

February 7, 2023

HARMONY BOROUGH COUNCIL MEETING February 7, 2023

COUNCIL MEMBERS PRESENT:

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Don Sims

Jason Sarver

Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus

Rodney Gasch

Frank Grannon

Chief Jim Miller

Matt Racunas

Joe White

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CALL TO ORDER:

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

PLEDGE OF ALLIGANCE:

MINUTES:

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the January 3, 2023 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported that he reviewed the MIP Grant Agreement.

In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved signing the MIP Grant Agreement and sending it to Butler County.

Solicitor Matt reported on the ratification of the Resolution implementing Act 57 of 2022, which had a deadline of January 9, 2023. The Act 57 of 2022 allows the Tax Collector to waive penalties for taxpayers who have purchased a home within the previous 12 months but have not received their tax bill in the mail.

In a motion made by Don Sims and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the ratification of Act 57 of 2022.

Phyllis Metz inquired on a Resolution for the disposal of documents. Solicitor Matt will work on that Resolution.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that there are no new appointments.

Council of Governments (COG):

Phyllis Metz reported that the next meeting is in February.

HARB:

Dave Szakelyhidi reported there is one Certificate of Appropriateness that HARB approved and recommends to Council.

Harmony Inn – A new front freestanding sign and new rear building mounted sign.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Harmony Inn signs.

Harmony Water Authority:

Joe Dippold reported that Dave Szakelyhidi is the new chairman for the Water Authority Board.

Parks Board:

Susie Altemus reported on the DCNR Grant packet distributed to Council, she would like to apply for the Butler County Renovation Grant for the matching part of the DCNR Grant. Susie would like approval to apply for both the DCNR Grant and the Butler County

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Parks Board Cont.:

Renovation Grant. Don Sims inquired when the grant would be awarded. Susie responded the end of 2023. Don commented that the price quote was good for 30 days.

In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Parks Board to apply for both the DCNR Grant and the Butler County Reno Grant.

Susie Altemus reported that the Parks Board, HBA and Historic Harmony split the cost of a full-page ad in the Community Book.

Susie reported there was a mix up with the Silvester shirt order, ordered 250 but only received and billed for 215. Susie would like to have more shirts made, 18 people did not get shirts.

Cath Rape would like the Parks Board to ask the developer to remove the orange fence and tubes by the Trail. Greg Such responded that they will take a look at it.

Library Board:

Frank Luek had nothing new to report. Joe Dippold distributed a timeline of the library.

Planning Commission:

Joe White commented on the property on Division Street that was a business and is changing to residential. Dave Szakelyhidi commented that no action is needed, it was non-conforming and will be going back into conformity.

WBCA:

Greg Such reported on the questionnaire received from HRG for water quality submission document. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved signing and sending the questionnaire back to HRG.

There was another round of questions and answers regarding the Act 357 for the plant, and are waiting to hear from DEP before they approve it.

Shared Services:

Frank Grannon had nothing new to report.

Parking and Signage:

Greg Such had nothing new to report.

Historic Harmony:

Rodney Gasch reported that Historic Harmony will proceed to apply for a grant and requested a letter of support from the Borough.

In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved a letter of support for Historic Harmony.

Rodney reported the Valentine's Day Drive-thru Dinner is Saturday, February 11th. It is a lasagna dinner for two and includes a flower, the deadline to RSVP is February 8th.

The George Washington Cherry Pie Hikes will be Saturday, February 25th at Jennings Environmental Center. The Harmonie Fest will be March 19th, guest speaker is author of Surveyor & Silversmith.

The Community Collections exhibit will open Saturday, March 25 and run through Saturday, April 9th. The collections of music boxes to antique cars to ebonite to bottle dolls.

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Historic Harmony Cont.:

Stephanie Scialabba will visit the Museum February 15 at 11:00am. Greg Such reported Stephanie Scialabba is hosting an open house February 10th from 5:00-6:00pm at the Cranberry Municipal Building.

HBA:

Cath Rape reported that on February 18th & 19th Harmonie Laden is having a wine, chocolate and cheese paring, tickets are required. Orders can be placed at Harmonie Laden for chocolate covered strawberries and berry towers; pick-ups are on the 11th, 14th & 18th. Stores will stay open 4:00-7:00pm the first Tuesday of every month starting in April because Tuesday is Taco Tuesday at Wunderbar. Artisan Saturdays will be every Saturday in June. Sleepy Hollow will be October 14th. There will be a lantern walk on October 21st. There is a Fleece to Shaw at the Weaver's Cabin on June 17th, there will a Natural Fiber Dying on July 15th and August 19th Flax to Linen demonstrations, and on September 9th there will be Spinning Wheels Great and Small. HBA made Cath an honorary member. Cath and her sister, Susie would like to have two fundraisers for the Borough to help make money for flowers and the cluster box, and maybe the Parks if they make enough money. The first fundraiser would be Harmony Market Plant Exchange in the parking lot of the municipal building on Saturday June 3rd from 10am-2pm and the second fundraiser would be Harmony Market Antique and Flea Market on July 22nd. Cath would like to see the community have a yard sale on July 22nd, it is the same day as Horse Trading Days. Cath asked if they could use the borough building bathroom during the fundraisers, they will monitor it and make sure looks the same when they leave as it did when they came in. Greg Such responded he didn't see why they couldn't use it.

Other Meetings:

Greg Such reported that there is a mandatory meeting for the MIP Grant recipients on Thursday, February 9th. Greg Such and Dave Szakleyhidi will attend. Also on Thursday, February 9th is the Butler County Commissioners Outreach Meeting, Phyllis Metz will attend. Senator Vogel is having a meet and greet on the March 24th from 9-11am, Greg Such will try to attend that meeting.

The Principal of the Ryan Glover Middle School sent invites out to tour the school, have lunch and hear how they want to build better relationships with the community, Cath Rape will attend.

Cath Rape reported that the Tourism Board Meeting is February 16th at the Marriott, Cath may attend.

Phyllis Metz reported on the Municipal Outreach Meeting, Leslie Osche thanked everyone for their Infrastructure input. Covid and the Flu rates are up. There is a shortage of blood and urged people to donate blood. They are working on a doctor-training program that will be a great help to the health system community. Rich Goldinger, DA, reported they added detectives to the schools. Butler has the fourth lowest crime rate in the State. Fentanyl is a major problem, especially since it can be mixed in with anything; it is a national problem. They have adopted a "not in my back yard" attack and any drug dealer that comes in and is arrested, they set very high bonds in conjunction with jail time; as well as DUIs. Human trafficking could be an upcoming problem.

Frank Luek commented on the train derailment and inquired if Council knows what comes through Harmony. Don Sims responded that the cars are placard.

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PUBLIC COMMENT:

There was no public comment.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Amy Brown reported the audit will start February 23rd.

Borough Director of Operations:

Frank Grannon reported that the new snowplow cutting edge is on. The dump truck has been repaired; the cost was \$1,836.50 and the motion needs ratified. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved the repair of the dump truck in the amount of \$1,836.50. It also is on the bills to be paid list. Dallas removed 15 gallons of leaves from the air box of the heater core. Frank replaced the starter on the dump truck, the cost for the new starter was \$192.58.

The dump is over 10 years old and is rusted underneath, it was put in service December 2012. Frank reported that some lights were out from the wind, they are all up and running. The Christmas banners are down. Phyllis and Frank Luek took the Christmas decorations down.

Zoning and Codes:

Allen Bayer report submitted via email.

Engineer Report:

Engineer Tom Thompson was unable to attend.

Public Safety:

Phyllis Metz reported that she received the event form for the Shamrock Shuffle. The Shamrock Shuffle will be held March 26th from 6am-12:30pm.

In a motion made by Phyllis Metz and seconded by Don Sims, the Harmony Borough Council unanimously approved the Shamrock Shuffle pending the Certificate of Insurance. Phyllis also received an event form for the Seneca Valley North Athletic Association (SVNAA) to have a parade on April 22nd from 10am-11am on East Beaver Street. In a motion made by Phyllis Metz and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the SVNAA parade. The event form for the CVE PTO, I Love CVE Fun Run/Walk on April 29th from 9am-11am. In a motion made by Joe Dippold and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the I Love CVE Fun Run.

Dave Szakelyhidi reported on the email received from the firemen regarding US Liner. Dave spoke to the Fire Marshall, Tim Sapienza and Tim is willing to do a fire inspection. Jason Sarver suggested Allen have a routine walk through with that property and to be more thorough, issue violation notice and if not corrected, issue fines. It was stated that Tom McCosby does the commercial fire inspections and Allen Bayer does residential fire inspections, Amy will check with Tom to see when the commercial fire inspections are due, if they are due that would take care of inspecting the inside of the building; and Allen can monitor the outside. Dave Szakelyhidi commented that US Liner cleaned up the plastic that

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Public Safety Cont.:

was outside of the building, but now there are pallets and cardboard stacked up against the building. Dave also reported that Tim Sapienza would like the sprinkler system tested.

Business Development:

Cath Rape reported that the new cluster mailbox on Liberty Street will start getting mail delivery on Saturday, February 11th. Cath also reported that the solar lighting isn't very expensive, she would like a solar light at the front entrance and rear exit of the parking lot on Main and German. Cath had an example of the light. Frank Luek inquired on the solar panel. Cath responded that the solar panel is built in. The cost of the light is between \$200-\$300 for the heads, no poles but suggested getting pipe for the posts. Dave Szakelyhidi recommended purchasing the aluminum posts with the lights because the cost of pipe is outrageous. Cath commented that HBA and Parks Board have asked about having a sign on Rt. 68 to tell what events are happening in Harmony. Cath inquired if she could go to Robinsons for permission to place a sign similar to the Rotary sign in Zelienople on their property with the broken concrete. The sign would be of plywood like Zelig's but it would be horizontal, Zelig's is vertical. We would need iron frame work built and planted in the ground. Jason Sarver inquired if it would be a permanent sign, Cathy responded the plywood would be in the framework as needed for events. Jason Sarver suggested getting the concept approved and then work out the details later. Cathy also inquired if there would be a newsletter soon. Phyllis Metz suggested putting something about the new Swiftreach - Smart 911 in it. The newsletter will go out mid-March.

Personnel:

Greg Such reported that an executive session is needed.

Finance:

Joe Dippold reported that a letter needs to be sent to Mars Bank requesting a check for the RACP Grant/Square loan. Greg Such reported that Harmony Fire District is requesting that the four communities, Harmony, Jackson, Lancaster, and Zelienople guarantee a second loan to be used to bridge funding during the construction of the new fire station. The loan will be a 3-year \$2.8M loan. The Fire District will be the first in line to cover the obligation from this loan using funds from the grants, with the four communities acting as second. The plan is for each community to guarantee a portion of the loan based on the percentage of fire tax contributed. The actual liability for each community is not yet established, Harmony would be guaranteeing a little less than approximately \$150,000.00 of principal. One scenario is that the communities divert some amount of the yearly tax proceeds to Wesbanco to pay down the loan. If all communities' tax proceeds were diverted, the obligations would be paid within 7 years, not including interest. Diverting tax funds is an undesirable scenario because the Fire District relies on them for operations. Solicitor Matt Racunas would like to see documents. Greg Such inquired if this could impact our LGUDA, Solicitor Matt commented that it could hurt our borrowing base. Matt will talk to Anthony.

Streets:

Frank Grannon reported that the snow removal change is verbal with Jackson Township. Cath Rape commented that there is not a stop sign on German Street at Liberty coming up from Robinson's. Frank Grannon commented that it has always been a 3-way stop. Don Sims commented that it is relatively the same on Mercer Street. Chief Miller commented that a traffic study would need to be done and the ordinance changed. Don Sims inquired if

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Streets Cont.:

it was a necessity. Chief Miller commented that he has not heard of any issues. Greg Such suggested asking Cory Shaffer, the Penn Dot Rep to look at it.

Facilities:

Frank Grannon reported on the cost of the street lights, the cost for the light is \$1,378.00 each plus \$95.00 for the photo cell to total cost for four lights \$5,892.00 plus freight.

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved ordering the four street lights in the amount of \$5,892.

Frank Grannon reported that the scrap money from the old lights will go back towards the cost of the new lights. The scrap money was \$301.60. Jason Sarver reported that there was not any interest on the old truck bed. Frank Grannon suggested scraping it.

Phyllis Metz inquired where the new lights are going. Frank Grannon responded up Mercer Street. Cath Rape requested Frank save the globes from the old lights.

Grants:

Greg Such reported that there is a CDBG Grant out, we do not generally apply for it.

Greg would like to have monthly meetings on the MIP Grant and RACP Grant to keep it moving. We need to be under contract by 12/31/2023 and work complete by 12/31/2024.

We will also have a lag between when we are billed and the grant is paid on the Stormwater Grant and Jerry Andree is recommending we apply for a loan from the Butler County

Infrastructure Bank (BCIB) to cover that gap. That is generally a low interest loan, we could learn more about that on Thursday. Tom Thompson put some money in the grant

request for construction oversight and construction, he's not sure if it will be enough and recommends some involvement from the borough, which would probably be Frank

Grannon, making sure construction looks reasonable. The other communities are going to have the need for inspections and perhaps we can leverage an inspector on other projects.

The first task that needs to happen is to communicate to all affected landowners that we got the grant and then the execution of easements which will require the Solicitor to get

involved. Dave Szakelyhidi commented that pipes are existing, property owners may not have a problem with it as it already goes through their property. Solicitor Matt commented

that if the infrastructure has already been there for more than 21 years, we have an argument that it is already there even though there is not a recorded easement. The only issue maybe

Mercer Street. Greg Such reported that Tom gave three alternatives, one was in-between the buildings, one was under the Center and the third was across the parking lot. Greg also

reported that we will need a storage area for materials and suggested the parking lot by Addams Autocycle, where Addams has cars, it is property that the borough rents.

Training & Conferences & Correspondence:

Listed on the Correspondence List.

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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 **\$20,082.18**

Payroll in the amount of **\$8,132.60**

General Bills Already Paid in the amount of **\$10,597.43**

Fire Tax Bills Payable in the amount of **\$721.62**

Parks Board Bills Payable in the amount of **\$486.00**

Silvester Bills Payable in the amount of **\$1,649.40**

Silvester Bills Already Paid in the amount of **\$100.00**

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

Greg Such called an executive session at 8:30pm to discuss personnel, out of executive session at 9:08pm.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council approved a 2% salary increase effective 1/1/2023 and a 10% bonus equaling \$7,600 paid as a lump sum of \$5,066.58 plus four more monthly payments of \$633.33 for Sean. This motion passed 5-2 with Jason Sarver voting nay, and Don Sims voting present. Also discussed was that the new bonus period would start January 1, 2023.

Adjourned: 9:10pm

As there was no further business to discuss, the Harmony Borough Council adjourned the February 7, 2023 In-person and Zoom virtual meeting at 9:10pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

January 2023

1. I stopped by the office periodically to pick up mail, complete Building Permits and sign violations notices.
2. Filing and administrative work.
3. I completed the U.S. Census Report of Building or Zoning Permits for 2022.
4. I visited the two Robinson Fans buildings that are to be demolished.
5. I met with George Riggins to discuss a sign relocation.
6. I prepared demolition building permits for Robinson properties located at parcel numbers PT D23 and S1-D74.
7. I nor the office was not notified of the sidewalk violation hearing for Dean Marks tomorrow therefore I had Matt reschedule the hearing.
8. I spoke with Ann Lutz regarding permits needed to open a business in Harmony.
9. I prepared January Time and Activity Reports.

Respectfully submitted,

Allen E. Bayer