

June 4, 2024

HARMONY BOROUGH

Stormwater Hearing and **Council Meeting**

June 4, 2024

COUNCIL MEMBERS PRESENT:

Greg Such
Joe Dippold
Frank Luek
Phyllis Metz
Jason Sarver
Don Sims
Dave Szakelyhidi
Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus	Tom Beach
John R. Beighey	Michael Mantia (US Liner)
Jim Hulings	Gerry Ottemi
Barb Hulings	Andrew Orient - virtual
Sam Hopkins	Zach Petruff (Butler Eagle)
Craig Klingler	Matt Racunas
Bob Leonberg	Larry Reynolds
Kathy Luek	Tom Thompson
Chief Jim Miller-ZPD	Jeanie VonHofen

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CALL TO ORDER:

Council President, Greg Such called the June 4th Council Meeting to order at 7:58 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 Dave Szakelyhidi, the Harmony Borough Council unanimously approved the May 7, 2024 Council meeting minutes. Craig Klingler commented that the May 7th minutes page 7 and 8 references a study done by a group of Engineers, Craig asked if we could list the reference of that study. Jason Sarver inquired if it was the HRG study, Greg Such responded that it is the HRG study.

SOLICITOR'S REPORT:

Solicitor Matt Racunas reported that Mantia is to continue until the end of the month. Larry Reynolds reported that Mr. Mantia did get a building permit for all repairs, repairs to the back steps and the manlift. Mr. Mantia asked for more time and Larry gave him 90 days from the date the permit was issued, he has until August 14th. The Stormwater Resolution 2024-6-4 is ready for adoption. The Resolution is to organize a joint Authority known as the Southwest Butler Stormwater Authority for the purposes of stormwater management within the incorporating municipalities. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Stormwater Resolution. Jim Hulings commented that we didn't ask for public comment, Greg Such responded that we had public comment, 1 hour and 15 minutes of public comment. Solicitor Matt asked Jim if he had public comment. Jim Hulings commented that it would be really nice to postpone this until they get the answers to their questions, until they get their Right-to-Know request in and they get to see some of the Bylaws; you are giving away all your rights. Solicitor Matt responded, dually noted. Motion passed. Solicitor Matt reported the Mercer Road Stop Sign Ordinance has been advertised and is ready for adoption. Ordinance 442, amending Chapter 15 Motor Vehicles and Traffic, section 203, Stop Sign and Intersections, to include a stop sign at Mercer Road at Old Little Creek Road. In a motion made by Frank Luek and seconded by Don Sims, the Harmony Borough Council unanimously approved Ordinance 442.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments were needed.

Southwest Butler County Council of Governments (SWBC CoG):

Greg Such reported that there hasn't been a meeting.

HARB:

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

Neff Haus – 550 Main Street –New signage, 1A & 1B- Magical Popcorn directional signage,

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HARB Cont.:

2- Bike signage, and 3- Historic Harmony Visitors Map sign. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 550 Main Street.

Harmony Museum - 551 Main Street – Washington 1753 Cabin sign. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 551 Main Street.

Opera Hall – 523 Mercer Street – New sidewalk and curb cuts. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 523 Mercer Street, the Opera Hall.

Two Fraus Bakery – 523 Mercer Street – Paint front entrance stoop to match grey. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 523 Mercer Street, Two Fraus Bakery.

Michele Papkie – 552 Main Street – Shingles to be replaced in-kind greenish grey tint. In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 552 Main Street.

Harmony Water Authority:

Dave Szakelyhidi reported that the Water Authority had a meeting with DEP in Meadville, it went well.

Parks Board:

Susie Altemus reported that the Seneca Valley Students did a terrific job on the Parks and Canoe Launch. The first concert is June 13th with This, That & Other Thing. Susie thanked Bob and Melanie as they have done an outstanding job on all the Parks. Sponsors are still needed for the Color Run. Sam Hopkins reported that a sign will be placed at the end of Jackson Street for people coming down the Creek to see, the sign matches the new Harmony sign. The sign will be on skids and chained to the ground. The sign will be managed by HBA. Sam will purchase the sign and will sell chunks to advertise businesses. Greg Such commented that the Parks Board will cooperate with Sam on the design.

Library Board:

Kathy Luek reported that the Wine Walk is June 8th from 4-9pm, they still have tickets available. Kathy reported that the Museum gets two complimentary tickets that nobody has taken, first come first serve. On Monday, June 17th there is a program on the history of amusement parks in Western Pennsylvania, it is called Coasters and Corndogs, the program is by Steve Cicero. June 27th is the Bed Derby, 6:30pm is the race.

Planning Commission:

Larry Reynolds had nothing new to report.

WBCA:

Greg Such reported that there was a meeting for the Harmony Pump Station Project between Bob (Leonberg), Larry (Reynolds), Autumn (Crawford), Jason (WBCA's project manager), Samantha Schmucker from HRG and himself to discuss where the new sewer lines will go for the Harmony Project. They will open German Street from Main Street down, parts of the area around Robinson Drive, and will be lining the sewer from the railroad tracks on Liberty to German Street. This project is about a year out. The Water Authority is aware of the project. Dave

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WBCA Cont.:

Szakelyhidi commented that it's an opportunity to replace the waterline on German Street, they are also going up Division Street. WBCA has sewer lines, Harmony Borough Water and Zelig Borough have waterlines up there but they are going to add another phase. Greg Such commented that the Stormwater Authority should look at the project.

Shared Services:

Bob Leonberg reported that limb pick-up will be Thursday, June 6th.

Parking and Signage:

Greg Such reported that Square sign is being repaired, the adhesive was bad. Frank Luek inquired if at German Street a sign could be installed saying Thru Traffic and Local Traffic with directional arrows and at the Inn to try to get those passing thru to just pass thru without going through the Square. Cath Rape commented that there is so much traffic passing thru the Square. Greg Such inquired if this was for cars in general, not just for trucks. Frank Luek responded for cars in general. Greg also inquired if this was something to discuss with the Slippery Rock group when they come to do the study. Joe Dippold inquired if a traffic study was needed. Frank Luek commented that maybe Bob (Leonberg) or Chief Miller could say where they could be mounted on the Stop Signs. Jason Sarver commented that it is a committee task. Greg Such recommended letting Slippery Rock do their study and then make changes. Greg commented on the orange diamond signs. Bob Leonberg commented that they are \$15 each but will need some new posts because we're running out of room at the top of some of the posts. Bob reported that he got a price on a sign that says 'Absolutely No Semi Trucks', they are \$116 each, new posts would be needed for those signs. Don Sims commented that the big concern is too many signs and he would like to see what the Slippery Rock group comes up with. Cath Rape commented that she would like to see some official communication with Jackson Township to see if they would put a sign near the round-about that says Mercer Street is Local Deliveries Only, more and more tractor trailers are coming down Mercer Street and then following the Truck Route to get out of town, they are going to Sysco, they are not going to Jadco and she would like to see a sign 'Local Deliveries Only'. Greg Such will talk to Chris Rearick about it.

Historic Harmony:

Kathy Luek reported that the window replacement has begun, 4 have been done so far, 4 out of 39. There will be a soft opening of the Washington Cabin 1753, formerly the Visitors Cabin, on June 15th and should have everything in place by June 29th which is Butler County History Day. June 11th at 7:00pm with Steve Cicero, the History Hobo, presenting "Fred Rogers and Other Famous Neighbors." June 15th is the House and Garden Tour from 10-5, tickets are still available with or without lunch; call the Museum or Kathy for tickets; also on June 15th the Weavers Cabin is having Fleece to Shawl demonstrations, and the Fiber Arts Festival at the Barn from 10-4. Phyllis Metz commented there is also a wedding at Grace Church on June 15th.

HBA:

Cath Rape had nothing new to report. Bob Leonberg inquired when the sandbags would be distributed. Cath responded that she emailed the HBA on the day the bags were filled, she will send another email. Joe Dippold reported that he sent the Emergency Call List to the HBA.

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Other Meetings:

Greg Such reported Jun 11th at 2:00pm will be the Commissioners Communication Meeting, and June 12th at 1:15pm will be the Stormwater Meeting. PennDOT I79 Construction Briefing date to be determined, an email was sent out with four dates listed. Greg asked if Jason Sarver and Don Sims could represent Harmony.

PUBLIC COMMENT:

Kathy Luek – Liberty Street -Kathy Luek commented that on German and Liberty Streets, there are several places where the stormwater catch basin that a dog or kid could fall down in. There is one near the railroad tracks on Liberty and one by Ziegler's old house, it is a really big ditch; they really need to be looked at. Greg Such commented that our budget is to do 3-5 catch basins per year. Don Sims asked Bob (Leonberg) to look at them.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Chief Miller reported that 2024 marks 50 years of Zelienople and Harmony doing police together.

Office:

Amy Brown reported that payment was received for the damaged Arborvitae in the Square.

Borough Director of Operations:

Bob Leonberg reported that street sweeping was done on May 21st. The crosswalks and line painting may be done on Thursday, weather permitting, or next week. He and Melanie cleaned up the pile of brush at the Canoe Launch. Bob reported that he helped with the water leak on Pittsburgh Street the first week of May. He received a quote for 4 street lights without posts, the amount is \$5,924.00 In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the purchase of 4 street lights in the amount of \$5,924. Bob reported that bids were opened for the air compressor today at 11:00am. The first bid was Jerry Sadler in the amount of \$800.00, the second bid was Rob Lewis in the amount of \$1500.01 and the third bid was Derek Walker in the amount of \$250.00 In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously accepted the bid from Rob Lewis in the amount of \$1500.01 for the Grimme Schmidt Air Compressor. Bob inquired if the trailer could be purchased outright, one of the employees is interested in it. Solicitor Matt inquired on the value of the trailer stating according to Borough Code anything over \$2,000 has to go out to bid and advertised. Matt asked for a description of the trailer, Bob stated it is a metal frame with a wooden deck, 18.5' long. Don Sims inquired on the signs the Mayor requested Bob look at. Bob Leonberg reported that the Stop signs were acceptable, some of the No Parking signs were faded.

Zoning and Codes:

Larry Reynolds reported that Mantia has until August 14th, he has been there a couple of days. Larry commented on the sanitary sewers and the Borough's Street Opening Ordinance, the ordinance states a \$50 street opening fee but it doesn't state how long. Solicitor Matt commented that typically the way a street opening ordinance is written, there is a general permit fee of \$100 or \$150 and then it is x amount per lineal foot. Amy Brown commented that she believes our Ordinances is that way, it is \$50 for the permit and additional per square foot for the bond. Greg Such read the ordinance and it does state \$50 for the permit fee and \$30 per square foot for the

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Zoning and Codes Cont.:

bond. Larry commented that it also states that for utility companies we can accept an executed indemnity bond in lieu of the cash bond. Larry also commented that he received a Zellenople's Street Opening Application and can modify it. Larry inquired how large of a section is WBCA planning on doing. Greg Such responded 2 blocks. Dave Szakelyhidi commented Beaver Street to Center Street which is Harmony or Spring Street which is Zelle's. Larry's question was how to charge for the street opening. Greg Such commented \$50 for the permit fee and \$30/square foot for the bond.

Engineer Report:

Greg Such commented that he would like to have a legal discussion in executive session. Engineer Tom Thompson reported that on the Stormwater Project they are working on details with a couple of properties to get the contract to start. Tom reported on the RACP Project the permit application has been resubmitted to Penn Dot, once approved they will be able to proceed, that will be joined with both municipalities, should have something by the end of June. Bob Leonberg inquired if they were doing something on Liberty Street. Tom Thompson responded the Stormwater Project for the inlets being repaired on Liberty below the railroad tracks was part of the stand-alone project that got pulled into our project.

Public Safety:

Phyllis Metz reported that Neal Jackson contacted her about closing Bluff Street at both ends during the Fourth of July Parade. Jason Sarver commented to make sure it is included in the Swift Reach. In a motion made by Phyllis Metz and seconded by Frank Luek, the Harmony Borough Council unanimously approved the closing of Bluff Street at both ends during the 4th of July Parade.

Business Development:

Cath Rape reported on July 10th there is a free Urban Stormwater Training class. Cath also inquired if we had anymore Street Crossing signs. Bob Leonberg responded that we have probably 4. Cath suggested putting one at Main and German for people crossing when getting ice cream, they will see it. Greg Such commented not to put the sign in the middle of the street. Cath reported that she received a big thank you from the school for participating with the students coming in. Next year they envision to incorporate the talents of student musicians who could perform at local events or offer music lessons to younger children. They have May 19, 2025 as the date for next year. Cath thanked people who helped with the students, Amy from My Dog, Michelle Myrter, Jen Janssen, Susan Franz, Beth who lives in Creekside, Lisel, Joan Szakelyhidi, Susie Altemus, Frank Luek, adding we couldn't have done it without them.

Personnel:

Greg Such had nothing new to report, Jason Sarver commented that he needs to put together a committee meeting.

Finance:

Joe Dippold had nothing new to report.

Streets:

Don Sims had nothing new to report.

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Facilities:

Dave Szakelyhidi reported that the back door is really sticking, it was unlocked but stuck. The Water Authority is replacing the steel door on the low service building, maybe we should replace this one, the cost is \$6,000 or \$8,000. Don Sims commented that this door does it every summer when the sun hits it. Dave commented that the frame is rusted. Jason Sarver commented that we'll fix it.

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 **\$16,846.69**

Payroll in the amount of **\$9,561.88**

General Bills Already Paid in the amount of **\$1,643.01**

Fire Tax Bills Payable in the amount of **\$15,145.93**

Parks Board Bills Payable in the amount of **\$811.42**

Parks Board Bills Already Paid in the amount of **\$56.60**

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 for an executive session to discuss a legal matter at 9:00pm, out of executive session at 9:17pm.

Adjourned: 9:18pm

As there was no further business to discuss, the Harmony Borough Council adjourned the June 4, 2024 In-person and Zoom virtual meeting at 9:18pm. In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council meeting was adjourned.

Respectfully Submitted,



Amy Brown, Recording Secretary

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

May 2024

Spoke with Mike Antonelli in reference to a paper street next to his property.

Visited Tim Eppinger at 764 Spring Street who is requesting a permit to remove an existing compost pit at the back of his property and replace it with a continuation of existing picket fence. Gave him a permit application. Spoke with Ellen Stickles who lives on Jackson Street in reference to a young man soliciting for new roofs. I explained to her that he must have a permit issued by Borough Hall and if not, to call the police.

Spoke with Tony Green of 419 East New Castle Street in reference to a fence addition. Visited the site to determine permits needed and completed the application.

Spoke with Mike Antonelli of 226 Bluff Street concerning on site retention of storm water. Explained that the Borough requires all storm water to be retained on site and that he could not attach his drains to the Borough's storm drain system. Set up an on site meeting for Tuesday 5/07.

Spoke with David Brugnone of 751 Spring Street as to expanding his garage. Visited him on site and discussed that his original plan to expand his garage would require a variance. Discussed that he has enough property to expand the garage on the house side of the existing garage. Gave him the paperwork he would need. Stopped by the office to hand in completed permit applications. Attended the HARB meeting

Met with Mike Antonelli at 226 Bluff Street to help him determine the best solution to his stormwater problems. We discussed grading of his lot and placement of dry wells. He will determine which way he wants to proceed and will get back to me for any permits required. Attended Council Meeting.

Received a call from Morgan Abramson to set up an appointment. We agreed upon Thursday morning.

Visited Morgan Adamson at 758 Spring Street. She is concerned that the development of Swamp Poodle by Jackson Township in back of her will encroach upon her property. She also questioned whether the paper street along side of her property that would be an entrance into Swamp Poodle. Stopped by the office to pick up applications. Spoke with Michelle Myrter in reference to a new sidewalk and curb cuts for Center of Harmony. Visited the site to inspect the proposed plan. Sent copies to Brett Shank to determine if the application requires HARB approval. Spoke at length with Mr. Ron Mantia as to his plans to renovate his building. He promised to have the work done by July. He also promised to rebuild the rear entrance landing, lock the building, screen the top window and remove the Man Lift. Spoke with Greg Such as to any plans for 3rd Street and report on Mantia conversation.

Spoke with Tim Eppinger concerning the required setback for his fence. Met him at 764 Spring Street and outlined the required minimum set backs. Spoke with Melanie as to the general requirements for setback for a fence around her property.

Spoke with Mr. Ron Mantia as to the required repairs to his building. We agreed to meet at the site on 5/14.

Met with Mr. Ron Mantia at his building and went over each every repair needed to bring his building into conformance with the resolution by HARB and my required structural repairs. He pleaded for some additional time to complete the trim repair, structural repairs, repairs to the back porch/stairs, removal of the man lift. I issued a permit and gave him 90 days to complete all the repairs and painting. He agreed to the time limit.

Spoke with Dana Batykefer who will be opening an new store at 528 Main Street. Explained that she will need a permit for any structural alterations to the store as well as any new signs.. She will get back to me.

Received a call from Katie Tomo as to her neighbor Sam Hopkin's lawn being over grown. I rode by the property and discovered 1/2 of the front lawn to be uncut. I called Sam and left a message to call me. .

Spoke with Spencer Farquee as to new 2nd story addition and received construction permit filled out.

Have not received a call from Sam Hopkins, so rode by his property and found the yard to be neatly trimmed.

Prepared a Second Notice of Violation for Lisa Zimmerman as to pine tree blocking traffic sightline. Delivered copy in person and sent one to Amy to send on letterhead. Spoke to Sam Hopkins who explained that his lawn mower exploded and he had to buy a new one. Received a call from Cathy Rape concerned about the house at 735 Spring Street removing an existing split rail fence and installing a new plastic picket fence. They are using the same location as the existing fence and will keep the dog area confined. I issued a permit for the replacement on 5/17/2024. Spoke at length with Mr. Brian Douphett, supervisor at Robinson Fan. Outlined the 8 foot requirement for sidewalk clearance of all trees and shrubs. He promised to get a crew on the problem by Friday.

Attended HPSIIP meeting in reference to new sanitary sewer systems to be installed along several roadways within Harmony.

Spoke with Mr. Joe O'Reilly to set up appointment on June 8th at 11:00AM for final inspection of his two apartments. Received a call from Sam Hopkins as to "Disney" type signs around his ice cream and popcorn shops. I explained he would need permits and HARB authorization.

Rode by the Robinson Fan sidewalk area. They have trimmed some of the trees back, but I feel they should do more. I called Mr., Douphett and left a voice mail. He has not called back at this time.

Respectfully submitted,

Larry A. Reynolds
Code Enforcement/Zoning Officer