

December 1, 2020

HARMONY BOROUGH COUNCIL MEETING December 1, 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
Frank Grannon
Sam Hopkins
Chief Jim Miller
Solicitor Matt Racunas
Alex Weidenhof

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 November 10, 2020 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported there was not update on the Main Street Bridge; the liability is on the Railroad. The WBCA Revival Resolution is not finished yet, the purpose for the Resolution is with the plant expansion, the borrowing length cannot exceed the life of the authority, and we need to revive the Authority to a 50 year term under the Act in order for WBCA to do that borrowing for the plant expansion. There is a Zoning hearing at the Magistrates on December 16th due to a resident's ordinance violation. Cathy Rape inquired what HRA forms are; Solicitor Matt replied it is the health care forms we approved a couple months ago. Dave Szakelyhidi inquired on the WBCA Agreement, if it is a 50 year pay back, who is paying it back? The Developers need to fund the expansion if one is needed. Solicitor Matt commented that the Board and Management have been examining this for some time, the payments will be backed by the rates, and they are working on a plan to lessen the effects on any potential rate increase. The developer's fees that have been incoming have been going to pay off existing debt so when the time comes for the new debt for the expansion the impact on the rates will be greatly lessened. The impact that is proposed on the \$80 million dollar project is minimal to existing sewer holders. Don Sims commented that is not very accurate, his sewer bill has doubled over the last few years and everything we were sold to double our rate and now hearing the developers' fees are being used to continue to pay down existing debt; and now you want to go out and get \$70-\$80 million debt and you want us to sit there and believe it isn't going to impact. Don finds it all very disappointing. Solicitor Matt commented that there wasn't a rate increase but a change in the structure a couple of years ago. The expansion is needed; they cannot keep up with the flow. Don Sims commented that it appears we're supporting an expansion for Jackson and Lancaster Townships. Greg Such commented that is not true, the existing plant was built in 1962 or 1964 and has not been seriously upgraded since and the infrastructure we are using for Harmony and Zelienople also have existed since that timeframe and there is a lot of I & I every time it storms; and if it storms hard three months in a row where we overflow the plant capacity then the Sewer Authority gets into trouble with the EPA. Solicitor Matt commented that the state regulations have gotten more and stricter over the years. Don Sims inquired how much of the \$74 million dollars is above and beyond to rebuild or fix what we currently have. Mayor Cathy Rape inquired if it was separated with the Harmony Pump Station. Don Sims commented that it was \$10 million for Harmony Pump Station. Cathy Rape inquired if that was just Harmony. Greg Such replied no, it is not. It is Seneca Valley, Harmony Junction, part of Scholars Run, there's a lot that goes to the plant. Don Sims inquired about the other \$60 million; Don inquired if they are expanding the plant, Greg Such responded yes. Don Sims inquired how much they need to expand the plant for the current load. Greg Such commented that the current load is manageable but when it storms the current load is not the regular load and that is when it becomes an issue. Don Sims commented that he is not getting any sufficient answers. Solicitor Matt commented that all of the money is going towards capital improvements to the plant, whether it is new pump stations, plant expansion itself and new tanks to increase capacity; all of it 100% of all that money is going towards capital projects. There is a lot of development around us, not within us, but all around us and all that flow is coming into the plant and when the flood waters come up and the sewage goes out that's a problem. Dave Szakelyhidi commented that back

December 1, 2020

when the Sewer Authority was formed Harmony and Zelig both had their own sewer plants and were given a lower rate than Jackson and Lancaster and then later all rates were made the same. Dave would like to know how to structure it so that Jackson and Lancaster pay for the expansion that they need. Solicitor Matt responded that he doesn't think you can, under the Act and state laws rates have to be uniform unless you create a special rate district for a capital project that only affected a certain area but this is a global plant expansion and you can't really divide up the flow, you can't separate it in order to create a special rate district. Don Sims requested Greg Such to go back to the Sewer Authority and look at restructuring this capital expansion and see what he can do to get it back to a more reasonable amount. Greg Such responded that he doesn't think that will work, Greg suggested to have Autumn Crawford come and give a presentation on the expansion and financing. Solicitor Matt commented that it is a good idea to have Autumn and the Engineer Chad Hanley come in. Dave Szakelyhidi suggested WBCA build a secondary plant in Jackson or Lancaster and the new rate increase can fund that one and can be the special district. Matt commented that would be a question for the Engineer. Cathy Rape inquired if Jackson and Lancaster have special tap-in fees for developers, if they get a special rate. Cathy knows someone who called and was asked how many bedrooms and bathrooms. Greg Such responded that all tap fees are the same. Solicitor Matt commented there is a difference between residential and commercial; adding that the Authority has increased that as well. Cathy Rape commented that the developers need to pay the burden of the expansion. Solicitor Matt commented that it is all backed by the rates.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments were needed.

COG:

Joe Dippold had nothing new to report; no meeting.

HARB:

Greg Such reported that there was nothing to discuss, no quorum.

Water Authority Board:

Dave Szakelyhidi reported that there is concrete work being done to replace the wooden steps at the low service building. Greg inquired on the pitched roof; Dave responded they haven't moved forward yet.

Parks Board:

Susie Altemus reported that the news release was in the Butler Eagle and Cranberry Eagle regarding the Silvester. The Silvester will be virtual this year, 8 people have signed up to run. There will be yard signs out along the course starting tomorrow for the month of December; a Father Time cut-out will be at the Museum's Courtyard for photographs to commemorate their run. There will be no fireworks or ball drop/count down; Susie suggested adding that announcement to the Borough's website. There is a tree down in Wood Street Park, Susie talked to Frank and the Borough guys will cut it up when they have time. Dave Szakelyhidi reported there are two dead pine trees at the Boat Launch that need taken down and recommended that Council hire someone to take all three trees down. The tree at Wood Street Park is a double tree, half of it is down and the other half isn't looking very good.

December 1, 2020

A motion was made by Dave Szakelyhidi and seconded by Frank Luek to hire a tree service to dispose of the trees at Wood Street Park and the Boat Launch.

Phyllis Metz commented that RB Tree is reasonable; Rodney Gash commented they were low bidder for them. Greg Such commented RB Tree worked for the Borough to take a tree down in front of his house when Wood Street was widened. Don Sims recommended getting a price first. Joe Dippold agreed. Dave Szakelyhidi commented if you wait too long it may fall. Joe Dippold suggested setting a \$1500.00 limit on it. Don Sims commented that there is a price to drop a tree and a price to cut it up and remove it. Greg Such asked Susie Altemus to get a price and if it is under \$1500 go ahead and have them removed. Susie Altemus inquired about the fence at the Canoe Launch, pictures were sent to Greg Such by Ron Goehring. Greg Such reported that it is multiple sections of fence, the fence is probably not US Liner's but the property owner, Peter Smerd. Jason Sarver commented that Allen could take care of it with the Property Maintenance Code; it is the property owner's responsibility to keep the fence in good repair. Phyllis Metz commented that Council did not vote on the trees. Greg Such commented that the discussion modified the original motion and needs to be reconstituted.

In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council approved to remove the dead tree and the other half that is standing in Wood Street Park and the two dead pine trees at the Canoe Launch with an approval limit of \$1500.

Susie Altemus reported that the Trail is in good shape. Susie also reported the Grant is finalized and is listed in the bills to be approved, that will close out the grant.

Planning Commission:

Frank Luek reported that there was no action.

Library Board:

Frank Luek reported that the Library is closed, call or email if you need a book.

WBCA:

Greg Such reported that he will ask Autumn Crawford and Chad Hanley of HRG to join us at our next meeting. Jason Sarver commented that he would like to know the cost, growth and replacing of things. Solicitor Matt commented that the 537 Plan would explain it.

Shared Services:

Frank Grannon was not present.

Parking and Signage:

Greg Such had nothing new to report.

Historic Harmony:

Rodney Gasch reported that they made the first cut with the River of Steel Grant for the Visitors' Information Cabin. The next step is a Power Point presentation on December 10th. The Museum will have the Pork and Sauerkraut Dinner on December 31st as carry out, dinners are \$14.00 each; need to reserve and pay ahead, information is on the Museum's website.

December 1, 2020

HBA:

No Representative present.

Other Meetings:

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

PUBLIC COMMENT:

Sam Hopkins – 132 S. Pittsburgh Street - Sam inquired to Solicitor Matt on how to annex a property. Dave Szakelyhidi commented that it is next to impossible, needs to be on the ballot with both municipalities with the majority of Jackson and Harmony residents approve it; Council basically have their hands tied. Solicitor Matt commented that he hasn't looked that far into it but believes Dave maybe right that it is a referendum item.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Mayor Rape inquired if the Police are still patrolling CVE. Chief Miller responded they go when they are in session.

Office:

Amy Brown had nothing new to report.

Borough Director of Operations:

Don Sims reported that Frank Grannon was called out and he will give Frank's report.

Leaf pick up is done, there were 40 loads. Frank will get a price breakdown for next month. There is a hole in Center Street; Frank will need to rent a jumping jack to do diagnosis. Don also reported that Frank needs approval to purchase a pallet of Calcium for sidewalks in the amount of \$825.00

In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council agreed to purchase a pallet of bagged calcium in the amount of \$825.00

Zoning and Codes:

Allen Bayer report submitted.

COMMITTEE and OTHER BUSINESS:

Public Safety:

Phyllis Metz had nothing new to report.

Business Development:

Cathy Rape had nothing new to report.

December 1, 2020

Personnel:

Jason Sarver reported the employee evaluations/reviews are being done this month. Dave Szakelyhidi commented that last month it was reported that some of the employees were refusing to pick up leaves, Dave inquired if it was part of their job description. Jason Sarver responded it always has been. Dave Szakelyhidi commented that Frank is part of our management and he reported last month that some of the employees refused to pick up leaves and that maybe we shouldn't do leaf pick up in the future. Dave Szakelyhidi commented that he wanted to make sure that is in their job description and that it remains part of their job description as long as they want to work for the Borough. Jason Sarver commented that it is. Mayor Cathy Rape inquired on how the budget is to be voted on today, but the employee reviews are not done yet and you are anticipating raises for employees. Jason Sarver responded that the budget is a prediction; they put an amount in the budget that covers a range for raise. Mayor Cathy Rape inquired that it may not get to that budgeted amount. Jason Sarver responded that is correct. Greg Such commented that preparing a top down budget is a common practice and that a salary pool increase of 3% was no unreasonable. Cathy Rape disagreed, that it isn't an automatic 3% on top of whatever. Phyllis Metz commented it's a cost-of-living increase. Joe Dippold commented that the budget is not set in stone; it is more like a guide.

Finance:

Greg Such reported that the budget was posted last month and is ready to be approved.

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

Streets:

Don Sims had nothing more to report. Greg Such inquired on a cost for the Center Street problem. Don Sims commented that it is not a very big hole it's the depth of it and what is causing it. Don thought it may be someone's drain pipe, Frank Grannon said there may be an underground spring. Frank Grannon will dig down, he wants to use a jumping jack to compact the arrogate put some cold patch in and look at it in the spring if it continues.

Facilities:

Dave Szakelyhidi had nothing to report.

Grants:

Greg Such had no update on the RACP Grant, waiting to hear from Tom Thompson on if it can be a loan from the Infrastructure Bank or not. Dave Szakelyhidi reported that Tom was going to get the Borough something to sign to hire him to administer this. Greg Such commented that Tom had sent a contract six months ago, which Greg has but not sure if Council took a vote on it. Solicitor Matt commented there is no harm in doing it twice.

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to use Gannet Fleming to administer the RACP Grant.

December 1, 2020

Cathy Rape inquired if the Borough should get the loan before having the Hazardous Study in the Square done, Greg Such responded that Tom Thompson would like to get that going, the loan maybe contingent on that. Greg commented that Council already gave Tom the go-ahead to do that.

Training & Conferences & Correspondence:

See 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 \$ **9,746.51** (\$ 7,496.51 after HBWA reimburse)

Bills Already Paid in the amount of \$ **2,968.50**

Payroll in the amount of \$ **2,940.78**

Parks Board Bills Payable in the amount of \$ **2,411.03**

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

Tom Thompson joined the meeting at 8:00, Greg Such updated Tom on Council's approval of Garnet Fleming as the administrator of the RACP Grant, and to get the Environmental Study started so the Borough can start to look for loans. Greg Such inquired if the Borough could use the Infrastructure Bank for funding or if it has to 20 years. Tom Thompson responded that he should have an answer from RACP this week. Tom added that we are waiting for RACP to generate the Grant Agreement which will take a little while then we can proceed.

As there was no further business to discuss, the Harmony Borough Council adjourned the December 1, 2020 Zoom virtual meeting at 8:05 pm, motioned by Dave Szakelyhidi and seconded by Don Sims.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

November 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 Rick Spencer regarding construction of an addition to his house on Center St.
4. Attended November HARB meeting.
5. Spoke with Jean regarding zoning for an in-ground pool in swamp poodle,
6. Responded to Ciara Tobias trying to verify adopted building code details of the borough.
7. Completed sign permit at 245 Mercer St. and a home addition permit at 417 Center St.
8. Attended November Council meeting.
9. Photographed and printed pictures of violations at 421 Highland Ave in preparation for court hearing in December.
10. Prepared building permit for in-ground pool at 759 Spring St.
11. Spoke with Jack Allen of Mountain Limited Wireless regarding installation of 3 Antennas and 6 Radios in Harmony. I referred Jack to Lancaster Twp.
12. Spoke with Bill Thomas regarding a noise complaint of Vogel emptying a dumpster at the ShuBru building on First St before 7:00 am. I referred Bill to Jackson Township's zoning officer.
13. Prepared November Time and Activity Reports.

Respectfully submitted,

Allen E. Bayer