

October 3, 2017

HARMONY BOROUGH COUNCIL MEETING October 3, 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
October 3, 2017

FRANK GRANNOY

~~Greg Such~~
GREG SUCH

Cathy Rape

Jim Mull

Jusie Antemus

Meggie Byl

~~Don Sims~~

ALLEN BATEE

Frank Luek

Phyllis Metz

TIM SAPIENZA - HARMONY Fire District

Justin Hawk

" " "

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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 Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the September 5, 2017 minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported that an executive session will be needed to discuss a personnel issue. Matt also report on the Primitive Zoning amendment that would include primitive structures which would be defined as anything constructed or erected on the ground or attached to the ground including but not limited to buildings, sheds and other similar items that may or may not have utilities and are primarily used for the display of handmade primitive historical and/or cultural items and artifacts. This would be permitted in a C2 Zoning District, height limited to 15 ft. Greg commented that the Weaver's Cabin may be already higher than that, Matt responded that they would be pre-existing, non-conforming. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to direct the Solicitor to send the Primitive Zoning amendment to Harmony Borough Planning Commission and the Butler County Planning Commission for review. That is a prerequisite to adopt this ordinance, it is a 3 month process, and Planning has 30 days to review, it will then be advertised and hold a public hearing and then can be adopted. If there is a substantive change, the process will start over. Matt is working on the Premier Craneworks judgement, the judgement was sent to Matt's old address and was never forwarded to him, he is working with the magistrate to resolve.

BOARD REPORTS/APPOINTMENTS:

GUESTS:

Zelienople Library – Maggie Boylan, Director, reported that libraries have transformed and reinvented themselves in order to remain of value, they provide residents access to eBooks and eAudiobooks, Journal, newspaper, and magazine articles which are downloadable. They provide critical programs that address information literacy and lifelong learning skills; particularly early childhood lifelong learning skills. Libraries reach out to community partners in order to foster collaboration in creating services that benefit to the local community. Libraries provide communities space where residents can go and enjoy quiet study area as well as lively programs and recreational activities. Handout was distributed to Council that discusses financial information of the Zelienople Public Library. Library survey – input re: value of the library and the library collections; children's library department report, new collaborations and projects, floor plan of proposed redesign of main level, ZAPL services and programs, resource delivery, ILL, and PA Access; eRources available to Harmony Residents (remote access available, including downloadable eBooks and eAudiobooks. Maggie Boylan reported that the Library is facing a shortfall this year. State funds are not guaranteed, she's asking Harmony to consider making a contribution this year, at years end if there is anything leftover and reinstating their \$5,200 donation in the 2018 budget. Susie Altemus commented that the floor plan for redesign in the packet is a wish list for down the road; they are asking for operations donation to keep the Library up and

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Zelienople Library Cont.:

running. Maggie Boylan added that the Zelienople Area Public Library is 1 of 14 public libraries in the country that received a grant from the National Science Institute of the American Library Association; in that grant the Library will be hosting an exhibit Explore Earth: Our Changing Planet- October 25th thru December 29th. Senator Vogel and Representative Marshall will be at the opening event and invites Council to join them. Seneca Valley School District Art Teachers will display Teen Art in the Teen Room. A few new programs and services: Chess Club, teens working with senior citizens teaching seniors how to use tablets and smart phones.

APPOINTMENTS:

No Appointments

COG:

Joe Dippold reported that the Fire District meeting is October 18th and the Butler Infrastructure Bank opening ceremony is October 13th.

HARB:

Dave Szakelyhidi had nothing to report.

Water Authority Board:

Dave Szakelyhidi reported that everything is on schedule. The Water Authority just approved new speed controls for the low service turbines.

Parks Board:

Susie Altemus reported that the Silvester Event Form will be submitted and requested preliminary permission. Susie inquired if Phyllis received Joella Baker's information on the Reindeer Run, Joella did not hear back from anybody. Phyllis did not receive it. Susie also reported that three Park Board members were invited to a courtesy meeting with Jackson Township; they are developing a multi-municipal recreation plan regarding soccer fields and connecting Porters' Cove to our walking trail; more information to come. October 1st Tom Nesbitt and Tom Murray had their first walk thru the woods hike. There will be another hike on October 29th at 9:00am, meet at Tom Murray's at One Park Edge Drive; more information available on Facebook at Connoquenessing Heritage Trail, or contact Tom Nesbitt at Tomnesbitt@zoominternet.net. Susie also reported there will be a wedding at Wood Street Park on October 21st.

Planning Commission:

Frank Luek had nothing new to report.

WBCA:

Greg Such reported that Matt Racunas is the new solicitor for the Sewer Authority.

Shared Services:

Frank Grannon reported that leaf pick-up begins October 16 and runs through November 24th, after the 24th leaves can be put in paper bags, call the Borough Office for pick-up until December 15th.

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Parking and Signage:

Greg Such had nothing new to report.

Historic Harmony:

Gwen Lutz reported that the Pumpkin Brunch is being moved from Saturday to Sunday, October 15th. November 11th & 12th is the Christmas Market, the Event Form and COI were submitted. October 7th is the Wagner House and Barn clean-up at 10am, rain date is October 21st. Saturday, November 4th decorate for the Christmas Market.

Gwen requested a Silvester Ad from Susie Altemus for the Christmas Market.

Harmony Business Association:

No representative was present to report.

Other Meetings:

Commercial Fire Inspection:

Tim Sapienza reported that Jackson Township's Fire Inspector will be at the Harmony Fire District's meeting on October 18th to give an update on what he's been doing in Jackson. Tim is hoping someone from Harmony, Lancaster, and Zelig will be there to hear what he has to say. This company is doing a fantastic job so far; they have found unbelievable violations. It is in our ordinance that we have to have fire inspections, and it is state law that they (commercial buildings) have to be inspected. Tim's main concern is CVE School and our big mills. Greg Such reported that we have adopted an Ordinance, but our inspector did not do the inspections. Tim reported that the inspector that Jackson is using can do historic buildings, they can do anything. It does not cost the borough anything, and most (businesses) are not mad, they are glad because they didn't realize they had a problem. Tim reported that Jackson requires all commercial buildings to have a Knox box, it is a secured lock box, one key – all keyed the same for this fire district. US Liner now has one. Greg Such requested information on the Knox box for the Borough. Dave Szakelyhidi requested a price from Tim. Tim Sapienza stated they are stringing encouraging Council to have commercial fire inspections done; he knows there is some resistance but we are talking lives, and it doubles during the day with CVE. Bob Cook, Head of Maintenance at Seneca, welcomes the inspections. Phyllis commented that the Borough isn't against it, we couldn't find anyone to do the inspections. Tim responded that this company will do it, and it doesn't cost the borough anything.

PUBLIC COMMENT:

No public comment

BOROUGH STAFF REPORTS:

Police Report:

Chief Miller reported submitted.

Office:

Amy Brown had nothing new to report.

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Office Cont.:

Greg reported that the next Council meeting will be November 14th due to election. Greg also reported he received a quote on out-of-the-office printing of the Newsletter, it came in about \$2,000/quarter which is significantly more than what we are spending now, it is a non-starter. Don Sims would like to see it moved to electronic distribution – email. Greg commented that we probably have a pretty mixed audience, a compromise would be to post the Newsletter on the website. Don Sims suggested doing a mailing. Don also commented that the residents he spoke with would like to receive the Swift Reach via email vs. the phone call. The next Newsletter will go out at the end of October. It was recommended that Amy add the leaf pick-up to the website.

Borough Director of Operations:

Frank Grannon reported that leaf pick-up will begin October 16 and go through November 24th after the 24th leaves can be put in paper bags to be picked up until December 15th, call the Borough Office to have the bags picked up. Frank reported that Aster Alley has been filled in, they put 50 ton of limestone dust on the walking trail. Switzer was to come on the 11th, didn't come in September maybe he'll come in October. We borrowed the roller from Zelenople. The cost to deposit leaves will be the same as last year at Lake Forest Garden, \$750. Frank reported the Lead & Copper study is done, thanked everyone who helped. The split-rail fence is in, haven't had time to start digging the holes. Last year when the leaf machine was put away, some maintenance items were needed; they should be addressed. The intake hose was cracking on top, the exhaust hose was cracked and the throttle cable was starting to stick. Last year the prices for the intake hose was \$800, the exhaust hose was \$490 and the throttle cable was \$160. Frank inquired if council wants to get it fixed or just bandage it up and get another year if we can. Don Sims responded that he wants it to be correct; in injuries.

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the authorization for the leaf machine parts (for repair), not to exceed \$1500.00, plus shipping.

Mayor Rape inquired on the lights in the Square. Frank reported that they are ordered, it will take 8-10 weeks for delivery. Don Sims commented the new lights go around the Borough building and these lights go up in the Square. Greg Such inquired if the lights would not be in the Square for the Christmas Market, Frank Grannon responded that it would be close. Dave Szakelyhidi commented that they would figure something out. Jason Sarver reported that he found a flag/banner on the ground in the Square, it is now in the Boro truck to be hung up. Frank will switch to the Christmas banner; Mayor Rape suggested waiting until November to switch to the Christmas flags.

Zoning and Codes:

Allen Bayer report submitted.

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COMMITTEE and OTHER BUSINESS:

Public Safety:

Phyllis Metz reported that the Event Form was submitted for the German Christmas Market on November 11th & 12th closing Mercer & Main. Dave Szakelyhidi commented that someone needs to coordinate with U.S. Liner. In a motion made by Phyllis Metz and seconded by Don Sims, the Harmony Borough Council unanimously approved the German Christmas Market on November 11th & 12th.

Phyllis reported that she received an email about the Reindeer Run in December, needs an Event Form and a COI.

In a motion made by Don Sims and seconded by Dave Szakelyhidi the Harmony Borough Council unanimously approved Trick or Treat on October 31 from 6:00-8:00pm. Tim Sapienza commented that the Fire District will have vehicles out putting up flares.

Business Development:

Cathy Rape reported the cluster box is in operation as of September 29th. She is working on German and Main Streets, would like a cluster box by the Visitors' Cabin. The next HBA meeting will be Thursday at 6:30pm at the Rodger Brothers.

Personnel:

Jason Sarver had nothing new to report.

Greg Such reported that Council needs to continue to move forward to set up the Defined Contribution Pension Plan, which is equivalent to a 401K, for new employees. We sent out request to four attorneys, and received two back. The Personnel Committee met, they would like to recommend Rhodes Law to set up the plan. The price is capped, and they have more experience. We currently have two employees to go on it. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved moving forward with Rhodes Law. Greg also reported that the Personnel Committee needs to meet to discuss the Health Care Plan by October 30th.

Finance:

Greg Such reported they had a Finance Committee meeting last night, as long as the tax payments come in as the same order and percentages as they came in over the last couple of years we should be ok. We may go to Berkheimer to get their estimate.

Streets:

Don Sims reported that Pittsburgh Street needs to be fixed, the Water Authority may need to repair pipe on that street. Frank Grannon reported that Penn Dot is doing core drilling on the Rt. 68 slope and it will go back to Penn Dot.

Facilities:

Dave Szakelyhidi had nothing new to report.

Greg Such reported that the bricks on the Borough building are starting to decay. Frank Grannon, Frank Luek and Dave Szakelyhidi will look at it.

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Grants:

Greg Such had nothing new to report.

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 \$ **3,804.70**

Bills Already Paid in the amount of \$ **7,856.33**

Payroll in the amount of \$ **5,288.61**

Parks Board Bills Payable in the amount of \$ **70.00**

Silvester Bills Payable in the amount of \$ **2,176.92**

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

Executive Session – 8:00 pm

Council President called an executive session at 8:00pm, out of executive session at 8:12pm. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved Harmony Borough Water Authority's recommendation on Water wages – total pool 2.75% to be allocated by Frank Grannon contingent to performance reviews being completed.

ADJOURN: 8:14 pm

As there was no further business to discuss, the Harmony Borough Council adjourned the October 3, 2017 meeting at 8:14 pm.

Respectfully Submitted,



Amy Brown
Recording Secretary

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

September 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 September Council meeting.
4. Created September Time and Activity Reports.
5. Spoke with Jay Leister regarding setbacks for house addition on Division St.
6. Prepared two sidewalk repair building permits.
7. Met with lady on Pittsburgh St. about two violation issues that she raised at Monday night's Council meeting. Neither violation was found.
8. Dropped off 2 building permits at the office.
9. Spoke to Ron Schlut, Calvin Church, regarding zoning questions pertaining to demo of house at 110 Division St.
10. Created two building permits. One for fence at 132 S. Pittsburgh St. and one for demolition of house at 763 Spring St.
11. Performed one vegetation and one sight line violation inspection. Referred sight line violation at Robinson Way and Main to Chief Miller.
12. Researched reverse sub division of 7 parcels at Calvin Church. Contacted Ron Schlut to confirm that 110 Division St. was not part of the reverse subdivision and there was no issue with demolishing the house and extending the Church parking lot accordingly.
13. Spoke with Karen of Safe Guard to confirm that house number violation at 562 Main St. is now satisfied.
14. Spoke with David Sieman at 231 Bluff St. regarding neighbors parking in their yard. I told him there was no

- ordinance prohibiting this and I also spoke with Chief Miller and determined there was nothing for the police to enforce.
15. Created Harmony Borough sidewalk violation at Grandview and Water St.
 16. Completed building permit for handicap ramp at 344 Monroe St.
 17. At the request of Matt Racunas and Dave S. I provided information to Matt regarding the vacant house at 562 Main St.
 18. Spoke with Joe regarding putting up a pole building. Joe lives in Hickory and not Harmony.
 19. Spoke with Joe regarding putting up a pole building. Joe lives in Hickory and not Harmony.
 20. Created two vegetation violations.
 21. Met with Tim Eppinger regarding vacating an alley. Referred him to the Planning Commission.
 22. Performed one vegetation violation inspection.

Respectfully submitted,
Allen E. Bayer