

November 10, 2020

HARMONY BOROUGH COUNCIL MEETING November 10, 2020

COUNCIL MEMBERS PRESENT:

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Don Sims

Jason Sarver

Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus

Allen Bayer

Kevin Behun

Sherry Cepek

Frank Grannon

Sam Hopkins

Kathy Luek

Chief Jim Miller

Gary Rodgers

Solicitor John Rushford

Kelly Scott

Engineer Tom Thompson

November 10, 2020

CALL TO ORDER:

Council President Greg Such called the meeting to order at 7:00 pm. This meeting was held remotely through Zoom virtual meeting.

PLEDGE OF ALLIGANCE:

MINUTES:

In a motion made by Don Sims and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the October 6, 2020 Council meeting minutes.

HARMONY FIRE DISTRICT:

Kevin Behun reported that he will be taking over as President of the Harmony Fire District for Tim Sapienza and Nate Mallory will be the Vice President. Kevin reported that the plan was to build a new fire station at the reservoir property, for a number of reasons they have decided to slow down and give themselves more time to get a more information together to make sure that they are making the right decision long term for what it is that they need to serve the community. Jackson Township had asked some blunt questions on how and where they would be using the money, in doing so they all agreed they needed to do a little more of their homework to ensure everyone felt comfortable with the Fire District spending tax dollars in the method that they are trying to do. They currently in their budget they do not have the extra overhead to do much if any improvements to any site work, they are going to need additional funds; they are working very hard to raise money through different fundraisers. They have been very successful with their online raffles they have been running through Facebook; short term it is great but it is not a long term viable solution. They are trying to slow down and give themselves some options. They currently own the property at the reservoir, they also for now own the building they are in, that is under agreement to sell, and they also own some property in Zelienople at the old municipal building. They are evaluating different options on how they can or when they can move forward with the new building. The USDA loan process for application can be anywhere from 6 months to a year; that was who they planned to get their long term mortgage through. That is the entire driving force of things being put on hold, and while they are on hold they would like to take that time to make sure the municipalities are all comfortable with the monies they are asking for. It is Kevin understands that Jackson Township is not planning to go to the 3 mill. Kevin will be sending a letter to all municipalities asking each to come up to a 2 mill from a 1.5 to allow the Fire District to invest a little more into the developmental process. Cath Rape inquired if the Fire District looked at the old Hockenberger Motors building. Kevin Behun responded that they did when the business was first up for sell, they also looked at the Myers property; the problem is if there is anything behind those businesses it turns into really tight for parking but he would be happy to take a look at the property. Cath Rape also commented that Tim Sapienza had mentioned that the Fire District has to stay in a certain area for the rating; Kevin replied that it is an insurance rating, the ISO, if they move too far away your home insurance will probably go up slightly. It is Kevin's understanding that the best location is somewhere between where they are now, out Rte. 68 to Main Street Zelig within a half of a mile in either direction. Jason Sarver inquired if they are in the preliminary stages of location for the building of the fire department why would the Borough raise the millage to two. Kevin Behun responded that developing a new fire

HARMONY FIRE DISTRICT CONT.:

station, the design itself is very expensive; he views it as a good faith gesture between the municipalities, to show the members that they have the support, they know they cannot afford to move into a new station or even take on a significant renovation without additional funding. If we can get an increase now he is committed to earmarking that money towards the development of a new station. If they are able to build their savings enough to help fund the process of developing the station and help put into the down payment of the new station it would free up capital down the road whenever they will be looking at new engines, or air packs, whatever they may need. Jason Sarver commented to be clear on Kevin's answer, raising the millage to two would not go into operations it would be more for future spending. Kevin responded that he would commit to doing that as much as possible; of course there are unknowns; the intent is to put it aside for the new building borrowing any catastrophic issue that might happen. Jason Sarver inquired if the overall cost of property to improve it, is that a concern of it being as high as it is. Kevin responded yes, he has major concerns that they are going to spend for the site prep, from the designs they have today, would be \$900,000.00 that is a lot of money on something that is no structural. He is not sure if that property is their best option but there is a chance that they come back and decide that it is. Jackson has voiced the concern that they're building on top of swamp land, the plan was to take out a couple feet of dirt and bring in several more feet of good dirt and lift it up above the floodplain. Cathy Rape commented that she is concerned with taking dirt out and putting more in to get it out of the flood plain. It is totally wrong, if we are all going to be cooperating municipalities they should not be filling in the flood plain that is going to hurt the next municipality down the line. Kevin commented that from his understanding aside from the driveway that goes around the back of the station from the way it was drawn, was outside the 500 year mark. One of the reasons it was to be raised up, aside from the catastrophic water issue, when you pull out onto the pad and make a left into the right of way to get onto rte. 19 is the angle of approach there not all firetrucks would be able to make that turn with the standard bumper. Joe Dippold inquired what timeframe they have with a decision being made. Kevin Behun responded that he wished he could be very clear, but he cannot, he is hoping that in the next year they can come up with some very good ideas on what they are going to do. Kevin commented that there is an arrangement with the Monongahela Capital Group to transfer the property to them in time, with the option to rent for a period of time, he believes it is early 2022 that they would start paying rent. It will take a year to build and it will take a year to get approved for a loan, they will be paying rent at some point unless they can reach some mutual agreement. Greg Such reported that they will have discussion in the Finance section later in the meeting. Kevin inquired what the best way was to disperse information to the whole council. Greg Such responded to send it to Amy, the Borough Secretary.

SOLICITOR'S REPORT:

Solicitor Matt Racunas was unable to attend; Solicitor John Rushford did not have anything to report. John did comment that he was involved with Franklin Park's Fire Department construction project.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments were needed.

COG:

Joe Dippold had nothing new to report; no meeting.

HARB:

Dave Szakelyhidi reported that there were three Certificates of Appropriateness that HARB approved and recommended to Council.

Weaver's Cabin – Harmony Museum – New signage.

In a motion made by Dave Szakelyhidi and seconded by Phyllis Met, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Weaver's Cabin.

Neff House - 550 Main Street – Sam Hopkins – Revision of previous Certificate of Appropriateness. Change the concrete to be stamped cobblestone; and the pavers in the back to be stamped cobblestone.

In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 550 Main Street.

521/523 Main Street - Joe and Delsa White –521 paint in kind – New English Red, Kentucky Bluegrass White and to replace in kind wood siding trim in need of repair. 523- Repair window sash and paint in kind.

In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 521 and 523 Main Street.

Water Authority Board:

Dave Szakelyhidi reported that the rubber roof on the water plant needs replaced, pricing a new hip roof over the plant to match the roof line on the set basin building; metal roof, it is a work in progress.

Parks Board:

Susie Altemus reported that the Silvester will be virtual this year, will have yard signs up along the course in case anyone wants to run anytime between December 1st through December 31st.

Cathy Rape inquired if Susie saw the DCNR grant workshop to be held November 17th from 9:30am to noon. Greg asked Cath to send the information to him and he will make sure Susie gets it. Susie also reported that she put tape across the top of the dog waste station sign, and posted on the Neighborhood website to please take their dog waste with them and there hasn't been any left since then.

Planning Commission:

Frank Luek reported that there was no action.

Library Board:

Kathy Luek reported that the Library is doing a fundraiser, Business Bingo Bash, selling bingo cards that have special offers from local businesses, with a change to win prizes. The fundraiser is going from November through January, Zelielibrarybingo.com for more information. Kathy also commented that if the Borough could spare a mill or a ½ mill they could give it to the Library since they are not giving it to the Fire Department right now.

Historic Harmony:

Kathy Luek reported that the Museum will be doing a Pork and Sauerkraut take out dinner on New Year's Eve from 2:00-6:00pm.

The Museum is also having another raffle, \$50 gift cards. There are three changes to win: 1st prize – eleven \$50 gift cards; 2nd prize – six \$50 gift cards; and 3rd prize – three \$50 gift cards. Tickets are \$5 each or 5 for \$20.

WBCA:

Greg Such reported that there is a lot going on, planning continues for the new pump station and facilities.

Shared Services:

Frank Grannon had nothing to report.

Parking and Signage:

Greg Such had nothing new to report.

HBA:

Sherry Cepek reported the last Artisans' Saturday will be this Saturday, November 14th, should have 15-16 vendors. They are trying to get Santa Claus on the fire truck to ride around town since kids can't sit on his lap.

Kelly Scott reported that this Saturday is also the Christmas kick off for the Harmony businesses. In addition to the Artisans being set up there will be the Road Runner Hot Dog Truck; Graeter's Ice Cream will be set up, both by the Fire Department. Kelly reported that one of the biggest complaints customers have is parking in Harmony. Kelly lets customers know there is lots of parking but customers aren't familiar where the lots are. Kelly inquired if there was something that could be worked on to make the parking lots more obvious. Phyllis Metz commented that there are signs all over town. Kelly commented that the signs are high, and suggest or inquired if there were signs that could be put at ground level. Greg Such commented that it becomes an issue with Penn Dot, kids riding by on bicycles and hitting their heads; that is a reason they are set at where they are. Greg Such suggested put a map in the store window, adding that there are almost 80 parking spots in Harmony. Jason Sarver suggested putting the map on the store's website. It was stated that the yard signs are out on Saturday's during the events; perhaps the yard signs could stay out on Saturdays through December. Another concern for Harmony businesses is the lack of garbage cans throughout town. Greg Such commented there are some in the Square; the Borough does have a spare one they would offer to put down by Wunderbar if someone associated with those businesses would empty it. Jason Sarver commented that the Borough was asked in the past to remove the garbage can from that area because of the feces that was put in the can. Greg Such responded yes, people would put their dog bags in there and it started to smell; but if someone from the businesses there would agree to empty them on a regular basis then council would go with that.

Other Meetings:

Greg Such reported there is a Storm Water Meeting on December 3rd, it will be a virtual meeting.

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PUBLIC COMMENT:

No Public Comment.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Amy Brown had nothing new to report.

Cathy Rape reported that she has someone who needs to do community service, this resident is trustworthy, reliable but walks with a cane, if we have anything let her know.

Borough Director of Operations:

Frank Grannon reported that Dave's lights have been ordered, about 5-7 weeks out for delivery.

Frank also suggested putting a committee together and have some meetings, leaves are out in the street, piles are so big and wide; it is disrespectful to the employees, some employees have threatened to quit; Frank has been doing leaf pick up for 15 years and this is the worse so far. Joe Dippold inquired if we should call Allen and give a warning, and not pick up the leaves until they are done right. Frank Grannon responded that he doesn't think there are enough funds for Allen to be writing everybody up on it. Frank Luek inquired if Frank could compile his man hours and equipment hours, maybe it could be contracted out for the same price. Frank Grannon responded that he does it every year, how many loads there is and you can calculate how many hours are involved. Frank can print the log out. Frank Luek and Joe Dippold would like to see it. Frank Grannon also commented that people are mulching the leaves and then dumping grass clippings with the leaves and it plugs the screen on the machine. Frank Grannon suggested getting a committee together and writing a letter, if something doesn't change, shut it down for a year, bag them. Jason Sarver commented that it will end up with them blown all around town. Greg Such commented that we have put it in the News Letter, but it doesn't change. Frank Grannon commented that it is not healthy for the employees. Greg Such commented that we can't go to burning because that would be less healthy. Frank Grannon inquired what Cranberry does, they do not offer that service and they have a no burn ordinance; Jackson Township allows burning. Dave Szakelyhidi commented not to pick up Jackson Township side of the street anymore. Greg Such suggested Frank gives Council the number of loads and how to calculate man hours. Frank Grannon commented there were 30 loads so far.

Cathy Rape commented that she would like the Christmas Flags put up in the Square and Triangle for this weekend and empty the garbage cans Friday. Frank Grannon responded that Shane has been emptying them every Friday.

Zoning and Codes:

Allen Bayer report submitted.

COMMITTEE and OTHER BUSINESS:

Public Safety:

Phyllis Metz reported that the Salvation Army will be hanging flyers on door knobs to help get donations, not sure if they will have the kettle drive this year. Allen Bayer commented that there isn't anything in the ordinances prohibiting it. Solicitor John Rushford commented that a vote is not needed.

Business Development:

Cathy Rape reported that the Silvester celebration and the Christmas Market are both advertised in the Borough News; Cath suggested everyone make sure their websites are up to date – Silvester is virtual.

Personnel:

Greg Such reported that the new health insurance needs to be approved this meeting as our renewal date is December 1st. There is information in Council's packet. To keep the same coverage that we currently have the increase will be 24% because UPMC wants to get out of that particular plan. The alternative proposed was a high deductible lower cost plan. After some discussion they come up with an idea of an HRA, like a health savings plan in an attempt to keep the employee's whole regarding the same coverage, the same cost to coverage that the employees have and keep the Borough from facing a massive increase. The employees will submit their doctor receipts up to the time they reach their deductible to the HRA for reimbursement. The reimbursement is money the Borough contributes, that money is a result from the savings between the higher cost plan and the lower cost plan. The Borough will cover the full deductible and \$400 towards copays at a 5% cost reduction overall assuming that only 50% of the employees use it which is a reasonable number from we were told by our NFP person. In the event that all employees use it, we will see a 6% increase overall. It is the best of both worlds, we would need to establish an additional bank account, that bank account would be a sweep account for holding money to pay for copays and deductibles. When they are to be used the employee would use an app on their phone or use the website, they can enter the amount they are to be reimbursed, if they are using a phone they can send a picture of the receipt, then every other week Amy will review them and will be asked by the administrator if they are ok to pay and they will take the money out of that account. Greg commented that we had multiple meetings on this to try to work through it.

Jason Sarver commented that he wasn't able to be involved but looking over it, it seems to be a creative solution and everyone wins on it. Frank Luek inquired if other municipalities use this, Greg Such responded not that he is aware of but will look to see what WBCA is doing. Greg commented that he had Solicitor Matt review the agreements; he did not see any red flags.

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to renew the health insurance and the HRA plan presented.

Joe Dippold inquired if Amy and Frank had any thoughts as employees, Frank Grannon commented that he sat in on a couple meetings and everything looked pretty good to him, he talked to a couple of the employees who were working with

Personnel Cont.:

him and they have no real complaints. Greg Such commented that we did not want to move away from the EPO and have employees lose their doctors.

Frank Grannon inquired when Jason and Phyllis would be available to start employee reviews. Phyllis will talk to Frank on Thursday.

Jason Sarver reported that the Personnel Committee did have their quarterly meeting where they discussed employee reviews, the COVID protocols, and the health insurance.

Finance:

Greg Such reported that the Tourism dues are due at the beginning of the year, we general do not vote on them, they are listed on the bills. Greg also reported on the preliminary budget that is in Council's packet, it is a balanced budget however it may be a little fat because we have a higher amount on the health care cost. We also have a little slug in there for the Cares Grant, expected to be a third round. Phyllis Metz inquired about the millage increase. Dave Szakelyhidi and Don Sims would like to table the millage increase until we see their plan. Jason Sarver commented that we just received a ton of information that have different variables to this, he agreed to table it. Joe Dippold also agreed, added that a ½ of a mill is \$3,700 that it wouldn't matter if they had it this year or next year, they wouldn't be able to turn it into anything substantial as far as building a nest egg. Greg Such inquired if we wanted to say contingent on the other communities agreeing. Cathy Rape inquired what Zelie is doing because they're already paying 2. Phyllis Metz commented ½ mill this year and a ½ mill next year. Cathy inquired if the other two were going up to 2 mills also. Greg Such responded yes. Greg Such inquired if Council wanted to table it all together or make it contingent on the other communities agreeing. Don Sims suggested tabling it all together.

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved to table the millage increase.

Roll call vote: Frank Luek – no, Joe Dippold – yes, Jason Sarver – yes, Dave Szakelyhidi –yes, Phyllis Metz – yes, Don Sims – yes, Greg Such – yes. Motion carried to table it.

Dave Szakelyhidi inquired if we were doing the RACP Grant in this budget. Greg Such responded that it is not included in the budget; he proposes Council reopen the budget when they get themselves more organized.

In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved to advertise the preliminary 2021 budget.

Streets:

Don Sims reported that the Charles Street paving has been completed and the paver was able for additional \$500 to extend another 25% the paving. Don would like to ratify the bill from \$8,500 to \$9,000.

In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved paying the Charles Street paving bill in the amount of \$9,000.00

Greg Such inquired when the leaf machine would be put away and the salt spread put on. Frank Grannon responded the last day for leaf pick up is November 20th.

Facilities:

Dave Szakelyhidi had nothing to report.

Grants:

Greg Such reported that Joe (Dippold) did an analysis for the RACP Grant, it is about \$300,000 worth of work. Joe (Dippold), Gary (Rodgers) and Dave (Szakelyhidi) have done a lot of work in refining the cost estimate in working with Tom Thompson. Joe Dippold reported on the \$300,000 project, \$150,000 will be on the Borough and \$150,000 Grant match. Joe suggest the Borough get a loan for \$200,000.00; a 20 year loan at 1.5-2%, payments would be around \$11,000 to \$15,000 per year depending on what the Borough gets. The loan would go right to the General Fund which would bring the General Fund up to about \$475,000 with what is in there now. How we would break that down is \$300,000 would cover the Borough's share of the project until the grant money comes through and \$175,000 would be reserves. Year 1 - \$11,000-\$15,000 grant repayment, \$25,000 estimate for milling/repaving the Square and \$10,000 towards the flood project (Mercer Street) if we get Right-of-ways; that year will be tight. Year 2 - \$11,000-\$15,000 grant repayment, and \$10,000 possible paving. Year 3 - \$11,000-\$15,000 grant repayment but by then the grant reimbursement would start to come in; at that point Council would need to have a discussion on if they would do another project, hold the money or repay the loan; with year 3 we start to have some flexibility. Jason Sarver inquired what the \$10,000 flood project was. Joe Dippold responded that he was trying to come up with some contingencies that the Borough **might** be doing, it is the Mercer Street drain project. Joe also commented that if this project starts in June, then year 1 would only be half that amount. Another consideration is that the \$11,000-\$15,000 grant repayment every year, should be able to start fundraising and getting donations to knock that down that it won't be just on the Borough to pay it out of the budget. To move forward the next step is to give authorization to secure that loan. Greg Such commented that we need to let Zelig know how much we want to take out of the RACP Grant, that is the first thing. Joe responded to tell Zelig that we would take \$150,000 and then give authorization to secure a loan.

In a motion made by Joe Dippold and seconded by Frank Luek, the Harmony Borough Council unanimously approved to tell Zelig that Harmony Borough will take \$150,000 of the RACP Grant and give authorization to secure a loan.

Jason Sarver commented seeing this on paper is much less threatening than when it was first presented. Cathy Rape commented that we are only taking half of the money we could be getting, that broke it way down. Phyllis Metz commented as long as we get something done in the Square, the ADA ramps, sidewalks or something. Greg Such commented that we should have all of those things, ADA ramps, sidewalks, curbs, and some paving all in the same spot. We will not be moving monuments or flag poles at this time.

Training & Conferences & Correspondence:

See Correspondence List.

November 10, 2020

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 \$ **27,044.82** (\$19,349.73 after HBWA reimburse)

Bills Already Paid in the amount of \$ **34,068.00** (\$ 33,686.61 after HBWA reimbursement)

Payroll in the amount of \$ **9,339.92**

Liquid Fuels Bills Already Paid in the amount of \$ **9,000.00**

Parks Board Bills Payable in the amount of \$ **75.00**

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

Cathy Rape reported to Greg that the DCNR Grant workshop is in the Borough News on page 15 to pass on to Susie (Altemus).

Tom Thompson joined the meeting, Greg Such updated Tom on Council's approval of the \$300,000 total for the RACP Grant, \$150,000 will be our portion and that we need to let Zelig know so they can plan their contingency. Tom will pass that along to Zelig. Tom Thompson reported that the next step is that RACP will create an agreement that will spell out Harmony's portion and Zelig's portion and once that agreement is in place, essentially Harmony could go to construction, Harmony is set to begin now; there is no issue with the agreement, it's a procedural thing with them. Greg Such commented that we need to find some money. Tom Thompson responded that Harmony wants to do that before they initiate any major expenditure and make sure they have everything in place. Greg Such commented that he wanted to verify that it was said that this could not be covered by the Infrastructure Bank because it's a 10 year note. Traditionally that is the case, it would need to be a 20 year loan but Tom will re-verify that. Frank Luek commented that Joe has it as a 20 year loan, Greg Such commented that the repayment amount will be higher. Jason Sarver inquired if the committee that was put together a couple of months ago was still working together on the RACP grant, Greg Such responded yes there was a meeting last night.

Adjourned: 8:49 pm

As there was no further business to discuss, the Harmony Borough Council adjourned the November 10, 2020 Zoom virtual meeting at 8:49 pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

October 2020

1. Stopped by the office periodically to pick up mail, complete Building Permits and sign violations notices.
2. Filing and administrative work.
3. Spoke with a gentleman about his purchasing 121 Jackson St. and the requirements of building an addition on to the rear of a house in the floodplain.
4. Spoke with Mary Hess regarding permit requirement for work at 550 Main St. Carriage building.
5. Prepared a rubbish violation notice for 328 German St.
6. Prepared a letter to Pat Murray requesting confirmation that the handicap ramp at 259 Mercer St. will be removed within 30 days following the tenant vacating the property in March when the lease expires.
7. Attended October HARB meeting.
8. Attended October Council meeting.
9. Spoke to John, Silver Electric, regarding permitting for wiring a building at the Steam Fitters Union. I referred John to Jackson Twp.
10. Spoke to Jason Wesbronz regarding zoning for opening a tattoo studio at 556 Main St.
11. Spoke with James Rapold concerning the sale of 121 Jackson St. James said that he has submitted a bid for the property and wanted to know what was required to construct an out-building in the back yard since the property is in a flood plain.
12. Talked with Jean, Harmony Zelenople Methodist Church, regarding placing a paper pick up container on the church parking lot.

13. I spoke with Andrew Dodd, REMAX Reality, concerning placing a free standing shed on the 121 Jackson St. property. I explained to him that the property was in a flood plain and subject to the newly adopted Flood Plain Ordinance. Andrew was quite upset with ordinance claiming it has already cost him one sale and possibly a second. He felt the ordinance would be the demise of the borough.
14. I spoke with Eric regarding a building permit for a house on Belvedere St. I referred Eric to Jackson Twp.
15. Followed up on a concern regarding the size of the Trump sign on Rt. 68 before entering Main St. The sign is compliant at 32 sq. ft. which is allowable in the C1 zoning district.
16. Spoke with Josh Meeder regarding zoning for the possible sale of 257 Mercer St. as a residence.
17. Spoke with Phyllis Metz regarding the Salvation Army soliciting donations throughout the borough.
18. Received a call from Terry requesting information regarding sub dividing property in the borough. I referred Terry to Joe White.
19. Prepared October Time and Activity Reports.

Respectfully submitted,

Allen E. Bayer