

April 2, 2024

HARMONY BOROUGH COUNCIL MEETING April 2, 2024

COUNCIL MEMBERS PRESENT:

Greg Such

Phyllis Metz

Frank Luek

Dave Szakelyhidi

Joe Dippold

Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus

Sam Hopkins

Bob Leonberg

Kathy Luek

Chief Jim Miller-ZPD

Matt Racunas – virtual

Larry Reynolds

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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:

Chief Miller gave an update that Jason's surgery went well.

MINUTES:

In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the March 5, 2024 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported that Mr. Mantia has agreed to perform all remediation of all of the items on our list within 90 days of March 1st. Mr. Mantia's attorney sent a letter indicating that they do not feel that they need to get HARB approval. HARB's response was that they want Mantia's plans presented to determine what, if any, items need to get HARB approval. Cath Rape inquired what was on the list. Solicitor Matt responded that it is the frontage of the building, the glass window; all of the items in the back, the security; it is all exterior items that were provided by the borough. Dave Szakelyhidi inquired about the water and electric service. Solicitor Matt responded that is not on the list, because those items are interior and they would have to be addressed once occupancy is applied for.

Greg Such reported that there was a question regarding the Wine Walk, can the vendors sell open glasses of wine during the during the Wine Walk? Chief Miller commented that the Borough does not have an open container law, the vendor should have an event permit from the PLCB. Chief Miller also commented that alcohol should not be sold on Borough property. In a motion made by Joe Dippold, and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments were needed.

Southwest Butler County Council of Governments (SWBC CoG):

Greg Such reported that the Fire Department is expecting to move into their building August 30th, there will be a punch list of items that need to be addressed. The biggest risk item that they have is some stormwater tanks being installed because some of the parts are back ordered. The Fire District has a new person doing their books, Evan that does WBCA's books.

The fire company put in a grant for a part-time administrator, there is a possibility that that could be tied also to the EMA Coordinator's position. A position description was requested in order to know the exact duties of the Administrator. Mary Hess was going to contact Steve Bicehouse regarding the EMS role and Kevin Behun was going to make up a description for the part-time Administrator. Greg reported that the paving on the joint bids came in less than what the Penn Dot Rep, Cory Shaffer estimated. Bids ranged between \$231,000 to \$380,000. The winning bid was Wiest Paving.

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Southwest Butler County Council of Governments (SWBC CoG) Cont.:

Greg Such reported that there will be a COG fee, the fee is to be determined, but may be prorated according to population. Chris Rearick will open an account at WesBanco for the SWBC CoG. Greg Such also reported that there was discussion on the possibility of doing a joint bid on garbage and recycling. Jackson stated they had 3 or 4 different garbage trucks coming through, that is a lot of wear and tear on the streets. Harmony Borough has two garbage companies.

HARB:

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

Kathy Luek - 417 Liberty Street – Paint white “in-kind” existing siding on the East and North side. In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 417 Liberty Street.

Juliana Hopkins – 550 Main Street – Two signs - Fairies Sign and Neff Haus Sign. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for the Fairies Sign and the Neff Haus Sign.

Harmony Water Authority:

Dave Szakelyhidi reported that there was a DEP inspection at the water plant. We have not heard back from DEP yet.

Parks Board:

Susie Altemus reported that CeCe Weber would like to do a Color Run with the Parks Board on August 17th at Jackson Township’s soccer fields (Sippel Reservoir Park), Jackson Township was receptive of the idea. The rain date will be August 24th. The Parks Board will be planting the trees at the Canoe Launch, Wood Street Park and Swampoodle Park on Thursday, April 11th from 9:00am-1:00pm, anyone wanting to help please meet at the Museum parking lot, bring shovels and posthole diggers. The remaining trees will be available to the community on Saturday April 13th at the Barn. Susie also reported that the Seneca Valley students will be in the Borough on May 21st from 9:00am – 12:00pm for their “Community Grown” program. The students will need projects to work on, one project will be the spreading of mulch at the Parks. The Parks Board did not receive the Butler County Reno Grant for 2024.

Library Board:

Kathy Luek reported that the Library has several events going on, April 19th is the Books and Brushes, it is a girl's night out at the Library with Curio Studio, there will be some painting and wine. The Shutterbug Showdown is the photo contest at the Library, entries are accepted until April 19th, the entry fee is \$10. The photos will be on display from April 26th through May 8th and will have judging and community favorite.

Planning Commission:

Larry Reynolds reported the Planning Commission did not meet, there wasn’t anything on the agenda. Larry is trying to get a hold of the new owners of the firehouse to find out what they are looking to do as it will need to come before the Planning Commission.

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WBCA:

Greg Such reported that bids were opened and accepted for the administration building, bids came in lower than the estimates from HRG Engineering. Solicitor Matt Racunas commented that the bids were awarded and WBCA expects the notices-to-proceed to go out in the next couple of months. Greg Such commented that gathering the easements for the HPSIP Project continues.

Shared Services:

Bob Leonberg reported that he needs to contact Zelig to schedule limb pick-up, it will start in May.

Parking and Signage:

Greg Such reported that Sign Innovation is working on the Welcome Sign for the Square.

Historic Harmony:

Kathy Luek reported that there will be a Bluegrass concert at the Barn on May 17th from 6-8pm with the band, Dry Branch Fire Squad. Tickets are being sold through Eventbrite. There will be a shuttle from Steamfitters to the Barn. The House and Garden Tour will be June 15th from 10:00am to 5:00pm. The Weavers will also have a Fibers Festival on June 15th. The Antique Gun Show will be August 3rd and the Christmas Market will be November 9th and 10th. Kathy Luek inquired if the Historic Society could sell 50/50 tickets and possibly food during the Parks Board's summer concerts. Susie Altemus responded that another sponsor will be fundraising during a concert. Cath Rape commented the Fire Department may be selling food during the 4th of July concert. Greg Such commented that last year may have been their last, Greg will check with Kevin Behun. Greg commented that he thought it would be okay for the Historic Society to sell 50/50 tickets during the other 3 concerts.

HBA:

Cathy Rape reported the next HBA meeting is Friday, April 5th at 9:00am at Stewart Hall.

Other Meetings:

Greg Such reported that April 1st was the County Sewage Information Meeting, Autumn from WBCA was one of the speakers. April 8th at 2:00pm will be the Commissioners Communication Meeting, and April 10th at 1:15pm will be the Stormwater Meeting. Representative Scialabba's District Office Grand Opening will be April 11th from 4:00pm-6:00pm. Phyllis Metz reported on the March 12th Municipal Outreach Meeting. The CanAm Games will be held in Butler County on July 15th through July 21st, there will be 50 events between Butler and Cranberry Township for Police, Fire and EMS. Phyllis also reported that Robi Lombardo from First Energy talked about storms and power outages, they have two meteorologists that work with First Energy. During outages the line crews cannot go out until the winds are below 40mph; power is restored to hospitals first and then residential areas starting with the largest outages. Joe Taylor from Armstrong commented that Armstrong goes along with First Energy.

PUBLIC COMMENT:

No Public Comment.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

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Office:

Greg Such reported that the audit is complete, Joe Dippold commented that the Auditors recommend that the Borough has a third party review the bank statements. Greg Such commented that the Auditors recommend a periodic accounting review to make sure the books are in order, this is a reoccurring recommendation from the Auditors.

Borough Director of Operations:

Greg Such reported that we need to add to the Agenda ratifying the vote council did for pothole patching. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved adding to the Agenda to ratify the vote for pothole patching. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved to ratify the cost of pothole patching. Bob Leonberg reported that Tim contacted him Thursday and asked if they could come in on Friday (Good Friday) to patch potholes, Bob was off on Friday but marked the potholes for Voelker. Bob reported that he received a quote for street sweeping from Penn Sweeping, it is the same price as previous years, \$136.00/hour. In a motion made by Joe Dippold and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved street sweeping with Penn Sweeping at \$136.00/hour. Bob will schedule the street sweeping in May. Bob reported that he reached out to Matt B. to see if he would be interested in the part-time street position but did not hear back from him. Bob reported that he fixed a sign by the Fire Station and moved the Washington sign, and put the banners up in the Square. Bob also reported that he is cleaning up around the borough garage. Joe Dippold inquired on getting the plaque back on the monument before Memorial Day. Joe and Frank Luek will put it on.

Zoning and Codes:

Larry Reynolds reported on a property on Highland, the owner stated she could not afford the repair. Greg Such commented that the Butler Housing may be able to help, Greg will get the information to Larry. Joe Dippold also suggested United Way. Larry commented that he will site the owner for bricks on the ground. Larry also reported on the issue of drains going out into the street. Larry commented as of 2020 it is the property owners' responsibility to maintain their own stormwater. Cath Rape commented that it is difficult in town where the houses are right on the sidewalk. Dave Szakelyhidi commented that in a month or two the Borough will have a Stormwater Authority; it was decided to let it go for now. Larry also reported that there was not a lot of push-back with the GFIs on the (multi-unit fire) inspections.

Engineer Report:

Engineer Tom Thompson was not able to attend the meeting. Greg Such reported that the Borough received one Easement back from Dambach's, and there are questions with the other two Easements that will need to be resolved and worked through.

Public Safety:

Phyllis Metz reported that she needs the Certificate of Insurance for the CVE PTO Fun Run on April 27th and will contact Rebecca. Greg Such reported that a meeting will be needed to plan for the Seneca students, the meeting will be on May 7th. Cath Rape commented that she will contact HBA to see if they have any projects for the students. Greg Such requested Bob (Leonberg) get mulch before May 21st as the students will be spreading mulch, the mulch is to be split between Swampoodle Park and Wood Street Park.

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Business Development:

Cath Rape inquired on the 4-way-stop on Mercer Road. There wasn't a traffic study done, it was Jackson's Engineer that decided it was a safety hazard. Solicitor Matt requested a copy of the Traffic Study that Jackson sent. Chief Miller recommended giving the Borough Engineer HRG's report, the Borough needs an Ordinance for the stop signs. Cath Rape also reported that she will be attending a webinar on April 24th on Trucks on Local Roads, the webinar is through PSAB. Cath reported that she sent a letter to Mike Kelly Mike Kelly's letter was opposing bigger/heavier trucks. She received a letter back thanking her for the information. She also sent letters to Garmin and Tom-Tom to update their GPS route recommendations for trucks;

Personnel:

Greg Such reported that the Borough needs to approve the Water Authority's hiring of Patrick Buckley. In a motion made by Phyllis Metz and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the hiring of Patrick Buckley. Greg also reported that an executive session is needed.

Finance:

Joe Dippold reported that the audit looks the exact same. Frank Luek reported that there was a 5.8% increase in revenue in Butler County last year.

Streets:

Don Sims had nothing new to report.

Facilities:

Dave Szakelyhidi had nothing new to report.

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 **\$18,024.14**

Payroll in the amount of **\$8,981.00**

General Bills Already Paid in the amount of **\$5,962.01**

Fire Tax Bills Payable in the amount of **\$2,933.67**

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, 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 7:55pm, out of executive session at 8:32pm.

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Adjourned: 8:33pm

As there was no further business to discuss, the Harmony Borough Council adjourned the April 2, 2024 In-person and Zoom virtual meeting at 8:33pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Amy Brown".

Amy Brown, Recording Secretary

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

March 2024

Stopped by office to pickup mail/Permit Forms. Spoke with Ms. Ruby Sandham 330 Monroe Street in reference to new siding or paint for her house in the Historic District. Informed her that she will have to appear before HARB with samples. She will get back to me when she is ready. Visited Mary Donatelli 568 Main Street to discuss above ground pool on a severely slopping rear lot. The lot will work but I have questions as to the slope and sand construction.

Prepared and sent to Amy several reminder letters for apartment inspections . These landlords have not responded to previous letters and phone calls.

Worked on new landlord warning letter for those who do not respond to the reminder letters and phone calls. Continued work on Mantia Presentation.

Spoke with Mr. Joseph O'Reilly in reference to apartment inspection at 274 Mercer Street. Spoke with Ms. Johnie Faller of 1110 Seneca Drive in reference to new fence permit gave her a permit application.

Stopped by office to pickup Building Permit Applications. Inspected three (3) apartments for Gary Hofstetter at 200 North Pittsburgh St. All three passed with flying colors. Prepared the apartment passed inspection letter and certificate for the apartments. Forwarded letter to Amy to print on letterhead. Spoke with Brian of Crank Construction in reference to new elevated addition in the flood pain. Attended Council Meeting

Conducted 27 apartment inspections with Pat Murray. Prepared passed letters and forwarded them to Amy.

Completed all the paperwork for Pat Murray inspections and forwarded to Amy.

Developed a Pass/Fair report of all 27 apartments for Pat Murray. Forwarded to Amy to send to him.

Stopped by office to pickup mail and sign all the letters sent to Amy. Continued working on Mantia flip chart.

Met with John Sepe at 433 East New Castle St to go over proposed new driveway. Gave him Building permits and Permit Application. Dropped off more Apartment Inspection paperwork to Amy.

Called all landlords who have not set up appointments for inspections.

Met with Carl Marburger 266 S. Liberty St. to inspect a demolish and replace short walkway from his garage. Gave him the permits and he will pay Amy. Set up four apartment inspection for later this week. Joe White on Wednesday, Tom Tomayko on Thursday, Aaron Sienkiewicz on Thursday and Ed Piela on Saturday.

Conducted 2 apartment inspections for Joe & Deisa White. Both apartments failed due to lack of GFCI's in both the bathrooms and kitchens. Sent failed letter to Amy.

Conducted 3 apartment inspections for Tom Tomayko. All three passed with flying colors. Stopped by office to sign White failed letter. Sent Tomayko passed letter to Amy. Went back to the office to sign Tomayko letter.

Conducted 2 apartment inspections for Tyler Sienkiewicz. Both passed with flying colors. Prepared the passed/invoice letter for Tyler and sent to Amy.

Conducted 2 apartment inspections for Joseph O'Reilly. Both apartments failed due to lack of GFCI's in either bathroom or kitchen. Prepared the failed letter and sent to Amy. Conducted 2 apartment inspections for Ed Piela. Both failed due to lack of GFCI's in bathrooms, lack of GFCI's in kitchens and lack of CO Detector in Apt B. Prepared failed letter and sent to Amy.

Spoke with Spencer Faruquee at 325 Monroe St as to second story addition to the back of the house. This addition will be on columns as the area is a flood zone and as such cannot expand the footprint of the building. Gave a permit application to Johnnie Fuller of 1110 Seneca Drive for a new fence.

Received and studied proposed addition for Spencer Faruquee at 325 Monroe Street. The house is in a flood zone so the second story addition will be supported on columns with footings so there is no additional footprint.

Received call from Melisa King in response to my 5th call and 2 letters. We set up 3 apartment inspections for 4/03 at 11:00 AM.

Received a call from new tenant for the new store in Jackson Township. Referred him to the code officer in Jackson. Sent Spencer Faruquee the Residential Construction Permit Application for Tom McCosby.

Stopped by office to pick up mail and completed permits.

Prepared Monthly time sheet and report. Forwarded to Amy and Greg Such.

Respectfully submitted,

Larry A. Reynolds
Code Enforcement/Zoning Officer