

January 5, 2026

**HARMONY BOROUGH
REORGANIZATION COUNCIL MEETING
AND REGULAR COUNCIL MEETING
January 5, 2026**

COUNCIL MEMBERS PRESENT:

Greg Such
Phyllis Metz
Frank Luek
Dave Szakelyhidi
Joe Dippold
Don Sims
Beth Bruker Walos
Mayor Cathy Rape

OTHERS PRESENT:

Susie Altemus
Ann John
Jim John
Bob Leonberg
Kevin Mikulan, ZPD

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CALL TO ORDER:

A quorum was reached and the meeting was called to order at 7:00 pm by the 2025 Council President, Greg Such. This meeting was held in-person and remotely through Teams virtual meeting.

PLEDGE OF ALLIGANCE:

SWEARING IN OF NEWLY ELECTED OFFICIALS:

Mayor Cathy Rape swore in Joe Dippold, Don Sims, and Greg Such as Council Members and Ann John as Tax Collector.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously appointed Beth Bruker Walos to Council to complete Jason Sarver's term. Mayor Cath Rape swore Beth Bruker Walso in as a Council Member.

NOMINATION FOR COUNCIL PRESIDENT:

Mayor Rape asked for nominations for President. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved Greg Such as Council President.

NOMINATION FOR COUNCIL VICE PRESIDENT:

Mayor Rape asked for nominations for Vice President. In a motion made Greg Such and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved Don Sims as Council Vice President.

NOMINATION FOR COUNCIL PRESIDENT PRO TEM:

Mayor Rape asked for nominations for President Pro Tem. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Joe Dippold as Council President Pro Tem.

The meeting was turned over to President Greg Such.

APPOINTMENTS:

Solicitor: Matt Racunas of Racunas Law Group, LLC

In a motion made by Dave Szakelyhidi and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Matt Racunas of Racunas Law Group, LLC as Borough Solicitor.

Engineer: Tom Thompson of GFT Infrastructure, Inc.

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved Tom Thompson of GFT Infrastructure, Inc. as Borough Engineer.

Authorized Check Signers: Council President Greg Such, Dave Szakelyhidi, Amy Brown and Cathy Funkhouser.

In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the authorized check signers.

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Auditor: Maher Duessel

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Maher Duessel as the Borough Auditor.

Secretary/Treasurer: Amy Brown

In a motion made by Greg Such and seconded by Don Sims, the Harmony Borough Council unanimously approved Amy Brown as the Borough Secretary/Treasurer.

Code Enforcement Officer: Melanie Fessides

In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Melanie Fessides as the Borough Code Enforcement Officer.

Depositor: Nextier Bank

In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved Nextier Bank as the Borough Depositor.

Building Inspector: TW McCosby, LLC

In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved TW McCosby, LLC as the Borough Building Inspector Company.

HARB:

Melanie Fessides - In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Melanie Fessides for the Historic Architectural Review Board.

Water Authority Board: John Rice

In a motion made by Frank Luek and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved John Rice for the Water Authority Board.

Parks Board:

Joan Szadkelyhidi – In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Joan Szakelyhidi for the Parks Board.

Planning Commission:

Frank Luek - In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously approved Frank Luek for the Planning Commission Board.

Zoning Hearing Board:

Sue Collins and Jean VonHofen – In a motion made by Don Sims and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved Sue Collins and Jean VonHofen for the Zoning Hearin Board.

Emergency Management Coordinator:

Bonnie Forsythe – In a motion made by Don Sims and seconded by Dave Szakelyhid, the Harmony Borough Council unanimously approved Bonnie Forsythe as the Emergency Management Coordinator.

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Southwest CoG Reps:

Greg Such (Primary) and Dave Szakelyhidi (Alternate) – In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved Greg Such as the Primary Rep and Dave Szakelyhidi as the Alternate Rep to the Southwest CoG.

The reorganization meeting came to a close at 7:12PM and the regular meeting began at 7:12PM.

MINUTES:

In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the December 2, 2025 and December 15, 20th Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas was unable to attend the meeting. Greg Such reported that he will give an update on a legal matter in executive session.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that they may have a new Parks Board member at next month's meeting.

Southwest Butler County Council of Governments (SWBC CoG):

Greg Such reported that the COG would like to put the bid packet for paving out earlier this year than last, last year it was put out a little late. Greg suggested we start looking at areas to pave for 2026. Dave Szakelyhidi commented about New Castle Street should be bonded by the Gas Company as they are replacing lines; they went down one side of the street as well as street crossing. Zelienople passed an ordinance if someone disturbs the street they have to pave curb to curb, maybe we should do the same. Greg Such commented that he believes our ordinance states to repave half a lane. Greg commented that the Gas Company agreed to bond the street but they inquired if they could do a blanket bond vs a cash bond and Tom (Thompson) thought that would be ok. Don Sims suggested to request a meeting on site in April and review the road condition, the work that was done, and ask their intent; we could also discuss our expectations. Bob Leonberg commented that the Gas Company is going to do Center Street. Joe Dippold inquired about Park Way for the Stormwater Project. It was suggested that the meeting would be with the Gas Company, Don Sims, Bob Leonberg, and Tom Thompson. There was some concern that the Gas Company may be done by April, Greg Such commented that the asphalt plants are closed now and the Gas Company would need to come back to pave once the asphalt plants are open.

Greg Such inquired if anyone on Council would like to attend the Fire District's Annual Banquet. Mark Gordon, Leslie Osche, Vogel's office and Stephanie Scialabba are to attend. Cath Rape commented that there is a cost to attend, Joe Dippold suggested that the Borough pay for a council rep to attend. Greg Such commented that he will RSVP for 1.

HARB:

Dave Szakelyhidi reported that there wasn't any new business at last night's HARB meeting.

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Harmony Water Authority:

Dave Szakelyhidi had nothing new to report.

Parks Board:

Susie Altemus reported that while the Silvester went very well, there was an issue with runners not staying in the lane. There were 365 runners for the 5K, 72 for the Fun Run, 181 females, 179 males, the youngest female was 9 yrs old and the oldest female was 75 yrs old; and the youngest male was 8 yrs old and the oldest male was 78 yrs old. Susie reported that the 1 mile run went well. Frank Luek commented that there were still issues with cars driving on Jackson Street, Greg Such commented that there were cars on Wood Street as well. Bob Leonberg commented that there were cars parked on German Street when he was in plowing and suggested a one-way-out on Spring Street/First Street. Phyllis Metz commented that cars were parked on both sides of Spring Street back to 3rd Street. Phyllis suggested more buses for more shuttles, possibly one at Sysco and Steam Fitters. Cath Rape commented that the Passavant bus was free but the ABC school buses are \$900/day. Cath Rape thanked Phyllis for putting the Silvester in the Borough News. Susie reported that there are Silvester shirts for sale at \$5.00. There was an issue with the ball drop, a kid unplugged the ball. Greg Such expressed concern on the lights being turned out in the Square and an elderly couple coming out of the Lagerhaus Bakery onto the step in the dark. Joe Dippold commented that he will take care of it. Susie also reported that someone came out of the old fire house into the Square before the crowd left and suggested reminding people of the side exit to avoid going into the Square.

Library Board:

John Ziegler was unable to attend the meeting.

Planning Commission:

Greg Such had nothing to report.

WBCA:

Greg Such reported that the Admin building is almost finished and that a small punch list needs to be finished. Their board meeting has been postponed until January 15th.

Storm Water Authority:

Greg Such reported that as part of the Capital Improvement Plan, we need to prioritize our stormwater projects. Enclosed in Council's packet is a spreadsheet and a list of projects in priority order. Our prioritized projects will be put together with Evans City, Jackson and Zellenople, and then get reprioritized. Dave Szakelyhidi commented on Division Street and WBCA, Greg commented that it is a priority; and that he and Tom (Thompson) prioritized the list. Joe Dippold inquired about the Lost Railroad Park. Dave Szakelyhidi commented that the Lost Railroad was owned by the B&O Railroad by Twin Lakes, there was an amusement park there, the dam was breached and the thought was to use it as a water impoundment for the Stormwater Authority. Cath Rape commented that the Lost Railroad property is located closer to H.P. Starr than to Twin Lakes. Don Sims inquired on the ownership of the lake. Dave Szakelyhidi commented that it used to be owned by B&O Railroad but isn't sure if it is privately owned now. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the projects in priority order as presented to Council and to turn the list to the Stormwater Authority.

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Shared Services:

Bob Leonberg reported that he used Jackson's and Zelie's plow trucks when our plow truck was down. Greg Such commented that he thanked Chris Rearick and Allan Osterwise from Jackson for the use of their truck.

Parking and Signage:

Greg Such had nothing new to report.

Historic Harmony:

Frank Luek commented that Kathy (Luek) isn't the President anymore, Denise Rodgers is. Cath Rape will let Denise know that she is on the agenda, Greg Such commented that she can send a paper report.

Harmony Business Association:

Cath Rape reported that the HBA is on hold until they can talk to the Lower Harmony Business Association and/or Zelianople Business Association.

Other Meetings:

Greg Such reported that the Stormwater Authority Meeting will be January 12th at 4:00PM, and a CoG Meeting at 3:00PM, and the Commissioners Communications Meeting will be January 15th at 1:15PM.

PUBLIC COMMENT:

No public comment.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Amy Brown had nothing to report.

Borough Director of Operations:

Bob Leonberg reported that he and Melanie have been plowing snow, there are no issues with the truck. The two lights by the Borough building have been rewired and are working again. Bob also reported that four new street lights have been ordered. Greg Such congratulated Bob and Melanie on rewiring the lights and keeping the streets clear.

Zoning and Codes:

Report submitted. (attached)

Cath Rape reported that Mantia called her and stated he will get the machine off the property this week. Cath inquired if there were any fines pending? Greg Such commented that Larry (Reynolds) sent all the letters and Matt (Solicitor Racunas) followed up with Mantia's Attorney a couple of times, Melanie has not been involved with Mantia.

Frank Luek commented that Mantia should be cited for not cleaning snow from the sidewalk, Greg commented that this will need to be discussed with Melanie (the new Zoning Officer).

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Engineer Report:

Engineer Tom Thompson was unable to attend. Greg Such reported that there is a change order for the Stormwater Project. Material costs went up, specs changed and the cost came down. Don Sims inquired who requested the change. Greg Such commented that some of the changes resulted from changing the routing and some places that the piping was changed. In a motion made by Don Sims and seconded by Joe Dippold, the Harmony Borough Council unanimously approved the change order for the Stormwater Project. Greg Such reported that Tom Thompson gave a rough estimate on the Stormwater part of the Multimodal Spring Street Project but no pricing for paving. Cath Rape commented that Jackson Township claims that they will redo Spring Street because of their developing, there will be more construction with the lots being sold and houses being built, the street will be paved, and broke down, and commented that someone needs to get all the projects together. Dave Szakelyhidi commented on the Multimodal Project on Spring Street from First Street to Second Street and replacing the sidewalk. Greg Such commented if we start that, how far do we go and does Jackson Township wanted to participate?

Public Safety:

Phyllis Metz reported that she hasn't received the Event Form for the Shamrock Shuffle yet and will contact the Rotary. Phyllis will also contact Neal Jackson to get the Certificate of Insurance for the Shamrock Shuffle.

Business Development:

Cath Rape inquired on the dimensions in the Square and the swing radius for a school bus. Don Sims suggested to call the bus garage to inquire on the swing radius. Dave Szakelyhidi commented that Tom Thompson looked into the cast iron barriers for the Square and they are shipped from the UK. Greg Such commented that a design is needed for the Square before barricading it off. Don Sims, Greg Such and Cath Rape will meet to come up with some design ideas for the Square. Cath Rape comment that the trucks come into the Square and try to turn where they are not supposed to be and suggested a bump out in the Square which would allow buses to turn but not trucks. Cath also suggested to change signage by Evergreen Mill Road that says Trucks - No Left Turn. Frank Luek commented that the Borough would need to change the Truck Route Ordinance. Cath Rape suggested that Jackson Township put signage by the round-about that says No Trucks – Local Delivery Only. Greg Such commented that he reached out to LTAP for suggestions.

Personnel:

Greg Such reported that a Chairman is needed for the Personnel Committee and was hoping Beth would take it as she has personnel experience. Dave Szakelyhidi reported that Cathy (Funkhouser) handles personnel issues for the Water Authority. After discussion, Beth Bruker Walos agreed to be the Chairman for the Personnel Committee.

Finance:

Greg Such suggested a 3% raise across the board for all employees. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved a 3% raise across the board for all employees, affective this pay period (being submitted tomorrow, 1/6/26). Greg Such reported on the 2026 Tax Rate Ordinance, there is a half millage increase for the EMS. The Local millage is 14.085, the Fire millage is 3.000 and the EMS millage is .500; the discount date of April 30th remains the same, and the penalty date of June 30th remains the same. In a motion made by Don Sims and seconded by

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Finance Cont.:

Dave Szakelyhidi, the Harmony Borough Council unanimously approved the 2026 Tax Rate Ordinance. Dave Szakelyhidi inquired if the other three municipalities increase their millage for the EMS. Greg Such commented that they either increased the half millage or will pay that amount out of their General Fund. Joe Dippold asked if the Beaver County municipalities are also contributing. Greg Such commented that part of Franklin Township and part of Marion Township are contributing.

Streets:

Don Sims had nothing new to report.

Facilities:

Dave Szakelyhidi had nothing to report.

Grants:

Greg had nothing new to report. Dave Szakelyhidi inquired if the Borough was proceeding with the new dump truck grant. Greg Such reported that the LSA Grant application has been submitted. Greg also commented that there were two Butler County municipalities that were awarded grants for snow clearing equipment in the prior year.

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 **\$10,070.62**

Payroll in the amount of **\$13,438.90**

Silvester Fund Bills Payable in the amount of **\$7,663.50**

General Bills Already Paid in the amount of **\$5,839.43**

Silvester Fund Bills Already Paid in the amount of **\$560.94**

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

Greg Such called for an executive session at 8:20PM. The group came out of executive session at 8:25PM.

Adjourned: 8:25pm

As there was no further business to discuss, the Harmony Borough Council adjourned the January 5, 2026 In-person and Teams virtual meeting at 8:25pm.

Respectfully Submitted,



Amy Brown, Recording Secretary

Zoning Report - December 2025

The resident at 306A German St. reported an issue that the resident of 306B's garbage can was blocking the sidewalk, preventing him from reaching the street when using his motorized wheelchair.

The ordinance regarding the blockage of sidewalks does not specify public/private sidewalks.

A violation notice was sent to both the resident at 306B and the landlord of both tenants.

After some back and forth with both residents, the garbage can was subsequently moved from the sidewalk, allowing full access for both residents.