

March 7, 2023

HARMONY BOROUGH COUNCIL MEETING March 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

Allen Bayer

Rodney Gasch – virtual

Ron Goehring

Frank Grannon

Kathy Luek

Lyne Mainolfi

Chief Jim Miller

Andrew Orient - virtual

Matt Racunas

March 7, 2023

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 Jason Sarver and seconded by Frank Luek, the Harmony Borough Council unanimously approved the February 7, 2023 Council meeting minutes with the corrections of Sean Carroll's new bonus date 2023; Stephanie Scialabba's last name, and Don Sims last name.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported on the Resolution for the Records Disposition, Phyllis Metz completed the list of records being destroyed. In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved Resolution 2023-3-7 for Records Disposition.

Solicitor Matt also reported that the changes to the SALDO were sent to the Borough Engineer, Tom Thompson for review and comment.

Solicitor Matt reported on the Intergovernmental Agreement for the MS-4 Study with the Borough's share of \$6,250. Matt reported that he doesn't have any issues with the agreement and it does have a 60-day opt-out provision.

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved the Intergovernmental Agreement for the MS-4 Study.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments were needed.

Council of Governments (COG):

Phyllis Metz had nothing new to report.

HARB:

Dave Szakelyhidi reported there are three Certificate of Appropriateness that HARB approved and recommends to Council.

Michele Papakie-552 Main Street – Stairway to rear deck on south side of building. White rails, black metal spindles and dark grey treads.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 552 Main Street.

Harmony Borough – Main Street Parking Lot - Solar Light, black cast aluminum 120" pole with 19" light fixture atop.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Solar Light at the Main Street Parking Lot.

Cath Rape reported that she would like to purchase one solar light with a 10' pole to be placed by the sidewalk at the entrance of the parking lot, the cost is \$708.98. Don Sims suggested getting two lights. In a motion made by Jason Sarver and seconded by Don Sims,

March 7, 2023

HARB Cont.:

the Harmony Borough Council unanimously approved the purchase of two solar lights for the Main Street parking lot.

Sam Hopkins – 550 Main Street – 8 bronze 24” post lights for walkway, 8 pivoting bronze LED hardscape lights for bridge beneath top rails; replacing previously approved recessed lights on Main Street soffit with 18” rotatable LED bar light, and 60” tall wooden structure encasing a weather proof sign board for flyers/information, painted brown to match exterior of rear of building.

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

Harmony Water Authority:

Dave Szakelyhidi reported that the Water Authority will be tearing up the sidewalk and replacing the waterline because of rusty water at the ice cream shop (550 Main Street).

Parks Board:

Susie Altemus reported that the grant is moving along. Stephanie Scialabba showed positive support about the playground. Donations have been generous. The Summer Concerts are filled. The last 10 shirts were mailed or hand delivered. Greg Such reported on the firework contract for the June 29th concert, the cost of the fireworks is \$3,000. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Fireworks contract for the June 29th concert, in the amount of \$3,000.

The summer concerts are as follows: June 29th – Allegheny Brass Band, July 13th-KardaZ, July 27th – This, That & The Other Thing, and August 10th – John Burg Band.

Library Board:

Kathy Luek reported the Wine Walk will be June 10th and Comedy Night at the Steamfitter’s is April 29th. There are also forms available on the Library website to join “Friends of the Library.”

Planning Commission:

Frank Luek reported that Joe White will be the chairman of the Planning Commission until the end of the year, they will reorganize with a new leader in January.

WBCA:

Greg Such reported that DEP approved the Act 537 Plan for the plant. The Charter was approved by 3of the 4 communities, and planning continues for the buildings.

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 Jim and Linda McCormick are the 2023 winners of the Heritage Award for the exterior restoration of their brick home on Main Street, the Award will be presented at the Harmonie Fest on March 18th. There is a wine and cheese reception

March 7, 2023

Historic Harmony Cont.:

starting at 6:00pm and dinner at 6:30pm with a presentation by western Pennsylvania historian C. Prentiss Orr, the author of *The Surveyor and the Silversmith*; the deadline to RSVP is March 13th. The Community Collections Exhibit will run March 25th through April 8th at Stewart Hall with special presentations on Saturday mornings. In 2022 the Museum received a \$7500 grant to replace the roof on the Ziegler Log Cabin, they are seeking other grant money to completely pay for this project through the Butler County Tourism Grant.

HBA:

No meeting to report on.

Other Meetings:

Greg Such reported that February 10th was the Open House for Representative Scialabba, and February 24th was the Meet and Greet for Senator Elder Vogel. Cath Rape attended the school meeting, they had a short program to discuss their goals to engage students in the communities by volunteering. The 7th & 8th grade building have teams of students and gave the municipalities team-names of cats and birds. They would like each municipality to come up with projects that the kids can do, for example: picking up litter, planting flowers, visiting elderly, washing trucks. Some suggestions that the council had are to paint curbs, or fire hydrants, spread mulch or fall chips, paint park signs, and visit elderly. The borough is to supply materials but the school provides supervision for the projects. Greg Such reported that Mark Vargo, Probation Officer was coming Friday with some volunteers that need to do community service, Greg suggested picking up debris along the Shamrock Shuffle route, and move some boards at the Barn. Cath Rape will check with the Museum and Fire District to get projects for the school volunteer program, Community Grown.

Greg Such reported that Jerry Andree received an email stating that the Center for Local Government Services has selected the Southwest Stormwater Planning Group for the 2023 Governor's Award for local government excellence. The ceremony with the Governor in Harrisburg will be Wednesday, April 12th at 11:00am; which is the date of the next Stormwater meeting, the meeting will be rescheduled.

Greg Such also reported that the Municipal Outreach Meeting will be March 9th and the Shamrock Shuffle will be March 25th.

PUBLIC COMMENT:

Lyne Mainolfi – 203 Meadowbrooke Lane – Ms. Mainolfi commented that her property is zoned residential, and is in both Harmony Borough and Jackson Township. She reported that the EPA came in and deemed an area to be wetlands when Penn Dot was putting in the ramps adding that there are snapping turtles, beavers, and blue herons there. Ms. Mainolfi is concerned that her neighbor, Newman Plumbing will build a warehouse on his property and disrupt the ecosystem. His property is zoned I2 (Industrial) and Ms. Mainolfi would like the Borough to change the I2 zoning. Solicitor Matt Racunas commented that in order for the Borough to do a map change, or re-zone a property, it would require an engineer to look at it, and would need to go to the Planning Commission; if a resident wants to initiate the rezoning, they would start with the Planning Commission, but if the other property owner already is using it industrially and the Borough changes it, it could expose ourselves to potential liability. Greg Such referred this to the Planning Commission, their next meeting is March 21st.

March 7, 2023

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Cath Rape inquired if shooting was allowed in the borough. Chief Miller commented that he would say not permitted because of nearby houses. Greg Such commented our ordinance states that you are not allowed to discharge a firearm in our parks.

Office:

Greg Such reported that the audit is complete and there is a slight office remodel in progress.

Borough Director of Operations:

Frank Grannon reported that the half wall is up in the borough office, the wall was installed to hide electrical wires for the computer systems. Frank reported that the flags need to be replaced in the Square and at the borough building; the total cost for two is \$234.31 plus shipping. Solicitor Matt will pay for a flag. Frank Grannon reported that Cory Shaffer is coming Friday to discuss paving projects. Frank reviewed the salt contracts and we took in 47.8 ton from CoStars and 46.29 ton from SHACOG. The contracts require the borough to take another 50-ton to fulfil the two orders and the salt shed is pretty full. Frank will cut down the order for next year. Frank reported the US Liner/American Made had a truck that spilled plastic pellets leaving town. Zelig came over with the street sweeper to clean it up, Harmony will invoice US Liner/American Made for the cost of street sweeping.

Frank Grannon also reported that a dually truck with a gooseneck trailer took out the Welcome Sign in the Square; working on getting an estimate for the cost to replace the sign in order to invoice the truck driver. Frank Luek inquired if there should be more signage. Greg Such responded that we had discovered less signage is better when we made the change.

Zoning and Codes:

Allen Bayer report submitted via email.

Engineer Report:

Engineer Tom Thompson was unable to attend.

Greg Such reported that there was a Committee meeting regarding the MIP Grant, he sent an email with the minutes and comments to Council. Greg would like to get a letter out to residents for an easement; he asked Tom (Thompson) for a templet for the letter. Solicitor Matt commented that he has forms for the Easements. Greg also reported that the Committee discussed applying for an infrastructure loan to help bridge the gap with the grant.

Public Safety:

Phyllis Metz reported that she received the Certificate of Insurance for the Shamrock Shuffle.

Business Development:

Cath Rape reported that there hasn't been any issues with the new cluster mailbox on Liberty Street. There are three open boxes in the cluster box on Liberty Street, and two open boxes in the cluster box on Main Street. Cath tried to reach someone at Robinson's but didn't get a response after three phone calls. Cath also reported on the informational packet that Robi Lombardo, First Energy sent via email. There is a lot of good information from

March 7, 2023

Business Development Cont.:

storm response, shopping for an energy supplier, tips for managing through a power outage, and vegetation management. Dave Szakelyhidi reported that the Water Authority signed a contract with an energy supplier for cheaper energy.

Personnel:

Jason Sarver reported that a committee meeting is needed.

Finance:

Greg Such reported that there was an increase on the price of the street lights, the increase was on the photo cells. The cost is \$5,924 plus freight.

In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved selling the old salt spreader.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the authorization for Gannett Fleming to work on the Stormwater project. Greg Such reported that the Borough will receive a check for \$200,000 from Mars Bank for the RACP Grant, it was recommended to put it in the PLGIT account. Amy Brown commented that the PLGIT account is our liquid fuels monies and inquired if it is to go in the same account or a new one. Greg Such commented it can go in the same account as long as we can track it and keep it separate. The borough has not received any documents yet regarding Harmony Fire District's loan guarantee. Don Sims commented that Matt was going to look into it to see if it would affect our ability to borrow, Solicitor Matt will contact the HFD's attorney.

Streets:

Don Sims reported that they are looking to possibly pave two streets and are waiting to get prices from Cory; it could possibly be a dual bid. Frank Grannon reported that the catch basins need to be brought up before paving. Greg Such commented that the repairs that are part of the Grant need to be under contract by the end of the year.

Facilities:

Dave Szakelyhidi had nothing new to report.

Phyllis Metz reported that she is working with Drew (Orient) to get rid of the electronic waste, it may cost about \$100 total, the old computers need to have their hard drives pulled and there is a truck load to go to the dump. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved taking a load to the dump and getting rid of the electronic stuff.

Grants:

Greg Such is recommending the borough apply for a loan from the Butler County Infrastructure Bank (BCIB) to cover the gap with the MIP Grant in the amount of \$500,000. It is Tom Thompson's recommendation as well. The deadline to apply is March 15th. Joe Dippold commented that the borough has 20 years to repay the loan, there is \$350,000 in the bank right now, it's not a lot of risk. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council, unanimously approved applying for a \$500,000.00 loan through the BCIB.

Training & Conferences & Correspondence:

Listed on the Correspondence List.

March 7, 2023

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 **\$15,809.36**

Payroll in the amount of **\$7,369.49**

General Bills Already Paid in the amount of **\$9,229.22**

Fire Tax Bills Payable in the amount of **\$40.94**

Silvester Bills Payable in the amount of **\$289.30**

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.

Adjourned: 8:30pm

As there was no further business to discuss, the Harmony Borough Council adjourned the March 7, 2023 In-person and Zoom virtual meeting at 8:30pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

February 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 measured Harmony Inn for signs permit.
4. I prepared the building permit for two Harmony Inn signs.
5. I attended the February HARB meeting.
6. I spoke with Brian McCharin, Morris Knols Co., regarding putting a parking lot behind Wunder Bar on the other side of Astor Alley.
7. I spoke with a construction firm regarding building permit requirements for the US Liner roof replacement.
8. I spoke with Boston, ADT commercial security, for a fire system at Sam Hopkins new building on Main St.
9. I stopped by 755 Spring St. to take pictures for Dean Mark's sidewalk violations hearing on 2/27.
10. I begin creating documentation for Dean Mark's hearing.
11. I reviewed and purged documents from Phyllis.
12. I dropped off documents to be retained in the archives upstairs. I picked up additional documents from Phyllis to review.
13. I completed the documentation for Dean Mark's hearing and sent it to Matt.
14. I spoke with Jaden, SV Maintenance Supervisor, regarding a building permit for a sign at CVE.
15. I reviewed and purged documents from Phyllis.
16. I attended the sidewalk violation hearing at the District Magistrate for Dean Mark 755 Spring St.

17. I prepared my February 2023 Time and Activity Reports.

Respectfully submitted,

Allen E. Bayer