **\$31,281.73**

**Payroll** in the amount of **\$5,116.25**

**Silvester Bills Payable** in the amount of **\$115.00**

**Fire Tax Bills Payable** in the amount of **\$8.46**

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

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Frank Luek inquired about the Hartmann Variance. Cathy Rape explained the variance was for a pet grooming business and that it was denied.

**Executive Session:**

Greg Such called for an executive session to discuss personnel at 8:55 pm; out of executive session at 9:57 pm.

Council agreed to accept the UPMC ACA medical insurance for 2017.

**RECESSED: 9:57pm**

As there is further business to discuss, the Harmony Borough Council recessed the November 1, 2016 meeting at 9:57 pm. The continued meeting will be held November 15, 2016 at 7:00 pm.

Respectfully Submitted,



Amy Brown  
Secretary



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

**October 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. Created September Activity and Time Reports.
4. Attended October HARB meeting.
5. Attended September Council meeting.
6. Prepared 9 violation reminder notices.
7. Spoke with resident regarding status of building permit for a fence.
8. Stopped by the office to pick up mail and sign reminder violation notices.
9. Spoke to Dave Eberle about his sidewalk violation.
10. Discussed with Dave Z. the borough's contractual maintenance requirements at the Main St. bridge.
11. Spoke with Mr. Eberle regarding handicap sidewalk access.
12. Inspected 1 HARB issue and 2 violations.
13. Spoke to Maureen regarding property in Jackson. I directed her accordingly.
14. Completed building permit for sidewalk replacement at 409 Liberty St.
15. Spoke with resident regarding window replacement in Jackson Twp. I directed her accordingly.
16. Completed building permit for business sign at 317 German St.
17. Inspected one sidewalk violation, work in process.
18. Spoke with Brad Wise, 301 Old Mercer Rd. regarding delay in sidewalk repair.

19. Responded to call regarding having a veterinarian clinic in C2 zoning district.
20. Spoke with a gentleman regarding a veterinarian clinic in a C2 zoning district.
21. Performed one violation inspection.
22. Attended November HARB meeting.
23. Spoke with Tim McCracken regarding his needing a letter stating that his new building is zoned for car sales.

Respectfully submitted,  
Allen E. Bayer