

March 5, 2024

# HARMONY BOROUGH COUNCIL MEETING March 5, 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

Melanie Dodson-ZPD

Bob Leonberg

Kathy Luek

Andrew Orient - virtual

Matt Racunas

John Rice

Mark Sapienza

Nicole Sloka

Tom Thompson

John Ziegler

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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 Jason Sarver, the Harmony Borough Council unanimously approved the February 6, 2024 Council meeting minutes.

**SOLICITOR'S REPORT:**

Solicitor Matt Racunas reported that the Mantia hearing was cancelled, Matt was contacted by two separate lawyers representing Mr. Mantia, and we also had a conference call with Bulter County Redevelopment and Housing Authority regarding the process of demolition and what is involved, the items that are deficient on the property, and the property owner's intention to correct most, if not all, of the violations. They are coming up with a plan of action. Matt had informed Mr. Mantia's second lawyer that they needed to go through HARB on certain aspects of the corrections in that building because of the historical district. Matt also has a call that will be upcoming with the solicitor for the Redevelopment Housing Authority to let him know what is going on.

The DCNR Parks Grant paperwork has been signed and executed.

**BOARD REPORTS/APPOINTMENTS:**

**Appointments:**

Greg Such reported that no appointments were needed.

**Southwest Butler County Council of Governments (SWBC CoG):**

Greg Such reported that Chris Rearick was pleased with the pricing the SWBC CoG received on the paving bids. Weist Paving won the bid. Greg Such also reported that the Borough received a resignation letter from Robbie Gregor the EMA Representative, Greg will bring it up at the next CoG meeting with the other three communities.

**HARB:**

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

**Linda Hodak – 629 Wood Street** – White metal aluminum sign with vinyl black letters, 27" x 21" to be hung on the southeast corner of brick building on a black metal bracket suspending it. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 629 Wood Street.

**Harmony Borough – Welcome Sign in the Square** – Painted aluminum sign, 5'x5' with posts; black, maroon, emerald green and white with "Welcome to Harmony" placed in front of flag pole in south island in the Square with black painted bumper in front of it; there will not be a separate directional sign. In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Welcome Sign in the Square.

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**Harmony Borough – Welcome Sign Cont.:**

Cath also reported that she emailed Ray Racoon regarding the bumper stating that if he did not want to donate the bumper since the Borough is not ordering both the Welcome sign and the directional sign, the Borough would pay for it. Cath Rape reported that the George Washington sign will need to be moved from the Museum to the granite monument.

**Harmony Water Authority:**

Dave Szakelyhidi reported that there are two Water Authority employees licensed to make water, plus Bob. Greg Such commented that this will be discussed in executive session.

**Parks Board:**

Susie Altemus reported on the results for the Silvester Survey, 91 responses – 68% said it was the 1<sup>st</sup> time running, 64% said they stayed in town, 62% said they stayed for the countdown. The Parks Board is considering doing a color run in the summer. Wood Street will be busy on March 23<sup>rd</sup> for the Shamrock Shuffle. Susie inquired if the contract and deposit was sent to Peak Pyro for the Fireworks for the June 27<sup>th</sup> concert. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to pay the \$1,500. deposit for the fireworks for the concert.

**Library Board:**

Kathy Luek reported that there will be an Egg Decorating Workshop on Saturday, March 9<sup>th</sup>, and a Handwriting Analysis Night on March 20<sup>th</sup>. There is a Shutterbug Photo Contest. There is discussion about talking to an Architect to build a three-season pavilion beside the Library. Nicole Sloka, Director of Zelienople Public Library reported the summer reading program for all ages kicks off on June 10<sup>th</sup>. There is an African Drum Ensemble coming. Nicole suggested visiting the Library and looking at the calendar of events on-line at ZelienopleLibrary.org.

**Planning Commission:**

Larry Reynolds reported the Planning Commission does not have any applicants. They are looking at the town as a whole; what is going to happen with the existing fire house? Planning Commission will contact the new owners and will try to get a feel of what they are looking for.

**WBCA:**

Greg Such reported that bids for the administration building are going out and the easement program for the HPSIP Project, which is basically new plumbing, is underway.

**Shared Services:**

Bob Leonberg had nothing new to report.

**Parking and Signage:**

Greg Such had nothing new to report.

**Historic Harmony:**

Kathy Luek reported that the Museum Shop was closed for a couple of weeks for a short reorganization. Windows for the main museum building are ordered and will be installed this summer and when that happens a big reorganization of the displays are being planned. The HarmonieFest is Saturday, March 9<sup>th</sup>. The Irish Dinner is next Saturday, March 16<sup>th</sup> at Stewart Hall. The House & Garden Tour will be June 15<sup>th</sup> and will be in the Historic District this year. Kathy requested a letter of support for signs to be placed at Porter's Cove,

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**Historic Harmony Cont.:**

Andrew Orient is applying for a grant to put historic signs in the parking area at Porter's Cove. Andrew is also asking Chris Rearick of Jackson Township for a letter of support.

**HBA:**

Cathy Rape reported the next HBA meeting is Thursday, March 7<sup>th</sup> at Linden Tree Antiques at 6:30pm.

**Other Meetings:**

Greg Such reported that tomorrow is the Commissioners Communication Meeting at 10:30am, and the Stormwater Meeting at 1:15pm. The Butler County Tax Collection Commission (BCTCC) Meeting at 6:30pm.

Cath Rape inquired on who made the Stormwater Management flyer/brochure. Greg Such responded that the Stormwater Committee is in support of it, Jerry Andre had someone make them, there are more available in the hallway. Don Sims suggested putting the flyer in with the newsletter. Greg Such commented that we do not have the resources to do a newsletter for a couple of months with the audit going on.

**PUBLIC COMMENT:**

**Sam Hopkins – 132 S. Pittsburgh Street** – Sam is here on behalf of Pat and Tom Murray, they could not attend tonight, they wanted to express that they are in support of tearing down the Mantia building, their concern is that it is a common wall between the two buildings and share a roof. Murrays would like to request that the Borough work with them so they could have people ready if the building is torn down. Greg Such commented that the County will do the demolition and they are aware of the common wall and roof.

**Mark Sapienza – 226 Mercer Street** – Mark inquired if tearing down the Mantia building was a done deal, Solicitor Matt responded no. Mark inquired if there was grant money available to fix the Mantia building. Greg Such commented that the County has money, the Borough believes the building is not inhabitable. Mark suggested the Borough clean up their own property, and passed out pictures of the Borough garage and the surrounding area of empty cans, scrap metal piled up, gravel pushing against the foundation, an uninspected trailer with an old truck bed that would not pass inspection. Greg Such commented that they do not disagree with Mark and suggested that Bob start working on the garage property to get it cleaned up.

**Jean VonHoffen – 759 Spring Street** – Jean inquired on the Brenckle property that Jackson Township purchased and the rumor of soccer fields going in, stating that Council needs to protect Spring Street. There is no outlet, putting soccer fields there would cause chaos to that street. Greg Such commented the intent of the purchase of that property was for flood control, there is a large amount of water that comes off I-79.

**Mike Loschinsky – Chicknitz – 562 Main Street** – Mike commented that he is in support of doing something with the (Mantia) property, either repaired or torn down.

**John Ziegler – 616 Wood Street** – John commented about the loud music last night at the Harmony Inn, he doesn't want to not be able to open windows in his house from 6-8 five nights a week. Jason Sarver commented that they added a light bar above the band and he could hear the music from his house also, we've had battles about this for three years. Greg Such commented that he will talk to the manager to see if they could book acoustic.

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**BOROUGH STAFF REPORTS:**

**Police Report:**

Report submitted via email.

**Office:**

Greg Such reported that the audit is underway.

**Borough Director of Operations:**

Bob Leonberg reported that he installed the opposing traffic signs under the Stop signs on Liberty and German Street. Bob salted a few times and go the mower ready for spring, Bob will need help with the street sign on Wood and Jackson Street, it is under a service line to a house. Bob inquired when the stormwater project would start. Tom Thompson commented it would be a little while yet. Greg Such commented that there are meetings scheduled on Friday afternoon with the residents that will be impacted and explaining and reviewing the Easement paperwork. Bob also inquired on the potholes by the Center of Harmony, if he should get Voelker in or wait until the Stormwater project. Greg Such commented the digging will probably be across from the alley, the potholes can be patched. Greg Such suggested checking the schedule Frank provided. Don Sims suggested getting a price for a hot box and email it to Don and he will get a vote on it. Bob also reported that he's been working at the Water Plant and will work on cleaning up around the garage when he gets a chance. Greg Such and Jason Sarver thanked Bob for helping at the Water Plant. Bob also commented that he would like to say a couple of things before the executive session.

**Zoning and Codes:**

Larry Reynolds report submitted via email. Greg Such requested the report be sent before the meeting, Larry commented that he sends it on the 1<sup>st</sup>. Amy will send them to Council when she receives them from Larry. Larry inquired on what Council would like him to do, Pennsylvania and the Fed state GFI within 6 feet of water source. Solicitor Matt commented that the IPMC 2009 states new bathrooms. Jason Sarver commented the ICC states within 6 feet of water source. Larry Reynolds commented that you can grandfather usage, but you cannot grandfather safety. Jason Sarver will get Solicitor Matt what he needs. Sam Hopkins commented that he has spoken to landlords and their concern was they have 2-wire and didn't want to rewire the rental unit. Sam stated you can use 2-wire with GIFs.

**Engineer Report:**

Engineer Tom Thompson reported that they received comment back last week, Gannett Fleming will get the information that they need which should allow us to proceed. Greg Such commented on the Stormwater Management Pamphlet, there are some in the hall if anyone would like to look at it closer. Greg reported that Harmony received two grants and was a partial recipient on a third grant. The first grant was for the big project, \$900,000.00 grant for Spring Street and headed down towards the Creek. The second grant was for maintenance on storm sewers and catch basins; Harmony rolled those two together for the bid that was put out. The third grant we received was a joint grant between Evans City, Zelianople, Harmony and Jackson Township. That grant was to look into approaches for longer term stormwater management. They meet monthly and the direction they are headed is developing a Stormwater Authority that the four communities would be part of, and if anybody upstream wanted to join, they could also join as well. The Stormwater Authority would be funded by a fee based on the amount of impervious property that every landowner has. The fee

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**Engineer Report Cont.:**

will be something like \$4 a month for the residents, churches and industry and other not for profits, will also be assessed to fee. The idea is it is based on an EDU or LRU per resident. The average impervious size is 4,000 square feet, which the houses here in Harmony do not fit that category, there are some in Jackson that probably do. The homeowner could pay anywhere between \$4 or \$5 a month; the exact fee will be set as we go forward. The communities are all socializing this now, Evans City talked about theirs at their meeting last night. There will be a Resolution coming forth to join the Authority, it will take about six months to get. There would be five board members on the Authority. Don Sims inquired on how much money this will generate. Solicitor Matt responded that it could be a lot, the problem is with the requirements of MS-4 the projects themselves are expensive. Greg Such commented that the current thinking is, it's 85% capital projects, 15% on maintenance projects. There will be a capital plan that's developed, and then every other year it will be reviewed. Joe Dippold inquired if joining the Stormwater Authority would impact the Borough's MS-4 waiver. Greg Such responded that it will not affect our waiver.

Greg also commented that being part of the Stormwater Authority will help reduce the costs of training requirements being in the MS-4.

**Public Safety:**

Phyllis Metz reported that she received an Event Form for the CVE PTO Fun Run on April 27<sup>th</sup> from 8am – 12pm, Zelienople already approved it. In a motion made by Phyllis Metz and seconded by Frank Luek, the Harmony Borough Council unanimously approved the CVE PTO Fun Run contingent on receiving the Certificate of Insurance and Police approval.

Phyllis Metz also received the Event Form for the Wine Walk on June 8<sup>th</sup> from 3pm-9pm. Street closures requested the Square, Mercer/Main and German/Main, Certificate of Insurance was submitted. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the Wine Walk contingent on Police approval.

**Business Development:**

Cath Rape reported that she contacted GPS to try to keep the trucks out of the Square. They told Cathy they are the satellite and gave 9 websites of companies that have the maps; that is where you are to report any problems. Cath will contact those companies. Joe Dippold reported that he contacted Slippery Rock, they will send someone down from their Civil Engineering program during the fall semester to look over everything, maybe as a senior project. Cath Rape suggested the signs should say 'US Liner Only' and 'No Trucks-Local Delivery Only'. Greg Such commented that is what Slippery Rock was going to look at. Mayor Cath Rape commented that the four-way Stop on Mercer is a great thing, but inquired if Harmony was contacted to put a Stop sign on Harmony Borough property. Greg Such responded not to his knowledge. Jason Sarver commented a Traffic Study would have needed to be done. Officer Dodson commented that the Zelienople Police were not notified of the Stop sign. Greg Such commented that he can talk to Chris Rearick about it at the Stormwater meeting.

**Personnel:**

Greg Such reported that the Borough needs to ratify the Water Authority's hiring of Ralph Michael. In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the hiring of Ralph Michael. Greg also reported that Patrick Buckley will be coming soon.

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**Finance:**

Joe Dippold reported that he talked to the auditor today, there is nothing new.

**Streets:**

Don Sims had nothing new to report.

**Facilities:**

Dave Szakelyhidi had nothing new to report.

**Grants:**

Greg Such reported that we missed the Safe Route to School Grant deadline, we can try again next year.

**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 **\$20,691.32**

**Payroll** in the amount of **\$7,214.00**

**General Bills Already Paid** in the amount of **\$7,020.53**

**Fire Tax Bills Payable** in the amount of **\$32.95**

**Silvester Bills Payable** in the amount of **\$4,536.50**

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

Greg Such called for an executive session to discuss personnel at 8:12pm, out of executive session at 9:19pm.

**Adjourned: 9:20pm**

As there was no further business to discuss, the Harmony Borough Council adjourned the March 5, 2024 In-person and Zoom virtual meeting at 9:20pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

**February 2024**

Prepared January Report and Time Sheet.

Spoke with Ben Martin in reference to large addition he wishes to build at 124 N. Charles St. Set up appointment for Monday 10:30.

Visited 124 N. Charles Street to walk through planned expansion project. Left copy of ordinances and permit applications. Explained that he will need a plan including foundation layout, proposed house design, plumbing, electrical, etc. He will put together the whole plan and contact me for approval.

Attended the HARB meeting.

Met with Jason Sarver at the Mantia property to inspect the building. Attended Council Meeting.

Met with Ann Pachesky at 1127 Seneca Drive (412) 855-7393 to discuss neighbor constructing driveway on her property. Met with Ashley Waller at 206 North Charles St (724)831-4368 to discuss demolition and reconstruction of existing garage with two bedrooms and bath above. They will get a survey of the property and an architect to draw up plans for the expansion.

Spoke with Ben Martin in reference to sanitary sewer location.

Inspected 434 Center Street and 218 Bluff Street. Both passed without problems. Prepared letters informing Mr. Tomayko and an invoice for both properties. Forwarded letters to Amy. Researched origin of GFCI regulations to rebut Mr. Murray's stance that his properties are "grandfathered" and as such does not need to comply with the law. Sent an email to Greg Such and Jason Sarver for their input. I will abide by the Council's decision.

Stopped by office to sign landlord letters.

Researched and responded to Mr. Manan's request for Harmony Solar Array requirements. Prepared a printout for Mr. Murray's objection to GFCI requirements. Sent email to Greg Such and Jason Sarver requesting Harmony Council backing for GFCI regulations on all landlords.

Spoke with Mr. Harry Siebert of 448 Liberty Street as to neighbors trees overhanging his property. I explained that he is free to remove any and all branches that overhang onto his property. He is not happy that he cannot get the borough or neighbor to pay for the removal.

Posted Condemnation Posters on each door of the Mantia building. Climbed up the very rickety back stairs to post onto the two 2nd story doors. The entire structure is literally falling away from the building. There is a 6 inch gap where the entire structure has pulled away from the building. I photographed each poster as attached to the doors. Visited Sam Hopkins 550 Main Street to drop off building permit. No one was available, so I left my card with a note to call me for their permit. Visited Andrew Orient 516 Main Street to drop off building permit for new shed. Spoke with his sons and left paperwork with request to call me. Visited Rick Lott at 11125 Seneca Dr to discuss proposed new driveway. He will get back to me with plans and lot survey.

Received a call from Lauren Spear in reference to new patio. I referred her to the Jackson Township Code Officer. Worked on preparation of photos and verbiage for Mantia Condemnation Hearing,

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Worked on preparation of photos and verbiage for Mantia Condemnation Hearing, Forwarded copies to Greg Such, Jason Sarver and Matt Racunas.

Attended Planning Commission Meeting for reorganization.

Stopped by office to pickup mail. Met with Mike Antonetti at 226 Bluff Street to deliver permits for new gas powered generator. Stopped by Mr. Sam Hopkins at 550 Main Street to drop off building permits for new signs. No one there so left my card with note to call. Called all the landlords who have not responded to my letters to set up appointments.

Spoke with Mr. Mantia concerning the condition of his building. Set up two appointments for apartment inspections. Sent Mr. Pat Murray a revised list of his apartments. Attended a PMPEI webinar on Zoning.

Conducted two apartment inspections for Anna Metzger at 124 North Pittsburgh St. Both units passed. Prepared Certificate and checklist.

Stopped by office to meet Mr. Sam Hopkins to deliver permit for signs at 550 Main Street.

Spoke with Ruby 412 716 4258 in reference to new siding in Harmony Historic District.

Requested that she appear before HARB on Monday 3/04/2024.

Emailed Mr. Pat Murray a list of Mr. Sam Hopkins apartments that he manages to add to the inspection list. Printed out all my photos of the Mantia building to construct a flip chart with photos and verbiage for the Condemnation Hearing.

Worked on flip chart for Mantia hearing. Emailed final list of all apartments to be inspected with Mr. Murray,

Attended Zoom Meeting for the Mantia Building. Prepared the paperwork for the Pat Murray Apartment Inspections. Prepared February time reports.

Respectfully submitted,

Larry A. Reynolds

Code Enforcement/Zoning Officer