

February 6, 2024

HARMONY BOROUGH COUNCIL MEETING February 6, 2024

COUNCIL MEMBERS PRESENT:

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Don Sims

Jason Sarver

Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus

Shane Eppinger

Jim Goehring

Sam Hopkins

Bob Leonberg

Kathy Luek

Chief Jim Miller

Andrew Orient - virtual

Matt Racunas - virtual

Tom Thompson

February 6, 2024

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 Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the January 2, 2024 Reorganization Council meeting minutes. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the January 2, 2024 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported on the condemnation of the Mantia building, Council will set a hearing for March 5, 2024 at 6:30pm, the hearing will be advertised and the property owner will be given notice from the Borough Solicitor, and the property posted by the Zoning Officer, Larry Reynolds. Solicitor Matt Racunas will run the hearing. There will be a motion on the March 5th Council meeting Agenda to approve the condemnation. There will be additional notices and mailings and postings done, and the property owner will be given 30-day notice to appeal. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to set and advertise the condemnation hearing for March 5th at 6:30pm. Zoning Officer, Larry Reynolds will email pictures to Matt of the back door being unlocked; there is a pad lock hanging there but it is unlocked. Numerous empty alcohol bottles in that area, there is a top window open with birds and who knows what else going in and out. Jason Sarver commented that one of the points of a dangerous structure is the attraction of vagrants or kids doing something they are not supposed to do since the structure is empty. Clearly someone was hiding inside the basement drinking and left the alcohol bottles by the entrance.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that there are no new appointments.

Southwest Butler County Council of Governments (SWBC COG):

Greg Such reported on the meeting in January, Kevin Behun from the Harmony Fire District presented a budget. Projects were submitted as a group bid for paving; we held off on ours. The way that will work is that the CoG will be the contracting agent, and then the Boroughs will reimburse the CoG for paving. Joe Dippold inquired if EMA was discussed, Greg Such responded that it was not discussed. The next meeting will be in March.

HARB:

Dave Szakelyhidi reported there are two Certificates of Appropriateness that HARB approved and recommends to Council.

Sam Hopkins – 550 Main Street – A new exhaust fan on the Carriage House, a new “Popkins” sign for the Carriage House, a new “Popkins” sign above the Neff Haus street sign, and a new “Popkins” (directional) sign on the fence. In a motion made by Dave

February 6, 2024

HARB Cont.:

Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 550 Main Street.

Andrew Orient – 516 Main Street – A 7'x10' shed (no foundation), stained natural wood, metal roof, barn doors, window, and solar panels on West roof. 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 had nothing new to report.

Parks Board:

Susie Altemus reported that Wolfe Creek hasn't sent the invoice, but she is estimating the profit for the Silvester to be around \$8,640. Susie also reported that she had applied for a tree grant through First Energy, we will be receiving 100 trees, she's not sure how big they will be. We are partnering with the Museum because they have the 501C. Gwen Lutz who is a Master Gardener recommended River Birch, Virginia Pine, and Eastern Red Cedar trees. April 11th First Energy will have volunteers to help plant the trees, if anyone else is available that day. On Saturday, April 13th at the Barn, the remaining trees will be given out to the community.

Susie reported that the DCNR Grant invoices will go through Lance at Butler County Parks and Recreation, he will pay the invoices and then we will reimburse Bulter County at the end of the project. The DCNR Grant is \$55,600 the Parks Board will owe approximately \$22,600 in which \$12,150 we have already received in donations and grant money last year.

The Parks Board would like to apply for the Butler County Reno Grant again this year, and if we are awarded the grant, we could apply that towards the match for the DCNR Grant. Greg Such asked for a motion for a resolution to apply for the Butler County Reno Grant. In a motion made by Joe Dippold and seconded by Don Sims, the Harmony Borough Council unanimously approved the resolution to apply for the Butler County Reno Grant. Greg Such commented that it is a \$10,000 grant with a 75/25 match. Susie Altemus commented that installation should start late fall or early winter. Tom Thompson commented that because of the grant format they will give a proposal but everything will go through the County. Greg Such commented that we will need an Intergovernmental Agreement with the County, more paperwork coming next month.

Susie reported on the Summer Concerts, June 13th will be This, That, and the Other Thing; June 27th will be the Allegheny Brass Band, and July 11th and July 25th are to be determined. Greg Such commented that the concerts start two weeks earlier because of This, That and The Other Thing being booked up.

Library Board:

Kathy Luek reported that the Penguin tickets were won by a woman from Ohio. The Library is offering classes one on knitting, one on watercolors and one on egg decorating. The Wine Walk will be on June 8th, and they are thinking about having another event similar to the Wine Walk but on a smaller scale. A Hot Cider Walk in Harmony with activities at the Barn. Kathy Luek requested the Borough let her know when their donation is sent to the Library as mail is being stolen from some people's mailboxes.

Planning Commission:

Larry Reynolds reported that the February 20th meeting will be a reorganization meeting.

February 6, 2024

WBCA:

Greg Such reported they are working on obtaining Easements for the inlets at the Harmony Pump Station. There will be a three-phase mailing if necessary to notify those affected. Residents should be referred to Dean Berkebile at WBCA.

Shared Services:

Bob Leonberg reported that Zelig used the skid steer to put the Christmas boxes away. Cath Rape inquired if anything was discussed about using the Zelig airport for leaf deposit. Jason Sarver commented that he mentioned it to Zelig, there were some questions he wrote down but didn't have with him. Jason will get back to Council and the Mayor.

Parking and Signage:

Cath Rape reported that she contacted PennDOT about the truck traffic problem, and they were aware that this area is a historic area and trucks should not be in it. PennDOT suggested a sign with a fine on it and placing another sign on the other side of the bridge stating No Thru Traffic – Local Delivery Only to help eliminate some of the truck traffic. Frank Luek suggested putting the same signs at the Triangle coming into town. Don Sims inquired if Council was going to change the ordinance back to what we had. Solicitor Matt commented that the Borough has an established truck route ordinance. Matt will review the current ordinance and send it to Amy to distribute to Council.

Jason Sarver reported that we received a quote from Sign Innovation for a new welcome sign and design options for the sign. The Borough received \$6,635 from the insurance company for the damaged Welcome Sign, Jason's goal is to get a replacement sign and stay under that amount. We could install the sign ourselves; Ray Racoón donated the bumper to the town which was very generous (\$1,150 value). Cath Rape reported that it would be a metal sign with directional signs on a separate post either at the corner by the Rodgers Brothers or the Museum. Kathy Luek suggested the Rodgers Brothers corner because you would be past the directional sign if you're sitting at the Stop sign. Joe Dippold inquired on the height or dimensions of the sign. Cath Rape reported that the Virgin Sophia on the sign would need to be approved as the Museum as the copyright. Will need to go to HARB for approval, Greg Such suggested asking Rodgers Brothers as a courtesy. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved moving forward with the new welcome sign and directional sign pending HARB approval, Historic Harmony approval of the use of the Virgin Sophia, and the Rodger Brothers approval.

Historic Harmony:

Kathy Luek reported that there will be an Open House on February 15th from 1:00-4:00pm with free admission at the Museum. Flyers were sent to businesses to encourage employees to come to learn more about the town. The Harmoniefest will be March 9th with Andrea Durnell as the speaker. An Irish Buffet Dinner with a demo of Irish dancing, Susan Franz will be the chef, alcohol can be purchased from the Harmony Inn and Hawkins Mill Winery. Tickets for both dinners are online or call the Museum. There will be a Bluegrass Concert on May 17th with the Dry Branch Fire Squad band at the Barn. The House & Garden Tour will be June 15th and the Antique Gun Show will be August 3rd.

HBA:

Cath Rape reported that Kelly Scott owner of Harmony Laden is the new HBA President. February 24th will be the "Sweetest Day in Harmony" event from 10am-4pm with live music and sweet treats, and the Sweetest Couple Contest. March 23rd will be the Easter Egg Hunt. The

February 6, 2024

HBA Cont.:

Lookout Rock Club will have flyers in different shop windows, the big rock on the Trail behind the old Pizza Hut, if you take a picture of yourself at the rock you can be part of the Lookout Rock Club and will get a prize from one of the businesses in town, they haven't determined which business. The purpose of this is to get contact information to see if people would help maintain the Trails, Andrew Orient is the one that is trying to get this going. HBA would like to have their Harmony Happenings put on the Borough website, it is a month of activities. Greg Such commented that the website isn't geared for too much of that, there is a link to HBA. Cath Rape also reported that HBA is going to apply for a grant for a golf cart to get handicap or elderly to events because of parking problems. Greg Such commented that Council wouldn't have opposition to it but wasn't sure what Zelig Police would say about it. Chief Miller inquired who would cover the insurance and if it would only be during an event. Cath Rape responded that HBA would need to cover the insurance.

Other Meetings:

Greg Such reported that Butler County Commissioners Communication Meeting was today, and the Stormwater Meeting will be in Evans City on February 14th at 1:15.

PUBLIC COMMENT:

James Goehring – Harmony Borough Water Authority Operator requested an executive session to discuss events at the plant. Solicitor Matt commented that the request isn't typical, it typically goes to committee first. James Goehring responded that he had called HR, John Rice, Dave Szakelyhidi and sent a text to Rick Voegtly. Jason Sarver (HR) and Dave Szakelyhidi are the only one who talked to him. Dave Szakelyhidi commented that there are two Water Board Members present. Council will allow an executive session with James Goehring for personnel matters.

Shane Eppinger – Harmony Borough Water Authority Operator also requested to attend the executive session.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Cath Rape inquired on the cameras in the Square. Chief Miller commented that he can get the information, there is a monthly fee, Zeligople pays around \$600 per month for 35 cameras.

Office:

Amy Brown reported the audit will start February 23rd.

Borough Director of Operations:

Bob Leonberg reported that he purchased the ramps for the snowblower and the water guys helped with shoveling and salting sidewalks. He had to salt a couple of times, he hasn't ordered any salt yet, he is still using what we had from last year. Bob reported that he installed the signs on the Trail, replaced bulbs on the street lights and cleaned the shop.

Bob also reported that bid openings for the Zero Turn was today at 11:00am. Three bids were received, the first bid was from Frank Grannon in the amount of \$150.00; the second bid was from Jerry Sadler in the amount of \$200.00; and the third bid was from Robert Lewis in the amount of \$2,500.01. In a motion made by Jason Sarver and seconded by Don Sims, the Harmony Borough Council unanimously accepted the \$2,500.01 bid for the (Exmart) Zero Turn. Bob Leonberg will notify the bidder.

February 6, 2024

Borough Director of Operations Cont.:

Greg Such commented there is a bent street sign on the corner of Wood and Jackson. Dave Szakelyhidi commented there is a bent one on Pittsburgh Street near Sam's house. Frank Luek commented that there was discussion years ago about a Stop sign by the Robinson parking lot on German Street that there couldn't be a three-way stop at a four-way intersection. Jim Goehring commented there is one at Mercer and Liberty outside of the municipal building. Jim also commented that there are signs in the borough garage that go under Stop signs that state Traffic from Right Does Not Stop, Traffic From Left Does Not Stop and they are PennDOT regulated signs. Greg Such commented that we had analysis before from Cory (PennDOT Rep) and at the time the recommendation was that it was overkill. Cath Rape commented not when there is a festival and that parking lot is filled. Don Sims inquired if Council wanted to have a traffic study done to see if a Stop sign is needed. Bob Leonberg is to install the Traffic from Left Does Not Stop and Traffic from Right Does Not Stop signs under the Stop signs.

Zoning and Codes:

Larry Reynolds report submitted via email. Greg Such inquired if Michelle Myrter contacted Larry. Tom Thompson commented she needs to give a number to put stormwater in and offer that to Jackson Township. Larry Reynolds reported that letters were mailed out to landlords to schedule fire inspections, he heard from one landlord and has an appointment scheduled Monday.

Engineer Report:

Engineer Tom Thompson reported that the stormwater materials are in the process of getting ordered. The RACP Project will go to bid in March. They have not heard back from the RACP folks about the scope that was presented to them. Tom is working with Zelianople and is trying to see how he could put Harmony's in with Zelic's bid since they are doing the other part of the RACP Grant, to see if it could be all one project and one advertisement. Tom inquired on the Playground Grant if the Borough would do the demolition of the old playground themselves. Greg Such commented that they would do the demolition themselves. Tom Thompson commented that once the bids are awarded, getting contracts back and forth, the Borough would have a little bit of time to deal with the demolition.

Greg Such reported that there are about 12 or 13 corners for ADA ramps from here to CVE School for the School Safety Grant. The planning and engineering of the School Safety Project is the Borough's responsibility, and the construction would be the State's responsibility; it was suggested to contact Cory Shaffer to help with the planning and engineering of the project to be PennDOT compliant. Joe Dippold commented that Seneca Valley uses our streets to train students who walk with canes because we do not have ramps, we should notify them. Greg Such commented that the Grant Rep agreed that it would help if the Borough had a recommendation from Seneca Valley for the Grant. In a motion made by Frank Luek and seconded by Jason Sarver, the Harmony Borough Council unanimously approved to move forward on the School Safety Grant.

Public Safety:

Phyllis Metz had nothing new to report.

Business Development:

Cath Rape inquired if anyone talked to Jackson Township regarding a Stop sign at Creekside and Mercer. Dave Szakelyhidi commented that he talked to Chris Rearick. Bob Leonberg commented that there was a PA One Call for that area.

February 6, 2024

Personnel:

Jason Sarver reported that he has an update on the part-time employee for the Borough and we have some other things to discuss in executive session.

Finance:

Joe Dippold had nothing new to report. Greg Such commented that we almost broke even in 2023.

Streets:

Don Sims had nothing new to report.

Facilities:

Dave Szakelyhidi had nothing new to report. Cath Rape thanked Phyllis (Metz) and Frank (Luek) for taking down the Christmas decorations.

Grants:

Greg Such had nothing new to report.

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 **\$19,685.58**

Payroll in the amount of **\$8,747.11**

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

Fire Tax Bills Payable in the amount of **\$599.13**

Parks Board Bills Payable in the amount of **\$549.00**

Silvester Bills Already Paid in the amount of **\$815.00**


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 8:25pm to discuss personnel, out of executive session at 9:43pm.

Adjourned: 9:43pm

As there was no further business to discuss, the Harmony Borough Council adjourned the February 6, 2024 In-person and Zoom virtual meeting at 9:43pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

January 2024

Stopped by office to pick up mail.

Met Tom Thompson at the office to review the plans for remodeling 118 Division Street from an office building into a single-family dwelling. Gave him the necessary paper work for any structural changes that may be necessary. Visited the site and photographed the building. Worked on my letter to landlords informing them of the necessary inspection in the next couple of months.

Visited Nancy Korczynski at 101 N. Pittsburgh St. to deliver permit application for a dumpster and discuss requirements for upcoming apartment inspection.

Spoke with Frank Mayo in reference to electrical permits for BiLo site. Referred him to Jackson Township.

Conducted Fire Inspection for Steve Berg 232 Bluff Street Harmony.

Spoke with Dorey Hickman in reference to a new front porch application. Referred her to Jackson Township

Spoke with Bobby William in reference to a new sign on the BiLo site. Referred him to Jackson Township.

Spoke with Corey Khiuen in reference to electrical permits for BiLo site. Referred him to Jackson Township. Completed development of Fire Inspection Checklist and letter to Landlords to request appointments for Fire Inspection. Forwarded copies to both Greg Such and Matt Racunas for their feedback.

Developed final format for Fire Inspection Certificate and forwarded copy to Greg Such and Matt Racunas for their feedback.

Stopped by the office to pick up mail. Created several landlord apartment inspection letters.

Worked on several landlord apartment inspection letters.

Received call from John Seppi requesting a permit for a dumpster.

Visited John Seppi for dumpster permit and interior rehab project.

Received call from Brain Fulkerson in reference to final approval of sign at Connoquessing School. Will inspect sign and send final approval letter.

Prepared and emailed all my current landlord letters to Amy to be placed on letterhead.

Stopped by office to sign landlord letters and pick up mail. Amy found the specifications for Seneca Valley School sign.

Attended Webinar. I did not find all that much material apropos to Code or Zoning.

Researched surrounding town ordinances to try to develop a working vacant property ordinance.

Spoke with Tom Tomayko in reference to inspecting several apartments.

Stopped by office to pick up mail. Measured the as built dimensions of the sign at Seneca Valley School.

Prepared letter stating that the sign was built in accordance with the variance. Spoke with Jason, a contractor seeking guidance for a renovation at the BiLo Shopping Center. Referred him to Jackson Township.

Stopped by the office to sign Seneca Valley Letter.

Respectfully submitted,

Larry A. Reynolds
Code Enforcement/Zoning Officer