

November 12, 2024

HARMONY BOROUGH Council Meeting November 12, 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

Bob Leonberg

Kevin Mikulan-ZPD

Tom Thompson

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CALL TO ORDER:

Council President, Greg Such called the November 12, 2024 Council 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 Frank Luek, the Harmony Borough Council unanimously approved the October 1, 2024 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas was unable to attend, Solicitor Jeff Ries had nothing to report. Greg Such reported that Ordinance 394 calls for a resolution when we have a new police contract and we did not do that when we renewed the Police Agreement. Matt prepared a resolution, Solicitor Jeff Ries suggested dating it for today even though the action was already taken. Greg also reported on the Stormwater Authority Resolution, the resolution has already been approved but now all of the names of the Board Members have been added on to the resolution. The Resolution was circulated around to Council to review the names of the Stormwater Authority Board Members. Cathy Rape reported that Amy sent an email out to Council about the railroad property, the parking lot at Spring and German. Cath thinks the whole parking lot should go back to the Borough and would like Solicitor Matt to look into it. Greg Such commented that the picture showed the side by McCormick's. Cath commented that they moved it to the other side and thinks it is multiple plots. Greg commented on the legal fees vs what we pay in rent per year for the lot. Don Sims suggested asking Matt at next month's meeting if he has any comment. Cath Rape commented that she would like to work towards beautifying it and making it a nice parking lot.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that no appointments are needed for this month but he did talk to Tom Tomayko about staying on the WBCA Board when his term ends, we would make the appointment in January.

Southwest Butler County Council of Governments (SWBC CoG):

Greg Such had nothing new to report.

HARB:

Dave Szakelyhidi reported that there was one Certificate of Appropriateness that HARB approved and recommends to Council.

Betty Warhola – 556 Main Street- Replacement of rear stair/landing. Structure will be treated wood (natural), decking will be synthetic deck boards (grey), risers will be synthetic deck boards (white), band boards synthetic deck boards (white), railing aluminum (black) and LED lights. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 556 Main Street.

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Harmony Water Authority:

Dave Szakelyhidi reported that the Water Authority Board made Shane Eppinger the Lead Operator at the plant and adjusted his salary to reflect that. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council approved to make Shane Eppinger Lead Operator and increase his salary \$2.00/hour. Dave also reported that the Water Authority has three people in training to get their license.

Parks Board:

Susie Altemus reported that they are gearing up for the Silvester. Susie reported that George Financial and Senior Life hosted a Bluegrass Festival, and the Parks Board received a \$900.00 donation. Susie inquired who to talk to at the Museum regarding the Press Release for the Silvester. Cath Rape and Frank Luek recommended Susie talk with Kathy Luek. It was reported that the Museum will not have a sit-down dinner during the Silvester, there will be food but not a sit-down dinner. Susie also inquired about the Fireworks contract for the Silvester. Greg Such responded that he signed it and Amy Brown commented the deposit is in the bills to be approved tonight.

Library Board:

Frank Luek reported that the Director resigned and they have a new person on board, they need to re-write some of the job description.

Planning Commission:

Greg Such reported that Larry will be out of commission for a little while due to a heart attack. We need to identify what we do temporarily until he comes back. There are three options, Jason Sarver, Sylvia Wack, Lancaster Township's Zoning Officer, and Nikki, Jackson Township's Zoning Officer; we could approach one of them to see if they want to do it. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved Jason Sarver to fill in temporarily as Harmony Borough's Zoning Officer. Council agreed to leave the Planning Commission as is for now.

In a motion made by Jason Sarver and seconded by Don Sims, the Harmony Borough Council unanimously approved Dave Szakelyhidi as the alternate to HARB if needed for a quorum.

WBCA:

Greg Such reported that there is steel up on the Administration building and the Harmony pump station got its NPDES Permits, so they can move on to the next phase of that project.

Shared Services:

Bob Leonberg had nothing new to report.

Parking and Signage:

Greg Such had nothing new to report.

Historic Harmony:

Frank Luek reported that the Christmas Market went really well on Saturday, not so good on Sunday because of the weather.

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HBA:

Cath Rape reported that their meeting was tonight at 6:30pm. They are having the holiday shopping strolls on Wednesday, December 4th and December 11th from 4:00-8:00pm, it benefits the Southwest Food Cupboard and Samaritan's Purse which is to go to the hurricane victims. Small Business Saturday is Saturday, November 30th. The Little Shops of Butler County Shopping Tour promoted by Butler County Tourism has 3 or 4 Harmony shops on it, there will be flyers out about it. Cath also reported that HBA would like another trash can on Mercer Street. Cath originally commented that this is the responsibility of whoever is putting on the event. HBA responded that during the Christmas Market the shopping district was crowded and multiple vendors were selling food making a lot of trash. They would like to know if the Borough could buy portable cardboard boxes that can be lined with drum liners and set out during events. Greg inquired who would pick up the trash. Joe Dippold inquired if HBA picked up their sandbags yet, before they requested the Borough to buy something else. Cath Rape responded no. Greg Such commented that he's not sure why the Borough would buy them since the Borough is not making money off the Christmas Market, anyone who provides food should have their own trash can. Frank Luek commented that the next time the Museum has something, he will put a barrel down by the Weaver's cabin.

Other Meetings:

Greg Such reported that November 14th is the Commissioners Communications meeting, November 13th at 1:15PM is the Stormwater meeting.

PUBLIC COMMENT:

No Public Comment

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Greg Such asked Officer Mikulan to stay for an executive session.

Office:

Greg Such reported that the company that we buy our accounting system from changed their processes and can't back up like they used to do, we need to start backing up the office pcs. Greg will look into pricing for some Cloud-based backup.

Greg also reported that the November 2025 meeting date needs to be decided as the first Tuesday is election day, and the second Tuesday is Veteran's Day, the 18th would put the December Council meeting two weeks later. Wednesday, November 12th was decided.

Borough Director of Operations:

Bob Leonberg reported that leaf pick-up is in full swing, last day for curb pick-up is next Thursday (11/21). Bob inquired what to do about the steps by the playground, they need to be replaced. We received a quote for \$4,000. There was discussion regarding doing it now or waiting until spring. Tom Thompson commented there is a very little piece of concrete to do for the playground, it is probably not a load, it would be nice to do them both at the same time so you don't have two mobilizations and can just do it all once. Bob will chain the steps off for the winter. Bob reported that the street lights are in, they have been back ordered since May. Bob and Dave Szakelyhidi will decide where to put the lights. Bob Leonberg reported on the accident on New Castle Street, a car hit a telephone pole and damaged the street, he will repair the street

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once the pole is removed with some bags of asphalt. Amy reported the vehicle owner contacted the office

Borough Director of Operations Cont.:

and said they may want to pay outright and not submit an insurance claim but were waiting for the Police Report. Bob reported that he noticed the flag in the square is getting tattered. Someone commented that the Solicitor always makes a contribution to a new flag. Solicitor Ries commented that Matt will contribute.

Zoning and Codes:

Larry Reynolds submitted his report.

Greg Such reported that we have already discussed Larry's temporary replacement. Larry was keeping an eye on Mantia's and Mantia was pushing back about the continued letters. Greg will check with Matt to see if we should continue to send the violation notice letters.

Engineer Report:

Engineer Tom Thompson reported on the Stormwater Project that he met with the contractor, he will be mobilizing here soon, and then starting. We need easements, that shouldn't be a problem to wrap up this week. Tom reported on the RACP Project, they received a request from PennDOT for the sign drawing and should be able to move forward on that project. Tom talked to Verizon who wants to add a fiber optic conduit to the project lighting green fiber and then with that we'll be able to get an updated cost.

Greg Such reported that Council needs to vote to obligate the ARPA Grant funds we received last year and the year before last. That money is going to the Stormwater Project that we are starting, it is ongoing that will be part of our offset. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved to obligate the ARPA Grant funds to the Stormwater Project.

Cath Rape inquired if the Square Project would be bid this year. Tom Thompson responded that it might be bid next month. Tom reported that they have an extra part, Zelienople, which will receive the grant for a pedestrian sign at Spring Street that they've adding into that project to add another component to it. That might actually help us with a little delay, as prices of material stabilize. Don Sims inquired when the mobilization date be that you're going to propose the contractor. Tom Thompson responded they will get their materials ordered; it will probably be April. We will give them a window of an opportunity to complete the project, 4-5 months depending on when it gets paved, you don't want the paving before April 15th so most likely it will probably say it has to be done by June 30th. We need to watch out for the 4th of July.

Public Safety:

Phyllis Metz reported that she received an Event Form for the I Love CVE run on April 26, 2025, along with their Insurance Certificate. In a motion made by Dave Szakelyhidi and seconded by Jason Sarver, the Harmony Borough Council unanimously approved the I Love CVE Race on April 26, 2025, contingent on Zelienople's approval.

Phyllis Metz reported that she received the Event Form for the Silvester on December 31st. In a motion made by Phyllis Metz and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Silvester Event on December 31st. Bob Leonberg inquired if anyone has talked to Rob from R&B, he has the ball for the ball drop, he was going to replace the burned-out lights. Bob will try to call Rob.

Phyllis Metz reported that the shuttle bus for the Christmas Market had a hard time getting up and down Liberty Street because when it got really busy there were so many cars going both ways. It was suggested to make one side no parking during the Christmas Market, it is already no

parking on one side. Someone put cones up by the corner and it helped. Phyllis commented that there were a few parking issues. Greg Such suggested writing warnings if people are parked

Public Safety Cont.:

on the wrong side of the road or parked illegally. We do not want to hit them with a \$95 fine but we want to discourage them from parking illegally. We have the Silvester coming up, we have a chance to try it out.

Business Development:

Cath Rape reported that she received two letters from the trucking company on Rt 68, where the old bus garage used to be, stating they were going out of business and inquiring if Harmony had any financial claims. Harmony Borough Water does not service them, Cath gave Amy the letters to keep on file.

Personnel:

Greg Such reported that Jason (Sarver), Phyllis (Metz), Amy (Brown) and he had a meeting with the health insurance broker, the health insurance plan increased 8% for 2025. It seems to be standard, WBCA's increased the same amount. The Personnel Committee recommends continuing with the same plan. They also recommend no discontinue with the HRA Plan, after review the only employee that used the HRA in 2024 is no longer employed with us.

Terminating the HRA Plan will save the Borough \$900 which will help offset the health insurance increase. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved renewing the current health insurance plan with the 8% increase and terminating the HRA Plan.

Finance:

Greg Such reported that there is a draft budget, Don Sims inquired on the salvageable material. Greg responded that he put \$5,000 as the last two years we've been selling items out of the garage that isn't used, like the air compressor, zero turn, and trailer. In a motion made by Joe Dippold and seconded by Don Sims, the Harmony Borough Council unanimously approved to advertise the preliminary budget. The budget can be revised after advertising if needed.

Streets:

Don Sims reported that November 21st was the last day for leaf pick up. Bob Leonberg commented that leaves can be bagged and picked up until the Friday before Christmas. Bob also commented about cars parking in two areas and that he can't get through with the leaf machine. One was Jackson and Liberty Street, and the other was on Center Street right off Division Street, it is a dually truck with an 8' bed. Jason Sarver will talk to the owners on Jackson Street and Joe Dippold will talk to the owners on Center Street and ask them not to park there when it snows so the snowplow can get through. Officer Mikulan commented that parking should be 30-feet away from an intersection. Bob also reported that he had to order a load of salt before January.

Facilities:

Greg Such reported that last month we voted to upgrade our website to be ADA compliant, which has begun and is moving along.

Grants:

Greg Such had nothing new to report.

Training & Conferences & Correspondence:

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Greg Such had nothing new to report.

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 **\$5,41.21**

Payroll in the amount of **\$12,058.50**

General Bills Already Paid in the amount of **\$68,320.18**

In a motion made by Jason Sarver 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 at 8:03PM, out of executive session at 8:24PM.

Adjourned: 8:24PM

As there was no further business to discuss, the Harmony Borough Council adjourned the November 12, 2024 In-person meeting at 8:24PM. In a motion made by Frank Luek and seconded by Don Sims, the Harmony Borough Council meeting was adjourned.

Respectfully Submitted,



Amy Brown, Recording Secretary

Monthly Activity Report
Harmony Borough Code and Zoning Enforcement

October
2024

Toured the Mantia Property to observe any progress. Prepared the 13th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 13 to Ms. Gretchen Moore. Attended the Council Meeting.

Toured the Mantia Property to observe any progress. Prepared the 14th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 14 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 15th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 15 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 16th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 16 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 17th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 17 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 18th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 18 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 19th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 19 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 19th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 19 to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 20th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 20 to Ms. Gretchen Moore. Met with Ms. Sheila Madden at 127 S Pittsburgh St. to give her a fence permit.

Toured the Mantia Property to observe any progress. Prepared the 21st Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 21 to Ms. Gretchen Moore. Met with Mr. George Riggin at 430 Harmony Way to give him a sign permit for the 652 Main Street Building. The company is Woodville House.

Toured the Mantia Property to observe any progress. Prepared the 22nd Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 22 to Ms. Gretchen Moore. Researched a lot for sale for Mr. Gunguror of Georgia for possible subdivision. I discovered that the property is triangular and not suitable for subdivision. Emailed the information to Mr. Gunguror. Received a call from Ms. Clair O'Connor from Harmony in Beaver County. I informed her that I am in Butler County and could not help her.

Toured the Mantia Property to observe any progress. Prepared the 23rd Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 23 to Ms. Gretchen Moore. Met with Mr. John Seppi of 433 East Newcastle St. in reference to a new gravel driveway along his house. We discussed the 10-foot width limits and that any wider, would require a variance.

Toured the Mantia Property to observe any progress. Prepared the 24nd Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 24 to Ms. Gretchen Moore. Met with Mr. Tom Thompson at 118 South Division Street to discuss a permit for a front porch on his home.

Toured the Mantia Property to observe any progress. Prepared the 25th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 25 to Ms. Gretchen Moore. Met with Mr. Doug Buckholz at 1105 Seneca Drive to discuss a permit for a garden shed in back of his home. Spoke with Mr. Tim Swisher from US Liner as to a Certificate of Occupancy from 15 years ago. I spoke with Amy to see if she has any such paperwork. If not, Mr. Tom McCosby may have to reissue a new Certificate of Occupancy. Spoke with Mr. Tom Thompson concerning his permit application.

Toured the Mantia Property to observe any progress. Prepared the 26th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 26 to Ms. Gretchen Moore. Spoke with Mr. Tom Thompson in reference to his approved Permit Application including the cost. Dropped the Permit off to Amy for Mr. Thompson to pick up and pay for the permit. Met with Mr. Joel Hamilton the contactor and Ms. Betty Warholá the property owner to discuss the replacement of an existing rear stair and landing at 556 Main Street. The building is in the Historic District and as such is subject to H.A.R.B. approval.

Photographed many of Harmony's historic buildings to present to the Magistrate on Tuesday. Prepared a printed presentation for the Magistrate.

Toured the Mantia Property to observe any progress. Prepared the 27th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 27to Ms. Gretchen Moore.

Toured the Mantia Property to observe any progress. Prepared the 28th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 28 to Ms. Gretchen Moore. Went with Jason Sarver to meet with Magistrate Amy Marcinkiewicz.

Toured the Mantia Property to observe any progress. Prepared the 29th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 29 to Ms. Gretchen Moore. Received a request to investigate the reason for numerous dump trucks on Spring Street containing fill for Mr. Eppinger's property. I met with Mr. Eppinger to discuss his plans to level the lot with the additional fill. He has leveled the property to the edge of the rear lot line. The area in back of his property is a "paper street" and he has not encroached upon the Borough's "paper street". He is planning to plant several oak trees and seed the entire area with grass to transform the lot into a "mini park" for his family.

Toured the Mantia Property to observe any progress. Prepared the 30th Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 30 to Ms. Gretchen Moore

Toured the Mantia Property to observe any progress. Prepared the 31st Mantia Letter and sent to Amy. Emailed a copy of Mantia # 31 to Ms. Gretchen Moore

Toured the Mantia Property to observe any progress. Prepared the 32nd Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 32 to Ms. Gretchen Moore

Toured the Mantia Property to observe any progress. Prepared the 33rd Mantia Letter and sent to Amy. Stopped by the office to sign the letters. Emailed a copy of Mantia # 33 to Ms. Gretchen Moore. Received a call from Cathy Zilaitas questioning the ownership of 502 E Grandview and 538 Main Street or lot # 420-S1-G-16. I looked up the property to discover it is Fox's Pizza, I called her back and spoke to the appraiser for the bank. I gave him all the information I had on the site. Received a call from Nathan Strum of 205 Camp Run Road. I researched the address and discovered it was actually Lancaster Township. I gave him the name of the Lancaster Code Officer and phone number.

Toured the Mantia Property to observe any progress. Prepared the 34th Mantia Letter and sent to Amy. Emailed a copy of Mantia # 34 to Ms. Gretchen Moore.

Toured Mantia property to observe any progress, Prepared the 35th Mantia letter and sent to Amy. Emailed a copy of Mantia #35 to Ms. Gretchen Moore.

Respectfully submitted,

Larry A. Reynolds
Code Enforcement/Zoning Officer