

July 11, 2023

HARMONY BOROUGH COUNCIL MEETING July 11, 2023

COUNCIL MEMBERS PRESENT:

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Don Sims

Jason Sarver

Mayor Cathy Rape

OTHERS PRESENT:

Sgt. Adomitis

Susie Altemus

John Beighey

Frank Grannon

Sam Hopkins

Ann John

Jim John

July 11, 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 Dave Szakelyhidi, the Harmony Borough Council unanimously approved the June 6, 2023, Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas was unable to attend. Greg Such reported that the SALDO changes need to be submitted to Butler County Planning and to our Planning Commission for review. In a motion made by Frank Luek and seconded by Don Sims, the Harmony Borough Council unanimously approved the submission of the SALDO changes to the Butler County and Harmony Borough Planning Commission.

Greg Such reported on the Harmony Fire District loan guarantee, the four communities will be acting as a second on a loan that is intended to be used as float for construction of the new fire department; we will need to act on that next month. The four communities are paying a share based on tax receipts; our share will be \$20,000. We will not pay that as long as the Fire District does not default on their payments. There will be a TEFRA hearing that provides the public an opportunity to comment if they want the Fire District to be able take a loan, the loan amount is \$2,811,000. Jackson Township and Zelenople have developed the Southwest Butler County COG, a local COG consisting of Jackson, Lancaster, Zelenople & Harmony. It will be used as a COG but the intent is to incorporate oversight of the Fire District. There will be one member from each municipality and one from the Fire Company, there will be quarterly meetings. Joe Dippold commented that he had some concerns about how the financials were laid out and would like it more clearly defined what every community is responsible for.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that Allen Bayer is moving in August. Jason Sarver reported that the personnel committee recommends Larry Reynolds as the Zoning Officer. Larry has a degree in Civil Engineering and has served on a planning and zoning board in New Jersey for 25 years.

In a motion made by Jason Sarver and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the appointment of Larry Reynolds as the Zoning Officer. Jason Sarver also recommended the Borough issue Larry a borough phone.

Council of Governments (COG):

Phyllis Metz had nothing new to report.

HARB:

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

July 11, 2023

HARB Cont.:

251 Mercer Street - Sam Hopkins - Installation of a mini-split on the east side and to be painted brown to match and screened by fence to match. Replace service box, intake, and exhaust for hot water and painted brown to match. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 251 Mercer Street.

528 Main Street - Sam Hopkins – First floor window on the south side, replace wood trim in kind and paint to match existing trim. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 528 Main Street.

516 Main Street – Andrew Orient - Installation of a mini-split heating unit on south side (Foundry Alley) and to be painted brown. Install new stone entry stair 60” long, 32” high, 48” deep with iron railing. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 516 Main Street.

Harmony Water Authority:

Dave Szakelyhidi reported that hydrant flushing will be next weekend, July 20-23. Frank Grannon reported that while Sean was off, he covered a water break on Division Street and helped two residents without water, one on East Circle Drive and the other on Seneca School Road. The residents did not have water because the school had the line shut down to tie in the new field house.

Parks Board:

Susie Altemus reported that the first concert went well after being delayed a week because of poor air quality, the location to set off the fireworks was good. The second concert will be this Thursday, July 13th at 7:00pm with KardaZ. There is a dead pine tree at Wood Street Park, Susie contacted R&B to remove it and is waiting to hear back from him. Parks Board members sprayed the weeds at Swampoodle Park playground with a strong vinegar and salt mix. It did not kill the weeds and she is unsure about what to do about them.

Library Board:

Frank Luek reported the Bed Race (Zelienople Bed Derby) raised money for the Library, and there is a used book sale 7/19 through 7/22.

Planning Commission:

Frank Luek had nothing new to report. Greg Such reported that the variance for the CVE sign was approved.

WBCA:

Greg Such had nothing new to report, they are still waiting for approval for the new charter from Zelie. WBCA’s next meeting is Thursday, July 13th.

Shared Services:

Frank Grannon reported limb pick-up is Thursday, July 13th.

Parking and Signage:

Greg Such reported that Penn Dot recommended not putting in a crosswalk on Main Street by the parking lot and railroad bridge. Greg Such suggested placing the “Use Crosswalk”

July 11, 2023

Parking and Signage Cont.:

sign behind the bush by the Visitors' Cabin. Dave Szakelyhidi suggested placing it behind the granite monument. Jason Sarver commented that we want the sign to be placed where it can clearly be seen by people in the parking lot getting ready to go to the ice cream shop and we don't want to put it anywhere that it will take away from the looks of a building or Main Street. Joe Dippold recommended the Public Safety Committee come up with a recommendation on where to place the sign. Cath Rape commented that some people who park in that lot walk on the upper side of the log cabin. Sam Hopkins inquired if the sign could be made to look more historic. Greg Such responded that we already bought the sign. Sam Hopkins commented that he would pay for a different sign. Greg Such recommended tabling it until next month and selected four people on Council to figure out where the sign will go. The four council members are Jason Sarver, Phyllis Metz, Frank Luek and Joe Dippold.

Historic Harmony:

Rodney Gasch was unable to attend the meeting.

HBA:

Cath Rape reported that tonight is Harmony After Hours, 4-9pm. Taco Tuesday and Big Rail Brewing at Wunderbar, and Union Brothers Brewing and stroll the businesses. July 13th is the Kardaz concert at 7pm in the Square. July 14th Burgh Bits and Bites Tour. July 14th and 21st is the History, Haunts and Forgotten Past Lantern Tour at the Neff Haus Ice Cream. July 15th at the Weavers Cabin is Natural Dyeing demonstration. July 18th Dream Group, discovering dream meanings at Inner Smile at 7pm. July 22nd is the Antique and Flea Market here in the Borough parking lot, July 27th is the concert in the Square with This, That and the Other Thing at 7pm. July 29th Harmonie Laden is having Christmas in July, and August 4th is the Drum Circle at the Center of Harmony.

Other Meetings:

Greg Such reported that the Commissioners' Communications meeting is August 3rd at 10:00am and the Stormwater meeting is August 9th at 1:15pm.

PUBLIC COMMENT:

John Beighey- 110 Peffer Street – John reported that in 1990 he helped draft ordinances that had to do with concerns of businesses opening up in town they felt were undesirable, such as adult bookstores. Ordinance 17 section 118, the ordinance passed without objection. The ordinance needs updated, in 1995 the internet came out which made the brick-and-mortar adult bookstores obsolete. Times have changed and there are new threats, you see on the news naked men riding bicycles in parades and drag queen shows. John suggested to put in place some protections from those actions and behaviors by updating the ordinance. John gave council hard copies of Ordinance 17 with mark ups and asked to have the Solicitor update the ordinance so we are not trying to fight a rear battle someday. Greg Such commented that he will forward that markup to the Solicitor.

Jim John – 334 Second Street – Jim owns the property that borders Swampoodle Park and inquired if he could put dirt leftover from a project at his house on the paper street to make the hill on his property less steep. The Paper Street – Edmond Street is on the Agenda under Streets and will discuss then.

July 11, 2023

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Dave Szakelyhidi reported that we keep having issues with the alarm system. It is a battery-operated system; the batteries are replaced as part of the contract. The power supply was lost for the keypad in the hallway because it is plugged into a GFI outlet in the bathroom and it popped and drained the back-up battery. The alarm company wants \$204 to come out to change the battery pack, and wants to charge us \$72 for the battery pack, which is 3-AA batteries. The Water plant has the same alarm company but their system is not battery-operated it is hard-wired and haven't had too many problems. Greg Such suggested calling Armstrong, they have Guardian. Joe Dippold suggested calling Vector as well, they're great. Greg Such suggested Amy call Armstrong/Guardian and Vector to see what they recommend.

Borough Director of Operations:

Frank Grannon reported that he needs more people to help with the painting of crosswalks, either volunteers or hire someone. Sam Hopkins commented about the size of the crosswalks being too narrow and should have blocks between the lines. Sam also inquired if the Borough would be open for him to purchase reflective strips to be placed on the post of the crosswalk signs at Rt 68 and Pittsburgh Street; Council was open to it. Frank reported that he worked on putting together a spec sheet for the catch basin bid packet for the MIP Grant, Cory from Penn Dot was in to write the contract and advertisement for the paper. Bid openings were today, we received one bid from Barbish Contracting in the amount of \$89,200. Frank Grannon suggested tabling it, the way the contract was written we could add or subtract to it. Don Sims commented that we were paying a couple thousand dollars on each one, Frank Grannon commented that we were paying a little over \$2,000 for labor to install and we purchased materials through CoStars. Greg Such commented that the bid sheet has optional items so we could mix and match. Frank will take a look at it and see what he can come up with. Frank also reported that he is mowing twice a week and can't get to the Parks, we're shorthanded, Mr. Leonberg comes in to help every other week. Frank reported that the catch basins on Center Street were started today, he is still waiting for the pavers to schedule. The salt orders for 23-24 have been submitted, the deadline was in July. The 22-23 contract for ShaCoG had to be fulfilled, we got 40 tons of salt in. CoStars let us slide on fulling the 22-23 contract.

Cath Rape inquired on hiring part-time help to paint crosswalks, she would like crosswalks and stop bars painted before June. Cath also commented that two out of three lights are covered with tree branches in the triangle and one by Fox's Pizza, there are weeds in the parking lots, we need to think about hiring summer help. Cath commented that One Stop Parking Lot Care paints crosswalks and stop bars, patches potholes and has a crack sealer. Greg Such commented that we can get a quote, Frank Grannon commented the quote last year was \$8,000 - \$9,000. Alpha Space Control painted the double yellow lines and stop bars last year and their stop bars are holding up better than ours did. Cath Rape commented that she also would like to have parking spaces painted along Spring Street below the Harmony Inn, with lines painted more cars could park there.

Zoning and Codes:

July 11, 2023

Allen Bayer report submitted via email.

Engineer Report:

Engineer Tom Thompson wasn't able to attend the meeting.

Public Safety:

Phyllis Metz reported that she forgot to let the people know that the July 29th Division Street neighborhood block party was approved contingent on approval from Zelenople Borough, they emailed the office and Amy let them know. Phyllis also reported that she needs the Certificate of Insurance for the November 11th Event Form for the Memorial 5K.

Greg Such inquired if US Liner was notified about the concerts, two trucks came through. Phyllis Metz reported that she called Chuck at US Liner.

Business Development:

Cath Rape reported that Penn Power has scheduled power outages in October and December both on Sunday from 12pm – 3pm, Cath will give updates. Cath reported that the Plant Sale and Exchange fundraiser raised \$903.00, they spent \$280.00 on signage, leaving a profit of \$623. They will give \$500 towards the cluster box on Liberty Street as there was still money owed on it, we did not get the donations we thought we would from the ones using the box. There is about \$600 still owed on the box. Cath reported that US Liner posted a map with directions to use the truck route for their drivers/vendors. Cath reported that she talked to JADCO, they apologized and said they do tell drivers to use Hartmann Road. They have meetings every Friday and will stress again to use Hartmann Road. Ryan Glover Middle School is having a 5K if anyone would like to donate or run. Cath inquired on the results from Greg's email to the Inn. Greg Such reported that there was a management meeting and said they would keep the noise down, and they did for a while but Frank said last night wasn't so good. Cath Rape commented that Andrew called the police twice; we talked about giving them a warning and then they would start getting a fine. Jason Sarver inquired on the protocol Sgt Adomitis responded that when the police are called, they respond and tell them to turn it down. Cath Rape reported that the person she was working with at Robinson's on the sign on Rt 68 is no longer there, Robinson's would like to see a design and picture of the sign.

Personnel:

Jason Sarver reported that Allen offered to train the new Zoning Officer before he moves, Allen will have about a month to mentor him and get him comfortable in his new position.

Finance:

Joe Dippold had nothing new to report. Frank Luek recommended the Borough reimburse the Bakery for the water used for watering the flowers in the Square. Dave Szakelyhidi recommended reimbursing for the sewage also. Joe Dippold commented that he will bring it up to them.

Streets:

Don Sims had nothing further to report. Greg Such commented that we heard from Jim and Ann John (during public comment) and asked if there was any objection to them putting fill in to level it out. Jim John said it would make it easier for him to maintain his property. Dave Szakelyhidi commented that the hill used to be used for sled riding. Ann John commented that it wouldn't interfere with sled riding, it is on the other side. Dave

July 11, 2023

Szakelyhidi commented that he isn't opposed to giving half the paper street to them and the other half keep for the borough, not knowing how far back they own. Jim John said there are three properties there, theirs, Collins' and Radcliffe's. Greg Such commented that he doesn't think council can grant half the alley and asked for a motion to allow Jim to put the fill on the paper street to make the hill on his property less steep. In a motion made by Joe Dippold and seconded by Jason Sarver, the Harmony Borough Council unanimously approved Jim John to put fill on the paper street of Edmond to make the hill on his property less steep. Ann John inquired if Council wanted them to address it with the other two residents. Greg Such commented that all three neighbors would have to agree to take it.

Facilities:

Dave Szakelyhidi had nothing new to report. Frank Grannon reported the back door of the borough building is sticking. Jason Sarver commented that he will sand it and paint it again.

Grants:

Greg Such reported that the Butler County Infrastructure Loan has been signed, there is more information coming on how to pay. Last month we submitted a letter of support for the Ped Bike Planning Grant with Cranberry, Zelig, Jackson, and Evans City.

Training & Conferences & Correspondence:

Listed on the 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 **\$11,745.50**

Parks Board Bills Payable in the amount of **\$1,627.14**

Payroll in the amount of **\$8,375.81**

General Bills Already Paid in the amount of **\$12,152.14**

Parks Board Bills Already Paid in the amount of **\$110.00**

Silvester Fund Bills Already Paid in the amount of **\$19.83**

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: 8:25pm

As there was no further business to discuss, the Harmony Borough Council adjourned the July 11, 2023 In-person and Zoom virtual meeting at 8:25pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

June 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 inspected Mantia's vegetation violation which was abated.
4. I responded to Joe White's request if Creekside Manor is in Jackson or Harmony.
5. I spoke with Norman of Arden Woods regarding permit requirement for a deck. I referred him to Jackson Twp.
6. I attended June's HARB meeting.
7. I spoke with Bill Hart regarding inspection of fire alarm system installed at Galley Hill. I referred Bill to Tom McCosby.
8. I inspected the following complaints, 714 Spring St. for high grass, grass was mowed, high grass at Mantia's property along alley, I will send violation notice.
9. I complete two building permits for a fence at 110 Peffer St. and a Community Bulleting Board at 550 Main St.
10. I spoke to Jason regarding a riding arena permit in Harmony Twp. I referred Jason to Harmony Twp.
11. I completed a violation notice for high grass at 241 Mercer St.
12. I completed violation notices for 419 E. New Castle St., 413 Center St. and 420 Center St. all having front porch reconstruction without a building permit.
13. I stopped by the office to sign and mail a violation notice.
14. I inspected Mantia's back porch for furniture per a complaint received.

15. I spoke with Sue Streeter regarding having horses on Dutch Rd. I referred Susan to Jackson Twp.
16. I prepared a nuisance violation notice for 241-243 Mercer St.
17. I stopped by the office to sign violation notices and to pick up mail.
18. I spoke with Mr. Mantia regarding his vegetation violation. He said the grass would be cut within 2 days.
19. I inspected Mantia grass and it has been mowed.
20. I spoke with Rebecca, 419 E. New Castle, regarding her need for a building permit for her front porch railings replacement.
21. I spoke with Alex, 420 Center St., regarding the need for a building permit for his front porch railings. He was quite irate over having to have one.
22. I spoke with Mr. Mantia to explain the furniture on the back porch violation.
23. I spoke with Chasity with Vidor Contracting regarding if a building permit is needed in Harmony to replace a hot water heater.
24. I attended a meeting with Larry Reynolds to review the Zoning Officer's duties.
25. I spoke to Diana regarding when her husband could pick up a building permit at the office.
26. I responded to Mayor Rape's questions pertaining to a sign on E Grandview.
27. I spoke with Katie regarding ducks running wild on S. Pittsburgh St.
28. I wrote a violation notice for ducks running wild at 211 S. Pittsburgh St.
29. I created a Building Permit for the front porch railing replacement at 419 E. New Castle St.
30. I attended the Zoning Heard Board Variance meeting for sign at CVE. Zoning Hearing Board approved the size of the new sign at CVE.

31. I completed the May Time and Activity Reports.
32. I prepared the building permit for the CVE sign.
33. I inspected a pool and vegetation violation.
34. I prepared vegetation violation notice at 431 E. Beaver St.
35. I spoke with Matt, 743 Spring St., regarding building permit requirement for repairing his rear deck.
36. I spoke with Jim, deck contractor, regarding inspection requirements.
37. I prepared my Time and Activity Reports for June 2023.

Respectfully submitted,

Allen E. Bayer