

November 10, 2015

# HARMONY BOROUGH COUNCIL MEETING November 10, 2015

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

**OTHERS PRESENT:**

Council Meeting  
November 10, 2015  
WAOZ IAN

~~John~~

Jim Muly  
Frank Luek

John Dippold

Don Sims

Phyllis Metz

Whitney Remondora  
Crawnsbury Eagle

Susan Atternes

ALLEN BAYER

Cathy Rape

FRANK GRANNON

John Rucht

Bonnie Nolon

Nathaniel Gray

John White

Jim John

Alan John

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**CALL TO ORDER:**

A quorum was reached and 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 October 6, 2015 minutes.

**SOLICITOR'S REPORT:**

Solicitor Matt reported that he will work on the proposed amendments to parking as long as he gets the correct distances for the Jackson & Wood Street changes. What's purposed is to change to No Parking on the North side of Jackson Street between Main and Wood, and the West side of Wood Street, North of Mercer Street (10' section). In a motion made by Frank Luek and seconded by Don Sims, the Harmony Borough Council unanimously approved the advertisement of the amended ordinance. Mayor Rape commented that she would like to see permit parking for the Webb's and Cathy Gilg.

Matt asked for an executive session at the end of the meeting to discuss a litigation issue.

**BOARD REPORTS/APPOINTMENTS:**

**Appointments:**

Greg Such reported there are no appointments tonight.

**COG:**

Greg Such had nothing new to report.

**HARB:**

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

**Harmony Inn – Terracotta chimney pots.** Install two 72" high terracotta chimney pots as shown in picture. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Harmony Inn's chimney pots.

**Harmony Inn – Outdoor Bar Pavilion.** Change of material on previously approved structure. Wood siding & paneling to brick & timber frame, and wood shake shingles to slate roof. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Harmony Inn's material change.

**Water Authority:**

Dave Szakelyhidi reported the construction has started for the pole building to cover the set basins.

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**Parks Board:**

Susie Altemus reported that the Silvester is coming along; Dennis is still looking for a stage. Lawnworks has not yet started the Wood Street Park project. Susie also complimented Cathy Rape on the deer in the planters, she would like to see a small solar light on them. Mayor Rape commented that the flag should be lit.

**Planning Commission:**

Frank Luek had nothing new to report.

**Western Butler County Authority:**

Harold Herr was unable to attend the meeting.

**Shared Services:**

Greg Such had nothing to report.

**Parking and Signage:**

Phyllis Metz inquired if No Overnight Parking Signs were going to be put up in the borough lot by the log cabin.

Bonnie Nolan – 636 & 638 Wood Street – Inquired if the No Overnight Parking Signs were going to be place on the Wood Street lot (Dambach’s side). Wade inquired the location of the sign in the Main Street lot. Cathy Rape commented that she spoke to Bonnie regarding the Wood Street lot; she thought it was decided to put signs at both lots. Wade and Frank stated they ordered 4 signs, two for each lot. Frank Luek checked the minutes; it stated Borough lots do not allow overnight parking. Frank asked if Bonnie’s tenants would not have somewhere to park if a sign was posted on the Wood Street lot. Bonnie responded that is correct and they move the cars for events. Mayor Rape commented to put a sign at each entrance of the log cabin lot since there are four signs. Greg Such commented that he didn’t think that was the intent, asked if overnight parking was in issue in the Wood Street lot. Mayor Rape commented that Bonnie’s neighbor can’t park in the other one (Visitor’s Cabin lot) overnight, she (Bonnie) may lose a lot of spots on that side then (German Street side). Bonnie Nolan responded that he’s been parking up on the end. Greg Such commented not to post the Wood Street lot; we can use the signs somewhere else. Greg commented that there used to be one by the railroad tracks if we have an extra one we could put one there. Cath Rape commented that the Rotary would like to buy an Exit Sign for the German Street side, hold off and put the No Overnight Parking and the Exit Sign on same post.

**Historic Harmony:**

John Ruch reported that there is a matching grant challenge going on until the end of the month if anyone is feeling generous, they welcome the contributions. There are a couple of other things going on but they are not ready to talk about it yet. Phyllis Metz commented that the tents lap out over the sidewalk for the Christmas Market. John Ruch commented that the Tourism will park their promotional jeep in the Square during the Christmas Market. Mayor Rape inquired if the Square is shut down for the Market, Phyllis responded concerned about overnight. Mayor Rape suggested putting cones up. Greg Such stated to leave it, and asked Chief Miller if he had any objections. Chief Miller responded as long as it’s not in the traffic way.

**Fire Company Report:**

Greg Such reported the Fire Department has new officials.

**Creekside Discussion:**

Greg Such reported that he and Jason Sarver met with Jackson Township to get some preliminary information, that information has not been finalized or approved. There will be a number of units, a mixture of workforce housing – cut off for that is about \$36,000/yr. 120 workforce housing units and 204 senior living units in three high rises is the plan. They will be managed by Butler County Housing Authority, the workforce units will have an option to rent to buy. Dave Szakelyhidi inquired why there is a \$36,000 income limit. Greg Such responded because money for the building comes from federal government tax credits. The rent will be between \$900 and \$1000. The rental application requires a back ground check and a credit check. There will be approximately 500-600 people living on the 17 acre pad. There is 22 additional acres that Rogers is considering donating to Jackson for greenspace and trails; funding needs to be found for the development of that. A plus for Harmony Borough is the opportunity to continue with the Jack Shanks proposed trail system. Also discussed is when Baker Engineer comes in to work on that site we look at additional ways to mitigate flooding risk, that also would need to be paid for in some manner, possibly a FEMA grant or a partnership.

Mayor Rape inquired since the earth moving has stopped, what are we doing to get our own trail put back to the way it was. Greg commented that we could request that. Don Sims reported that State Representative Marshall will meet with Harmony and Zelienople residents on December 2<sup>nd</sup> at 6:30pm to review the Creekside Development. Don inquired to John Ruch if they could use Stewart Hall, Don doesn't think the Council room will be large enough. Don advised Representative Marshall that we would have questions regarding the potential for flooding, the damage to our town; that we have great concerns and we have not been properly given the answers that we need. We need maximum support; we need legitimately good questions; Don promised him questions for him to research such as the status of filling in the wetland permits. These are the types of questions Don would like to give Representative Marshall, so he can come in and inform the Borough of Harmony and Zelienople what is happening to us, adjacent to us that we do have any control over, but a town that has been here for over 200+ years is not a town to be ignored when you develop something and just say we'll see what happens. Mayor Rape commented that if residents are unable to attend the December 2<sup>nd</sup> meeting, this coming Thursday at Jackson Township from 6:30 to 8:00 pm he will be there. Don Sims commented that he would prefer that Harmony Borough/Zelienople residents attend the December 2<sup>nd</sup> meeting, it is for us. Don also stated he is trying to get Senator Vogel to come in on the December 2<sup>nd</sup> meeting. John Rush commented that on Mercer Road at Seneca Drive you can look directly to the Murphy Tractor site and has concern about the lighting pollution that will come from that site. John Rush also state that anyone who was at the (Jackson Township) Planning Commission meeting last week heard total denials of what Greg just said.

**Creekside Discussion Cont.:**

Mayor Rape asked if a letter could be sent regarding the trail. Solicitor Matt will email their lawyer and request to make the trail safely accessible for walkers and joggers.

John Ruch reported that the Washington 1753 mission commemoration hike has been cancelled. Washington's Trail 1753 and the North Country Trail's Cherry Pike Hike have been combined and is scheduled in February, but will not be in Harmony.

Mayor Rape commented that part of Mercer Road belongs to Harmony Borough the entrance for Creekside comes out onto half of our road, she inquired if they (the developer) should be required to come to Harmony Borough's Planning Commission to bring the street out. Solicitor Matt commented that there should be traffic studies, he will look into it.

John Ruch commented that there are a couple other questions that need to be answered down the road, depending on how federal funds are being used, it impacts on two properties are eligible for national register, there are restrictions on the use of federal funds for that. Greg Such commented those are questions for the December 2<sup>nd</sup> meeting. Don Sims commented that he would like to get those questions to both individuals before the meeting. Jason Sarver inquired if any questions he receives from the public if they should be funneled to Don; Don confirmed they are.

**PUBLIC COMMENT:**

There was no public comment.

**BOROUGH STAFF REPORTS:**

**Police Report:**

Report submitted via email.

Chief Miller commented on the traffic study that was done on Mercer Street, the results are the same as the last two studies. Greg Such put together some graphs of the East bound traffic study. Most is around 25 mph, there are a few that were not but most of those were early in the morning or late at night; when it's dark.

Mayor Rape inquired on the CVE incident, Chief Miller responded they are still investigating.

**Office:**

Amy Brown had nothing to report.

**Borough Supervisor:**

Wade Ion reported they worked with the movie company, taking signs and lights down and putting them back up. Wood Street has been paved. Dick Knapko from Penn Dot was in town today checked the street and worked on reports with Amy. The lights are up for the new Harmony sign, got a couple more lights rebuilt in town, leaves are a big thing. Got the new line painting machine, painted crosswalk at Rt. 68 and Pittsburgh Street, Mercer & Spring and the school; ran out of time and sunshine. ADA ramps, Dick Knapko told Wade anytime we repave a street we need to do ADA ramps where it comes into the street. The ones we have are not legal;

**Borough Supervisor Cont.:**

maybe get a grant for it. Cathy Rape inquired if the trees were going to be removed from the Square this year. Greg Such responded yes. Wade is to move on that. Wade inquired which trees were to be removed. Greg stated the tree by Joe & Delsa's (White), Bottlebrush, Grace Church and the bridge. Greg thought there were four. Frank Luek said there are 2 or 3 on the bridge. Greg Such stated to look at the quote it would have the location of the trees.

**COMMITTEE AND OTHER BUSINESS:**

**Public Safety:**

Phyllis Metz reported that Get Fit for Families 5K Race on December 5 will submit their certificate of insurance within the week. Phyllis stated there is an event every month except for February. Greg Such inquired if Phyllis was able to get a hold of the Penn Power folks, Phyllis stated no. Susie Altemus inquired what was needed, she could relay a message (her husband works for Penn Power). Phyllis commented that Penn Power had a big plan and were going to present it to us, but we haven't heard anything. There was supposed to be a meeting and it was canceled. We want to know if they are going to change the street lights over to LED lights. Don Sims commented that the street lights keep going on and off. Greg Such commented that we are paying an upcharge for the conversion to LED street lights and we're not getting that. Dave Szakelyhidi commented that a couple of years ago they (Penn Power) raised our rate and their excuse was for energy efficiency but they haven't done anything for us. Susie Altemus commented that she believes there is a big project going on.

**Business Development:**

Mayor Rape reported on the invitation to go to local schools and visit them; she is going to Evans City Middle School on November 16<sup>th</sup> to visit.

Cathy reported that on election day a truck was trying to turn into the Square coming up from US Liner. US Liner is buying a sign (it's to come to the borough office), they will also have a poster at their docks with the truck route. Phyllis Metz commented that we can thank Jim Hulings for that, he talked to Russ at US Liner and that's what he offered to do.

Cathy also reported that the Zelianople Rotary has planted six new trees in the Main Street parking lot, they look wonderful. They also planted two rhododendrons behind the granite marker. Frank Luek suggested sending a thank-you. Mayor Rape commented that they are not done; they are going to buy bumpers, need some guidance on that to go to HARB about. The Rotary are willing to buy recycled rubber bumpers with a yellow line on them but HARB would like to see something wood, she inquired if they wanted maintenance later. Bob McCafferty has railroad ties available. The Rotary is also putting in a bench on Mercer Street which we've always gone with the iron; they are recommending a really hard plastic. Dave Szakelyhidi commented that he would like to keep with the metal. Andrew at Zelie has the details on a program where the iron benches can be re-powdered. Cathy Rape asked if they wanted to think about the bumpers. Wade Ion commented that the railroad ties rot out, we had them before and they rotted out. Frank Grannon commented on snow removal, what to do when bumpers are buried with snow and the lot needs cleared for an event; it's hard to plow the parking lot and know where

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the bumpers are at. Dave Szakelyhidi commented that HARB discussed it they are leaning toward natural material like the ties; we can get railroad ties for free. Mayor Rape commented that the plastic/rubber bumpers are light enough they could be removed for winter. Frank Grannon commented they need to be pinned down. Don Sims and Greg Such suggested sending it to the Street Committee.

**Zoning & Code Enforcement:**

Allen Bayer's report attached.

**Streets:**

Frank Luek had nothing new to report.

Don Sims thanked Representative Marshall he was able to get Penn Dot to come down twice, they need to get boring samples, it will go to design and they are going to fix the slope on Rte. 68. Jason Sarver commended Don on his persistence.

**Personnel:**

Jason Sarver had nothing new to report.

**Finance:**

Greg Such reported that Jarod was not able to attend the meeting, but he and Don worked out a draft budget. Susie Altemus commented that the Zelenople Library would like to make a request at the end of the year if there are any funds available. Don Sims stated that it's programmed in; Greg also wanted to discuss it. This year our paving and improvements took hold. Don stated anything we can do to help the Library; he hopes they do the Wine Walk again. Susie Altemus commented that once Zelenople found out how successful it was, they want to do it there. What does the Library get to bring in for Harmony to support them? Greg Such commented that it part of the compromise, if we can't come up with the cash we'll come up with something else to help support them. There are other resources other than cash that we can provide.

Don Sims commented that we have a budget, it's balanced and there's no tax increase and we have contingency money in there for emergencies. Solicitor Matt commented based on the timeline of the Boro Code if Council wants to adopt this at the next meeting which is a requirement to adopt the budget before January; we need a motion to advertise the preliminary budget. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved to advertise the preliminary 2016 budget. Solicitor Matt reported that in an election year the budget can be reopened in January if necessary. Frank Luek inquired if the Errors and Omissions is going to be the cost next year, it's over budget. Amy will look into the increase.

**Facilities:**

Dave Szakelyhidi had nothing new to report.

Wade Ion commented that they need a new garage door.

**Grants:**

Greg Such had nothing new to report.

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**Training and Conferences:**

Greg Such commented that it is the usual list of training and conferences.

Greg Such congratulated our new Tax Collector, Ann John. Solicitor Matt commented that there are publications for Tax Collector under the Newpa.com website.

**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 **\$72,507.71**  
**Bills Already Paid** in the amount of **\$24,948.83**  
**Payroll** in the amount of **\$7,382.42**  
**Parks Board Bills Payable** in the amount of **\$194.40**  
**Silvester Bills Payable** in the amount of **\$124.50**  
**Liquid Fuels Bills Payable** in the amount of **\$28,966.76**

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.

**EXECUTIVE SESSION:**

Greg Such called for an executive session at 8:07 pm; out of executive session at 8:50 pm

**ADJOURNED: 8:50 PM**

As there was no further business to discuss the Harmony Borough Council adjourned the November 10, 2015 meeting at 8:50 pm.

Respectfully Submitted,



Amy Brown  
Secretary



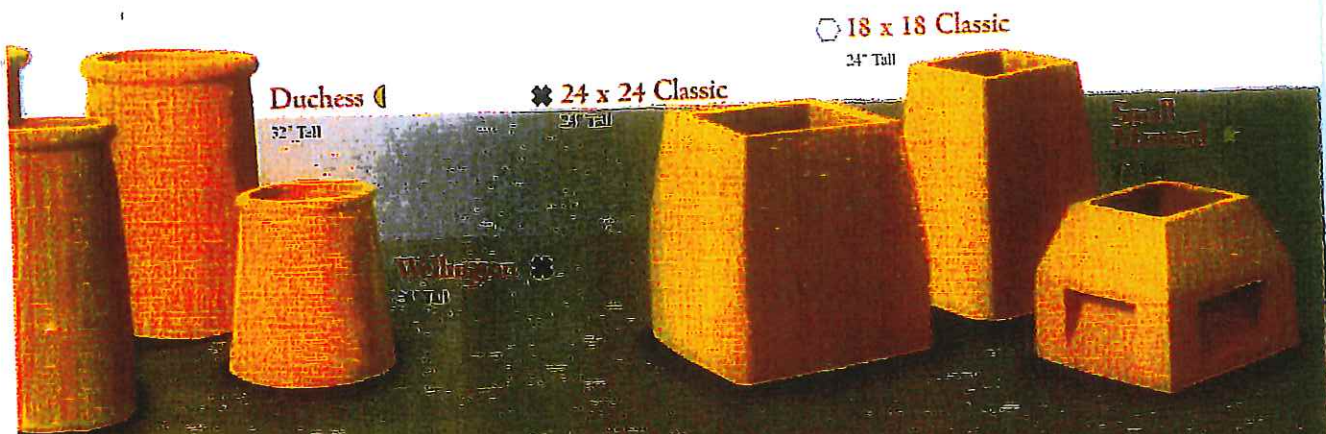
**Monthly Activity Report**  
**Harmony Borough Code and Zoning Enforcement and Residential**  
**Multi-Unit Dwellings Fire Inspection**

**October 2015**

1. Stopped by the office two times each week to pick up mail and sign violations.
2. Returned numerous phone calls to real estate agents and residents pertaining to property zoning, code and building permits.
3. Filing and administrative work.
4. Attended October Council meeting.
5. Inspected several remaining properties in violation of address numbering.
6. Completed 2 building permits, 436 Center St. for addition and 413 Center St. for addition, and dropped them off at the office.
7. Met with resident to review location of storage shed at 202 S Liberty St.
8. Created September month-end activity and time reports.
9. Created building permit for 206 N. Charles St. for rear fence.
10. Attended October HARB meeting.
11. Completed building permit for shed at 202 Liberty St.
12. Inspected 7 house number violations none of which have been corrected.
13. Created HARB violation notice for 306 German St.
14. Spoke with Larry Swanger, Grace Church, regarding roof and gutter replacement on pastor's house and roof replacement on youth center. No permit or HARB approval required.
15. Performed inspection of work at Harmony Inn based upon concerns expressed by local business. No issues were determined.

16. Spoke with Bill Gruns, local realtor, regarding zoning for property sale at 733 Spring St.
17. Inspected four abandoned vehicle violations, two have been removed.
18. Inspected 6 premise numbering violations, 3 have been corrected.
19. Completed two building permits, 111 N. Pittsburgh St. for sidewalk and 766 Spring St. for fence.
20. Delivered building permit to 206 N. Charles for rear fence.
21. Spoke with George Riggins about zoning regarding his purchase of the McCrackin property.
22. Signed HARB violation letter for 306 German St. construction without HARB approval.
23. Inspected 3 properties having housing number violation. One was corrected.
24. Emailed HARB a copy of violation notice sent to Bob Rice regarding alterations made to building behind 306 German St.
25. Created 2 warning house number violation notices for Matt to send out.
26. Created building permit for patio roof at 437 E. Beaver St.
27. Created October Activity and Time reports.
28. Spoke with individual regarding status of new FEMA ordinance.

Respectfully submitted,  
Allen E. Bayer



**Duchess** ◐  
32" Tall

✱ **24 x 24 Classic**  
24" Tall

◐ **18 x 18 Classic**  
24" Tall

**Wellington** ◐  
24" Tall

**Fire** ◐

**Derbyshire** ◐  
24" Tall

**Edwina** ▲  
22" Tall

**Justine** ▲  
24" Tall

**Paris** ★  
24" Tall

**Nottingham** ◐

**Small Kensington** ◐  
20" Tall

**White** ▲  
24" Tall

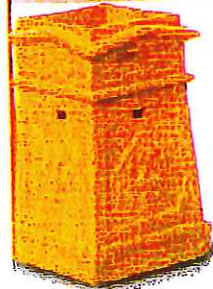
**Victorian** ★  
25" Tall

**Empress** ◐  
36" Tall

**Sherwood** ✱  
28" Tall

**Archduke** ✱  
30" Tall

✱ **Nottingham**  
28" Tall



2 of the  
72" 4  
Harmony Inn  
chimney pots

**Key**

- ◐ 24"
- ▲ 30"
- ★ 36"
- ✱ 42"
- ◐ 48"
- ◐ 60"

Chimney pots used to vent appliances with a maximum flue diameter of 8".  
They are the maximum opening width for single-face fireplaces.