

June 6, 2023

# HARMONY BOROUGH COUNCIL MEETING June 6, 2023

## **COUNCIL MEMBERS PRESENT:**

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Don Sims

Jason Sarver

Mayor Cathy Rape

## **OTHERS PRESENT:**

Isaac Coretti

Cathy Gilg

Rodney Gasch

Frank Grannon

Sam Hopkins - virtually

Sgt. Kevin Mikulan

Andrew Orient

Matt Racunas – virtually

Mark Sapienza

Tom Thompson

Susan Webb

Bonni Yengling

June 6, 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 Frank Luek and seconded by Don Sims, the Harmony Borough Council unanimously approved the May 2, 2023 Council meeting minutes with the correction of Voelker Paving's bid amount, should be \$44,963.84 not \$4,963.84.

**SOLICITOR'S REPORT:**

Solicitor Matt Racunas reported that the SALDO ordinance with the appropriate sections of the Butler County model ordinance is prepared and will be sent that to our Planning Commission and to Butler County Planning Commission for a 30-day review period. After the review period we will advertise to have a short public hearing prior to adoption. Matt also reported that the Butler County Infrastructure Bank Ordinance has been advertised and ready for adoption. This is for the \$509,000 loan for the Stormwater project on Spring Street.

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to adopt the BCIB Infrastructure Bank Ordinance.

**BOARD REPORTS/APPOINTMENTS:**

**Appointments:**

Greg Such reported that there are two appointments for the Water Authority Board; we have two letters of interest, one from John Rice and one from Rick Voegtly. Dave Szakelyhidi reported that the Water Authority Board voted for Frank Luek at their last meeting and recommends Frank Luek, leaving one vacancy. Greg Such commented that he would like Rick Voegtly and John Rice on the Water Board. Frank Luek withdrew his name. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the appointments of Rick Voegtly and John Rice to the Water Authority Board. Rick Voegtly will be the Jackson Township representative.

**Council of Governments (COG):**

Phyllis Metz had nothing new to report.

**HARB:**

Dave Szakelyhidi reported that there wasn't a quorum. Greg Such inquired if there were any applications that are being held up? Dave Szakelyhidi responded, potential ones. Cath Rape commented that HARB is to do an email vote on Andrew's so he isn't held up.

**Parks Board:**

Greg Such reported that June 29<sup>th</sup> is the Allegheny Brass Band concert, and there will be a concert every two weeks. The Canoe Launch is getting a lot of use, Swampoodle Park is reserved for June 3<sup>rd</sup>. Greg thanked Bob Ziegler for weeding and edging Swampoodle Park. Greg also thanked Cath Rape for organizing the 100 volunteers from Seneca Valley School. Cath Rape reported that Swampoodle Park has thistles and suggested using 3/1 vinegar mix.

June 6, 2023

**Parks Board Cont.:**

to get rid of them. Cath Rape thanked Historic Harmony for opening their doors to use Stewart Hall. Cath also thanked the volunteers and the Parks Board – Jen, Susie, Joan, and Frank for helping with the kids. Greg Such reported that the kids did some work for Historic Harmony, Bottlebrush, the Weavers Cabin, the Museum, the parks, the Center, and scraped the rails on the bridge, which Frank (Luek) and Cath painted; it was pretty successful. Greg added the council room was cleaned. Cath Rape thanked Amy for putting everything back.

**Library Board:**

Frank Luek reported the Wine Walk is Saturday at 4pm.

**Planning Commission:**

Frank Luek had nothing new to report.

**WBCA:**

Greg Such had nothing new to report. Solicitor Matt reported that WBCA is still waiting on the Authority Renewal documents. Mayor Cath Rape inquired if everyone does not renew the 50-year renewal if they will lose funding. Greg Such responded yes. Solicitor Matt reported the deadline is fast approaching, WBCA wants to get those documents in place so they do not lose that funding. Matt is in communication with the County and has talked with Zelenople's special council who is representing them in this matter in terms of the renewal; everyone is aware of the short timeframe. Cath Rape commented that she and Dave (Szakelyhidi) went to meetings for a year trying to get this in place and that if it is going to fall apart, she is not very happy about that. Greg Such suggested she go to a Zelenople Council meeting to voice her opinion. Dave Szakelyhidi commented that one of the things Zelenople is pushing for is for the Sewer Authority to take over peoples' laterals, they wouldn't have to replace everybody's just replace them as they go bad. Solicitor Matt responded that is not the holdup, the lateral issue was approved in principle; Zelenople wants certain projects over \$100,000 to require all communities to be in favor of; meaning they want to change the voting structure of the Authority; which is in contradiction of the Authority Act, and in contradiction of WBCA's by-laws. It is very problematic and Matt cannot recommend it to WBCA's Board. Dave Szakelyhidi inquired if Harmony Borough's laterals would be covered. Greg Such responded that the Borough would need to pass an ordinance for that to happen.

**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 on Tuesday, June 13<sup>th</sup> at 7:00pm during their regular meeting they will have a speaker, Bill May, a local historian, talk about the history of McConnell's Mills. The second Open-Mic Night at the Barn will be on Tuesday, June 13<sup>th</sup> from 6-9pm. The Restaurant Raffle is back, first prize is 10-\$50 gift cards to local restaurants in Zelenople and Harmony; tickets are available at the Museum Gift Shop and on-line.

June 6, 2023

**HBA:**

Cath Rape had nothing to report, their meeting is June 7<sup>th</sup>.

**Other Meetings:**

Greg Such reported that the Commissioners' meeting is June 8<sup>th</sup> at 2:00pm.

Greg reported that there was a meeting today between Harmony, Zelenople, Cranberry and Jackson, a continuation of the Trails meeting, which is being renamed as the Ped/Bike Grant meeting. They talked about putting in an application for a planning grant; the intent is to plan a joint trail development between the four communities. The cost for Harmony to put in the application would be \$1,342. The planning cycle would take about 15-18 months, it is for a grant called the S4-SA Grant. Cranberry agreed to be the agent to manage the grant. It is a 20% local match; between the four communities it is a total of \$61,000. The shared or matched percentage is based on population. The application deadline is July 10<sup>th</sup>, our next meeting is July 11<sup>th</sup>. Greg would like to write a letter of support to move forward and the amount of \$1,342. In a motion made by Don Sims and seconded by Jason Sarver, the Harmony Borough Council unanimously approved to move forward with the grant application with \$1,342 being Harmony Borough's share.

Greg Such reported the Stormwater meeting is June 14<sup>th</sup>. There will be a loan signing on 6/28 at 2:30pm for the BCIB loan, Amy and Greg will attend.

**PUBLIC COMMENT:**

**Mark Sapienza – 226 Mercer St** – Mark Sapienza thanked Frank and the Borough for patching the potholes and for sweeping the streets. Mark commented that some people should receive letters about blowing grass out into the street. Mark also commented about the Harmony Inn's loud music 3-4 nights a week. The noise is annoying and is devaluing properties. Parking on Wood Street is an issue again; and there are golf carts and minibikes on the streets, concerned someone will get hit. We want people to come to town to enjoy it, not to abuse it.

**Cathy Gilg – 625 Wood St** – Cathy Gilg commented about the noise at the Harmony Inn, the staff parties after hours and the loud music. Cathy also commented about the traffic on Wood Street being so bad, it's a speedway and suggested a speedbump. Jason Sarver commented that it would require a Penn Dot study. Cathy inquired on resident parking for her and the Webb's. Greg Such commented that you cannot enforce resident parking.

**Susan Webb – 233 Mercer St** - Susan Webb commented on the Harmony Inn's amplification and the length of time of their music stating that it falls under the Borough's Ordinance 412 section K- unnecessary noises that causes health concerns because nearby residents are sleep deprived. She also suggested having police presence.

**Bonni Yengling – 226 Mercer St** – Bonni Yengling commented on Harmony Inn's owners' not having respect for the residents. She can't get into her driveway because it is blocked, she can't sleep; it is giving her undue stress and anxiety. This year the music is louder and more often.

**Drew Orient – 239 Mercer St** – Andrew Orient commented that the bands should have an amplification level that they cannot exceed or be acoustic. Drew suggested having it tested, get a decibel meter. There are violations and penalties, enforce them.

**John Ziegler – 616 Wood St** – John Ziegler commented he lives about 300 ft away from the Harmony Inn and he downloaded a meter application and it was 55 decibels in his back yard.

June 6, 2023

Greg Such reported that he sent an email to Bob (McCafferty, Harmony Inn owner) and said the music was too loud and asked to have it stop at 9:30pm and also commented about the **PUBLIC COMMENT CONT.:**

staff hanging out after hours. Greg hasn't heard back from Bob yet. Greg proposed we use the ordinance and send a letter with a warning and the second or third time will be a fine. Bonni Yengling inquired if residents could see the letter, stating that she would like to see it. Greg Such responded that they can see it.

**Isaac Coretti - 251 Mercer St** – Isaac Coretti commented that he moved out of Harmony because of the Harmony Inn noise and the motorcycles that fly up and down Mercer St. He agreed with the comment about putting in a speedbump to slow them down. His concern is someone is going to get hurt. Isaac also inquired if a complaint form was submitted would the Harmony Inn get a letter? Greg Such would like to give Bob (McCafferty) a chance to respond to his email and see how things go; council was in agreement. Greg Such commented that he had talked to Chief Miller about issuing warnings for parking violations and asked Sgt. Mikulan to remind him of that. Sgt. Mikulan commented that residents need to call 911, the police cannot help if nobody calls them.

**Mary Hess – 550 Main St Neff Haus** – Mary Hess inquired if the Borough would allow a crosswalk to be placed from the parking lot on Main St angled toward the bridge; at Neff Haus's expense. Mary commented it is a safety issue. Greg Such commented that it would require a Penn Dot traffic study. Frank Luek commented that anything new required ADA compliant. Cath Rape suggested putting a sign in the parking lot stating to "Please Use Crosswalks." Dave Szakelyhidi suggested turning it over to the Borough's Engineer.

#### **BOROUGH STAFF REPORTS:**

##### **Police Report:**

Report submitted via email.

##### **Office:**

Amy Brown had nothing new to report.

##### **Borough Director of Operations:**

Frank Grannon reported that grass cutting slowed down. The street sweeping had 10 tons of debris. Four new lights have been put up, still have 16 more lights to go. The topsoil and grass seed was planted by the ice cream shop, but it is not growing because people are walking on it. The storm drain on Mercer St. was dug up and cleaned out; a tree root grew into it. The Canoe Launch has been cleaned. Frank delivered the mulch for the parks for the Seneca Valley volunteer day; put together a list of catch basins and will go over that with Greg; still waiting to hear from the pavers for scheduling; and is working with Barbish on scheduling the catch basin repairs on Center Street.

Dave Szakelyhidi commented that he talked to Sean about the guys coming in to help Frank, Sean was in agreement with them coming in. Don Sims commented that the part-time position was not posted as the Borough can utilize the water operators as we always have done in the past. Cath Rape inquired if a part-time person could be hired to help paint curbs and crosswalks. Don Sims responded that we will utilize the water guys for that as well. Drew Orient inquired on the hourly rate of a part-time employee; Jason Sarver responded \$15/hr.

##### **Zoning and Codes:**

Allen Bayer report submitted via email.

June 6, 2023

Greg Such reported that Allen is moving and we will need a replacement. Dave Szakelyhidi commented that HARB requires an architect and code enforcement officer to be on their

**Zoning and Code Cont.:**

board. Solicitor Matt will check to see if the Code Enforcement Officer could hold another position such as Planning Commission or Council. Greg Such commented that if anyone had any candidates to let the Borough know.

**Engineer Report:**

Engineer Tom Thompson reported that they are waiting on confirmation from Penn Power on the layouts of the conduits for their systems as well as Armstrong for the Square Project, it's the connection between where the project ends and where their poles are and how to get between the two points. The Borough received a waiver for the Stormwater MS-4 again, it is good for 5 years. Tom reported that they are getting ready to start the layouts for the Stormwater Project, for now they will be stopping at the railroad until they figure out what to do beyond the railroad with the property owners who will allow storm sewers to potential run through their properties; we need to get the easements signed. Tom will talk to Chief Miller and the Borough's Penn Dot Rep, Cory regarding the crosswalk that Mary Hess proposed. Sam Hopkins commented that the problem is there is a drainage ditch in front of the Neff Haus and it creates an optical illusion and people walk straight across from the parking lot thinking there are stairs, they would like to put a crosswalk in to direct people to cross at the top of the bridge. It is not a Neff Haus issue, people are trying to get from a Borough lot to a business and it is something the Borough has to deal with. Jason Sarver commented that his concern is that where they want to put the crosswalk may not be the safest place to cross. Sam Hopkins responded that the top of the bridge is the highest point so the site distance is 100%, the problem is there are people in the street and we do not want a child to get hit. Don Sims commented that the Borough will look into it and if there is any costs they will let Sam know.

**Public Safety:**

Phyllis Metz reported that the Ride for Kids event was moved to Oakdale but Laura Ebbert would like to have a booth during our July 13<sup>th</sup> concert; Phyllis referred her to Susie Altemus.

Phyllis reported on an Event Form for the Division Street neighborhood block party on July 29<sup>th</sup> from 2pm until dusk. In a motion made by Frank Luek and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the Division Street Block Party on July 29<sup>th</sup> contingent on approval from Zelienople Borough.

Phyllis also reported on an Event Form for another Division Street block party on July 4<sup>th</sup> from 6pm until 9pm. This event form was denied due to the 4<sup>th</sup> of July festivities at the Zelig Park and the need for emergency vehicles access to the park.

**Business Development:**

Cath Rape thanked Mark Sapienza for paying for all of the flower baskets in the Square.

Cath wished a happy belated birthday to councilman Joe Dippold on July 1<sup>st</sup>.

Cath reported the plant exchange last Saturday went well; she thanked Gardner's Greenhouse and Brenckle's Greenhouse for donating plants to sell. On July 22<sup>nd</sup> there will be an antique and flea market in the Borough parking lot. Cath also reported that a truck came through the Square trying to find JADCO, the driver claimed he was following his GPS.

June 6, 2023

Cath inquired if someone could call JADCO and suggest to their vendors and truck drivers to use Rt 68 and Hartmann Road to Evergreen Mill Road. Cath will contact JADCO. Joe Dippold commented that there are more trucks in the Square from JADCO vs. US Liner.

**Business Development Cont.:**

Cath Rape reported that Paul Wegweiser is making the framework for the sign to advertise events, the sign will be along Rt. 68 by the light post by the broken concrete. Cath would like the Borough to monitor who advertises in it. It will be a 4'x6' sign that plywood could slide into and both sides can be read, this should be coming in July. Cath also suggested placing a sign in the Main Street lot that says "Please use crosswalks". Jason Sarver commented to place the sign on the lip of the wall. Don Sims commented to put a sign directly across from the parking lot, place it in the ground. Don suggested a white information sign with the words Use Crosswalks with arrows pointing to either side; adding that when you are looking at that location that would be the best way. In a motion made by Don Sims and seconded by Phyllis Metz the Harmony Borough Council unanimously approved Frank pricing a "use crosswalk" sign. Cath Rape reported that she went to a Zelig Council meeting to speak against the drag show at Burgher's. Cath is concerned that they may bring a show to Harmony and would like our ordinance to be stricter. Dave Szakelyhidi commented that we have an ordinance and we shouldn't get involved with it. Greg Such commented that it is a non-starter, it can't be restricted.

**Personnel:**

Jason Sarver reported that they need to schedule a committee meeting.

**Finance:**

Joe Dippold commented that we're in the black.

**Streets:**

Frank Grannon reported that he ordered salt from one supplier, Don Sims commented that they were adamant about us taking what was required. The next limb pick up is Thursday, June 8<sup>th</sup>. Don also reported that we're working to get the inlets done and waiting on the pavers.

**Facilities:**

Dave Szakelyhidi had nothing new to report.

**Grants:**

Greg Such had nothing new to report.

**Training & Conferences & Correspondence:**

Listed on the Correspondence List.

June 6, 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 **\$8,315.94**

**Payroll** in the amount of **\$12,305.30**

**General Bills Already Paid** in the amount of **\$18,864.72**

**Fire Tax Bills Payable** in the amount of **\$3,869.03**

**Parks Board Bills Payable** in the amount of **\$123.75**

**Parks Board Bills Already Paid** in the amount of **\$210.00**

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

Greg Such called for an executive session to discuss a personnel matter. Into executive session at 8:40pm, out of executive at 8:50pm.

**Adjourned: 8:50pm**

As there was no further business to discuss, the Harmony Borough Council adjourned the June 6, 2023 In-person and Zoom virtual meeting at 8:50pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

**May 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 spoke with Patrick regarding zoning requirements for installing a pool.
4. I spoke with Loretta having questions regarding the CVE sign variance hearing.
5. I attended the May HARB meeting.
6. I inspected a rubbish violation at 450 Liberty St. and a safety violation at 715 Spring St.
7. I attended the May Council meeting.
8. I created a violation notice at 450 Liberty St. for rubbish being thrown in yard and a safety violation notice at 715 Spring St. for a pole in the front hanging over the sidewalk.
9. I prepared for the May 4th variance hearing for a new sign size at CVE.
10. I prepared Building Permits for a kitchen addition at 334 Second St. and rear deck at 107 Parkway.
11. I spoke to Mr. George Metropolis regarding required permit for metal scanning on Historic Harmony property. I referred George to Rodney.
12. I spoke with Hugh McCabe regarding permitting required for repair of a fence.
13. I made two copies of the drawings for a rear deck at 552 Main St. per Dave Szakelyhidi's request and gave them to Dave to pass on to Mary Hess.
14. I sent an email to Jaime Loschinskey regarding signage for the purchase of the Darn Yarn business. Later I

spoke with Jaime to discuss moving an existing sign to the existing location of the business and then at the end of August moving the business to the basement floor of Galley Hill building.

15. I prepared a vegetation violation notice for 241-243 Mercer St.
16. I spoke with Andrew Orient regarding a building permit for a roll-off in front of his house on Main St.
17. I stopped by the office to sign a violation notice.
18. I completed a roll-off building permit for 516 Main St. and dropped it off at the office.
19. I spoke with Anna Marhart regarding having a variance hearing to have a home-based business in a R1 district on Charles St.
20. I inspected a fence violation at 743 Spring St.
21. I created a violation notice for 743 Spring St. for installing a fence in the rear yard and not having a building permit.
22. I spoke with Tom Murray regarding the sign variance hearing at CVE.
23. I spoke with Erik, A&M Waterproofing Services, regarding building permit requirements in Harmony for his work.
24. I spoke with Debbie from Needham Roofing regarding a roof replacement at Butler Refrigeration. I referred Debbie to Jackson Twp.
25. I spoke with Carol Tomayko regarding property on N. Division St. being large enough to build a house on.
26. I spoke with Aaron on the corner of German and Liberty Sts. regarding construction of a garage with an apartment above, rezoning and sub dividing his property.
27. I spoke with Karla regarding having a Home-Based Business at a property on N. Charles St.

28. I spoke with Eric at A&M Waterproofing regarding structural repair and referred him to Tom McCosby.
29. I spoke with Margaret Rosen about construction of a garage at 134 Piefer Rd. I referred Margaret to Jackson Twp.
30. I completed the May Time and Activity Reports.

Respectfully submitted,

Allen E. Bayer