

August 1, 2017

# HARMONY BOROUGH COUNCIL MEETING AUGUST 1, 2017

**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  
August 1, 2017*

*GREG Such*

*Joe Dippold*

*Phyllis Metz*

*Frank Luek*

*Cathy Rape*

*Don Sims*

*FRANK GRANNEW*

*Jesse Altman*

*Frank Luek*

*Jim Mull*

*Phyllis Metz*

*ALLEN BAYER*

*Rodney Gasch*

*Sandy Ferrarone*

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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 July 11, 2017 minutes.

**SOLICITOR'S REPORT:**

Solicitor Matt Racunas reported that he will follow-up with Attorney Lope regarding the Visitors' Cabin Agreement with Historic Harmony. Matt reported on the primitive zoning overlay, will have something next month. He's not going in the direction of an overlay, it's too complicated; will amend zoning districts to allow primitive structure; it will be an easier, cheaper, cleaner way to do it.

The Open Burn Ordinance is ready to advertise, Council voted at the July's council meeting to advertise; Matt was out of town and wasn't aware of the vote to advertise; it will be ready to pass next month.

The fire inspection will go to HBA for comment; Matt has comments but will wait to review HBA's comments.

Dave Szakelyhidi commented on the Visitors' Cabin, he said Harmony Museum just partnered up with somebody to have a World War II display, Rodney Gasch stated that it was Butler Historical Society. Rod commented that they would like to move some of the things from the Museum to the Cabin; Kentucky Rifle Association has expressed a lot of interest in having their traveling exhibit in Harmony in 2019. That would give them plenty of time to move things out of the Museum and have room for the Kentucky exhibit, and once that leaves it would allow the Museum to expand the current Flower's Rifle exhibit.

**BOARD REPORTS/APPOINTMENTS:**

**APPOINTMENTS:**

Greg Such reported that Michael Clark will replace Ken Lockey on the Water Board. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the appointment of Michael Clark to the Water Authority Board.

**COG:**

Joe Dippold had nothing to report, no meeting in July.

Greg Such reported that there will be a roundtable meeting on August 9<sup>th</sup> with DCED Deputy Secretary, Rick Vilello.

**HARB:**

Dave Szakelyhidi had nothing to report.

**Water Authority Board:**

Dave Szakelyhidi reported that the Consumer Confidence Report was sent out for a TTHM violation which is a byproduct of disinfection. The water is safe to drink; it is above the limits for someone who has a compromised immune system.

Dave also reported that Chief Miller provided contact information for the Government Reutilization Program where municipalities and authorities could get

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**Water Authority Board Cont.:**

government surplus for government equipment. Cathy, the Water Authority secretary did the leg work to get the forms, get them signed and sent back. Frank Grannon reported that he and Wade drove to Harrisburg on Monday to purchase a generator for the water plant; it was put in place today. The sticker brand new was \$26,750.00 they got it for \$950.00; it has 23 hours on it. Dave Szakelyhidi thanked Jim Miller for his help in getting Dave the contact information.

Frank Luek commented that the Trihalomethanes was up 37% in Pennsylvania in 2016 according to reports. Frank Grannon commented that it has to do with the heat, we did not have a really cold winter, the water didn't freeze so the temperature came up real early this year so the by-products of the chlorine gas that they disinfect it with built up in the slower moving water areas. Frank Luek commented that some people think the drilling has an effect on it. Greg Such inquired if the chloramine would work better. Dave Szakelyhidi commented that with chloramines you can neglect the water longer before that builds up but in doing so you have to flush the system four times a year with chlorine.

**Parks Board:**

Susie Altemus reported that the concerts were well attended, August 10<sup>th</sup> is the last concert it will be the John Burgh Band. The Connoquenessing Creek clean-up will be August 19<sup>th</sup> at the Canoe Launch, the limestone for the trail has been delivered. There is a wedding at Wood Street Park this Saturday, August 5<sup>th</sup>. The Silvester is moving along. The Parks Board decided not to host the Polar Plunge this year, hoping someone else will host it. The Fire Department is not interested in hosting, Susie did contact Seneca Valley. Cathy Rape will present it to HBA this Thursday.

**Planning Commission:**

Frank Luek had nothing new to report.

**WBCA:**

Greg Such reported that their Engineer and Solicitor resigned since the Board decided to accept bids for new service providers in the November time frame.

**Shared Services:**

Frank Grannon had nothing new to report. Greg Such inquired about street sweeping, John Rice reminded him that it was not done and it is something that we should have done.

Allen Bayer reported that Zelenople's water plant will be going up for sale, as is. If there is anything in the plant that would be of any advantage to Harmony, coordinate with Chad.

Greg Such inquired if there was any update from the letter was sent to Robinson regarding the sidewalk on Grandview, have not heard anything back yet.

Jason Sarver inquired who is responsible for the weeds between the curb and street.

Allen Bayer, Zoning Officer, responded that according to the Ordinance the curb is the property owners responsibility, although Council feels it should be the Borough's responsibility, the Ordinance has not be changed. Solicitor Matt commented that if the weeds are coming out of the street, it would be a street issue. Greg Such

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**Shared Services Cont.:**

commented that in this month's Newsletter we asked residents to weed whack or pull weeds along the curb if they are able.

**Parking and Signage:**

Greg Such had nothing new to report.

**Historic Harmony:**

Rod Gasch reported that they just wrapped up the first annual Music Heritage Festival, thanked Frank's team for cleaning up the fallen tree on the Trail which people used to go between the Mennonite House and the Barn for the Festival. Rod welcomed any reactions or suggestions on the Music Festival; they are trying to do it better next year. Jason Sarver enjoyed the music and had good reviews. The next event is August 12<sup>th</sup>, the Antique Gun Show from 9:00-2:00. Antique Show at the Barn on September 16<sup>th</sup> & 17<sup>th</sup>.

**Harmony Business Association:**

No representative was present to report.

**Other Meetings:**

**Commercial Fire Inspection** Update – Greg Such reported that it's not ready for vote, he asked Joe Dippold to talk to HBA. Greg talked to Tim Sapienza, Fire Marshall, about it; Tim is in favor of inspecting as many commercial buildings as possible. Greg would also like to talk to Jackson Township to see what they have in place. Jason Sarver inquired what Zelig does, Allen Bayer responded they do not do anything currently; they are looking at a 3<sup>rd</sup> party that Jackson has, and it seems successful. Jason also asked Solicitor Matt what other municipalities do that he represents, Matt responded most do not do anything, the ones that do use BIU or a company similar that handle everything.

**Jackson Township** - Dave Szakelyhidi inquired on Jackson's proposal for the walking trail. Greg Such reported that Don Rogers wants to cede it to Jackson and they at some point would black top it. Dave Szakelyhidi reported that he heard they want to make the trail the emergency access to the housing plan. Greg Such responded that he doesn't know if that is solid yet. Cathy Rape inquired who gave that impression that the Harmony Trail would be available for the emergency access. Why the developer is counting on that and making a trail out of his plan to connect to the Harmony Trail, it's on paper, and that would be the emergency exit/entrance for emergency vehicles. Greg Such commented it would be the emergency way in and out if the main road is blocked for some reason. Cathy Rape inquired if they were going to make the whole trail wide enough for an ambulance or fire truck. Cathy also added that if there is an emergency such as a flood the whole bottom of the trail would be under water. Cathy Rape inquired how he could put that on paper and takes it to a meeting, Greg Such responded that he owns it. Cathy disagreed stating that the Harmony Trail has a perpetual 20' right-of-way, she doesn't care who owns the property but the Trail is Harmony Borough's property. Solicitor Matt commented that we have an Agreement, he (Don Rogers) owns the property but we have an Agreement that perpetually keeps the Trail in existence. Dave Szakelyhidi inquired if Matt could research to keep Don Rogers from using the

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**Jackson Township Cont.:**

trail as an access road. Cathy Rape commented that according to Jackson, they do not have a rule or an ordinance in affect that a plan that size has to have an emergency assess but they asked the developer to do it as a courtesy. Rodney Gasch commented that there was some talk about adding a parklet at the end of the Trail. Cathy Rape commented that she is going to propose to them that they redo the whole plan and have the main road come out onto Wide Road by the Steamfitters; it would make more safety sense.

**PUBLIC COMMENT:**

**Brenda Benek – 444 Liberty Street** – Brenda Benek reported an old blue building owned by Robinson Fans has a hole in the foundation and it is a breeding ground for ground hogs, generations living in basement. Jim Purvis is setting traps, he's in his 80s. Brenda has tried to resolve the problem, multiple times, Robinson fills in the hole with dirt; it does not help. The groundhogs are chewing up gardens, they're in yards, there are children in the neighborhood, and the groundhogs could be rabid. Brenda stated that she has not contacted Robinson's again, she ran out of patience. Dave Szakelyhidi commented that it's Council's responsibility to get it taken care of; they just need to figure out how. Brenda is to send pictures to Amy (borough office).

**BOROUGH STAFF REPORTS:**

**Police Report:**

Chief Miller reported that the paper report will be emailed.

**Office:**

Amy Brown had nothing new to report.

Greg reported that he would like to bring up the idea to use Terry Smith's company for the newsletter. He would like to get HBA's input. This company, Municipal Advertising Consultants sell the advertisement, does the lay out and mails the newsletter. Last month Joe (Dippold) asked what happens if Council doesn't like ad content; Greg put that to Terry Smith who said if Council doesn't like the ad content, they don't use the ad. Solicitor Matt stated that if ad content is offensive, Council can reject the ad. Dave Szakelyhidi stated that he is not in favor of it; if our own businesses cannot support it then outside businesses will come in. Don Sims inquired how long the contract is for. Solicitor Matt commented that other municipalities struggle for ads. Sandy Ferrainola commented that if a business in town did not belong to HBA they could be solicited to advertise in the newsletter from this company. Greg Such commented that by using this newsletter company and solicits ads, it helps offset the cost of paper and copying fees to do the newsletter in-house, it now cost us around \$400-\$500 per quarter. Solicitor Matt commented that some municipalities have an email list and do a newsletter via email. Don Sims commented that he would like to see us send out in the newsletter asking everybody to submit their email and send it out electronically.

**Borough Director of Operations:**

Frank Grannon reported that the wood chips are all in the parks. The limestone dust was delivered, Butler County Community Service came down and spread about 15-20 ton; they are scheduled to come back on August 10th. Frank reported they used the vibrator plate to tamp that all in, it was dusty, had to water it but then it stuck to

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**Borough Director of Operations Cont.:**

the plate; it didn't work too well. Need to get a little roller to compact that down. Greg commented that the next time they put in for a grant like that they need to remember to put in roller rental fees in the grant.

Frank reported that the creek/run has been cleaned out, Cinci was in the past two days, probably hauled 35 truckloads out, and the grate has been installed. Frank stated that we need to see about getting on Pen Dot about cleaning the culvert out. The pit that we dug is putting a lot of pressure on the other side; it's just going to plug it back up. The crosswalks in the downtown area painted; up top, the school and the school signs need done. Frank is waiting for more bids to come back, he received one bid to pave around the catch basins, the test pit on Pittsburgh Street to see what our base was like, 5 x 5 spot it was \$2,000 from Voelker Paving. Frank Grannon inquired if Council wanted him to get a price on a split rail fence in place of the green fence, Frank inquired 2 rail or 3 rail. Greg Such recommended a 3 rail for safety. Greg commented the one at Wood Street Park came from Lowes but came through the County. Jason inquired if there was somewhere to put the old grate, something may come up that we need it. Frank responded behind the garage. Greg Such reported that Frank is making good progress on his task list.

**Zoning and Codes:**

Allen Bayer report submitted.

**COMMITTEE and OTHER BUSINESS:**

**Committee Meetings:**

Greg Such reported that committee chairs are to set up committee meetings; it is too hard to get all committees to meet in one night.

**Public Safety:**

Phyllis Metz reported the Swift Reach for concerts were submitted at one time and have gone out when they were supposed to; nothing else pending. Greg Such reported that he has a conflict for next Thursday's concert and Susie can't make it. Frank Luek to help with clean up detail, Greg and Jason will help with set up detail.

**Business Development:**

Cathy Rape reported that she is waiting on the Post Office to give the okay to use the cluster box.

Mayor Rape also reported that in the Business Matter Magazine, Robinson Fans is having an open house on August 19<sup>th</sup> from 11-3 for their 125<sup>th</sup> anniversary; it is open to the public. Cathy would like to get a card and sign it from the Borough. Dave Szakelyhidi commented that he has spoken to some principals at Robinson's to see what we could do to beautify that lot of broken concrete up on Rt. 68 by the yield sign, but no one has gotten back to him. If someone from Council is talking to Robinson maybe mention it, we should have a nicer entrance into town – possibly landscape it.

Cathy Rape reported that the last accident in the Square where the trucker took out one light post and broke another and hit the flower bed/planter, she received an estimate from Lawn Works to take apart the raised bed and put everything back together in the amount of \$830. Dave (Szakelyhidi) has estimates for the lights,

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**Business Development Cont.:**

which we will send to the company. While Lawn Works was here looking at the planter, they said they could break a couple stone while taking it apart, she would like to add on to the price that Lawn Works gave, discussed adding 2 stone at \$6.45 each, 3 stone at \$3.30 each, and 2 stone at \$7.76 each, different prices for different stone – cap stone, corner stone, etc. They are doing  $\frac{3}{4}$  of it not the entire planter. It was suggested to make it an even \$1,000. It was also suggested to add an administrative fee to cover the cost.

Dave Szakelyhidi reported that the two lights that were broke are no longer available. Dave and Frank priced lights and came up with a light very similar in shape, LED without the LED bulb, it has a LED emitter in the top, and it has no globe to get dirty. Dave added that Yellowstone Park has the same light but different post. Don Sims inquired if Dave had a cut sheet. Joe Dippold inquired if we get a different type of light, will we need to replace all the lights? Dave Szakelyhidi responded no, we could replace as they break. Don Sims would like to see the cut sheet; Dave commented that we need to get two ordered because they're broke; Greg Such added that we should get three because the one by Grace Church is holding on by a prayer. Dave Szakelyhidi suggested putting the new lights somewhere where they won't get hit and put older ones where they tend to get hit. Don Sims requested the cut sheet be sent to Council before ordering the lights. Greg Such commented that Dave & Frank will work on a price and get it to Amy so she can send an invoice to the trucking company.

Mayor Rape reported that HBA will meet Thursday at 6:30 at the Rodgers Brothers. The Borough's Association dinner in September is at the Spring Street Café, it's nice that it's there and we can see the new place.

Cathy Rape also reported that tomorrow night (August 2<sup>nd</sup>) is Jackson Township's Planning meeting and they will discuss the Creekside Plan. August 14<sup>th</sup> 7:00am Supervisor's meeting and August 17<sup>th</sup> at 7:00pm is their Supervisor's meeting that they will be continuing the hearing on different contingencies that he (Don Rodgers) wanted. Three things that he wanted concessions on the green space between the curb and the sidewalk, he would like 2 ft. instead of 3 ft.; the road going into the plan instead of 24 ft. he would like 20 ft. and any of the back lot lines he would like that decreased to how much space he needs for setbacks. Those three things are going to affect how many units he is going to put in there, also talking about the trail connecting onto the Harmony Trail to use as his access road.

Dave Szakelyhidi reported that Harmony Borough Water Authority does not have a contract with him (Don Rodgers) yet. Cathy Rape reported that she specifically asked him where he getting his water from and he said 150 townhouses will be supplied by Harmony Water and all the apartment buildings will be supplied by PA American. Dave commented that he's telling Jackson that but he does not have anything from us (Harmony Borough Water Authority), Solicitor Matt added or from PA American. Mayor Rape commented that right now there are two 48-unit apartment buildings in his plan, depending on the concessions, there maybe two to three more 48-unit apartment buildings. Cathy Rape also commented that the newspaper quoted her asking for Harmony Borough which was not true, she was asking for herself, a concerned citizen. Jason Sarver inquired what the next steps would be. Solicitor Matt responded that he's assuming they are applying for a Planned Residential Development, which could be a 2 or 3 step process. They come in for preliminary plat approval and give preliminary plans that aren't super detailed,

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**Business Development Cont.:**

again it could be 2 or 3 step, but once they come to the 3<sup>rd</sup> step to get final plat approval that is when they have to give all of the details, all of the buffers, all of the lay out, all of the information. Once they get that approval then the next step would be to start applying for all the different building permits, earth moving permits. Cathy Rape reported that she asked about the traffic study, which he said he had one. Cathy Rape said that she believes that half that street belongs to Harmony Borough and maybe that plan should go to Harmony Borough Planning, they're answer was that they believe Jackson get Liquid Fuels the whole way down to Evergreen Mill Road so they would be in control of Mercer Street. Cathy inquired if that was true; Frank Grannon responded that we'd have to check with Dick Knapko. Mayor Rape also commented on Old Little Creek Road, people coming out of the Creekside Plan will be using Old Little Creek to go to I79 instead of making a left and going out to the round-about. Don Sims commented that it is the quickest way out.

**Personnel:**

Jason Sarver had nothing new to report.  
Greg Such reported that an executive session is needed on a personnel issue.

**Finance:**

Greg Such reported they will have a finance committee meeting next week.

**Streets:**

Don Sims inquired how the water flowed on Beaver Street during the heavy rains, any ponding. Dave Szakelyhidi responded that there is more water that lies on the Zelig side than on the Harmony side and it drains towards Division, slowly. Don commented on the test hole on Pittsburgh Street, 5 x 5 was a little overkill, try to make a little smaller. Frank inquired if he should wait until he gets more quotes in to pave around the catch basins. In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the cost to pave the catch basins and the experimental hole on Pittsburgh Street to see why it is sinking. Frank Luek inquired who was going to look at the hole and make a determination. Frank Grannon will take pictures and send them to Don Sims.

**Facilities:**

Dave Szakelyhidi commented that the lights have a sealed plate on top so insects cannot get inside.

**Grants:**

Greg Such reported on a tree grant, he saw too late to move on it – missed the deadline, will look for it next year; would like to have a plan about where to put them. Mayor Rape suggested Robinson's property breaking up that concrete. Brenda Benek, resident, inquired if any of that grant could be used to remove nuisance trees. Greg Such responded no, not that particular grant. Brenda Benek stated that she believes it's Robinson's property, a little white house at the end of Liberty they use for storage and Webster's property; the trees are spreading like wild fire, shallow root system, can grow up to 80' tall and 6' around, they are often called stinking sumac. Allen Bayer commented that the bank has not taken ownership of the (Webster) property, but has agreed to shovel the sidewalk and mow the lawn.



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**Grants Cont.:**

Dave Szakelyhidi commented across the parking lot from there is Jeff Byko's property, neither side has any kind of buffer between industrial and residential, our building code calls for a double buffer; so if we are buying trees or someone is buying trees (Tree Grant) that is another place Robinson should have a buffer. We need to have a discussion, nothing controversial. Greg Such suggested going to their open house.

Greg Such reported that there is a DCED Keystone Grant; it's a matching grant for drainage, handicap access and number of other things. There is a clause in there that there is some opportunity for waiver of the match, Greg will continue to talk to Ben Levenger to see what we can do.

**Training and Conferences:**

Greg Such reported they are listed 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 \$ 13,602.32

**Bills Already Paid** in the amount of \$ 6,879.22

**Payroll** in the amount of \$ 3,055.46

**Fire Tax Bills Payable** in the amount of \$ 9.08

**Liquid Fuels Bills Payable** in the amount of \$ 10,203.96

**Parks Board Bills Payable** in the amount of \$ 526.39

**Parks Board Bills Already Paid** in the amount of \$ 620.00

**Silvester Fund Bills Payable** in the amount of \$ 5,202.50

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

**EXECUTIVE SESSION: 8:40 pm**

Greg Such called an executive session at 8:40 pm, out of executive session at 9:01pm.

**ADJOURN: 9:01 pm**

As there was no further business to discuss, the Harmony Borough Council adjourned the August 1, 2017 meeting at 9:01 pm.

Respectfully Submitted,



Amy Brown

Recording Secretary

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

**July 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. Attended July HARB and Council meetings.
4. Created July Time and Activity Reports.
5. Spoke with Michael Clark 518 Main St., regarding sidewalk violation.
6. Spoke with Brenda and Tina Bayer, 444 Liberty St., regarding vegetation violation.
7. Spoke with Pat Murray regarding two sidewalk violations.
8. Spoke with John Theis, 102 N Pittsburgh St., regarding house number violation.
9. Inspected 1118 Seneca house number violation, 122 S. Pittsburgh St. handicap ramp construction without a building permit, 344 Monroe St. handicap ramp construction with a building permit and sink hole at the corner lot of Beaver and Pittsburgh.
10. Created building permits for handicap ramp at 122 S. Pittsburgh St., sidewalk repair at 309 German St. and Historic Harmony sidewalk repair.
11. Prepare letter for Tina Bayer, 444 Liberty St. confirming hedge trimming approval.
12. Spoke with Rich Hutchins regarding his sidewalk violation.
13. Spoke with Pastor Mark Rindel regarding handicap ramp built at 344 Monroe St.
14. Spoke with Trevor Cooper, 221 Bluff St., regarding house number violation.

15. Met with Tod Dominno, 248 Mercer St., to review sidewalk violations.
16. Met with Frank Gannon to review four borough sidewalk violations.
17. Talked with Mike Mantia, US Liner VP, and set up a follow up inspection for 7/19/2017. Informed Tim Sapienza of follow up inspection.
18. Created one building permit for sidewalk repair at 715 Spring St.
19. Performed one house number violation inspection and one vegetation obstruction violation.
20. Spoke with Mitchell McCready, 641 Wood St., regarding hole in sidewalk.
21. Created nuisance violation notice for trees overhanging Second St. at 747 Spring St.
22. Created two building permits for sidewalk repair at for 410 Liberty St. and 226 Mercer St.
23. Met with US Liner to review site. All material is now bundled and strapped allowing access by the fire dept. Material in dumpsters in weighted down and the dumpsters are no longer along the side of the Connoquenessing Creek. I will work further with the General Manager to develop an evacuation plan should there be future flood conditions.
24. Spoke with Shawn Carter, 558 Main St., regarding sidewalk violation.
25. Performed one vegetation violation inspection.
26. Spoke with Mark Erlin of Peoples Gas regarding closure of Bluff St. for a day or two. Referred him to Chief Miller.
27. Performed 27 violation inspections, 20 complied and 7 non-compliant. Reminder notices will be sent out to the 7 not corrected.
28. Talked to Curtis Haut, 433 Liberty St. regarding sidewalk violation and his losing the violation notice. A replacement will be sent out.

29. Talked to Mike Bloomer regarding lot size requirement for building. Property was in Jackson, referred him accordingly.
30. Spoke with resident regarding tree violation at 558 Main St. I will check it out.

Respectfully submitted,  
Allen E. Bayer