HARMONY BOROUGH
COUNCIL MEETING
July 7, 2026

COUNCIL MEMBERS PRESENT:

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

OTHERS PRESENT:

Susie Altemus
Jim & Ann John
Bob Leonberg
Kathy Luek
Chief Jim Miller, ZPD
Varad Raigaonkar, Butler Eagle
Chuck Schramm
Tom Thompson
Sylvia Wack
John Ziegler

CALL TO ORDER:

Council President, Greg Such called the July 7, 2026, Council Meeting to order at 7:00PM. This meeting was held in-person and remotely through Teams virtual meeting.

PLEDGE OF ALLIGANCE:

MOMENT OF SILENCE:

A moment of silence was observed in memory of Jack Shanks, former Harmony Borough Council President. Among his accomplishments was enticing the Harmony Business Association to work together to do more promotion jointly with Council. Jack also organized the Bluegrass Festival, which lead to the summer concert series that we have today.

In a motion made by Joe Dippold and seconded by Don Sims, the Harmony Borough Council unanimously approved to donate a book to Zelienople Library in memory of Jack Shanks in the amount of $75.00

MINUTES:

In a motion made by Don Sims and seconded by Frank Luek, the Harmony Borough Council unanimously approved the June 2, 2026 Council meeting minutes.

SOLICITOR'S REPORT:

Solicitor Matt Racunas was unable to attend. Greg Such reported that the Eppinger settlement is done and they are allowed to build on that lot on Spring Street. Melanie has been instructed to put some special verbiage on that building permit to protect the Borough's rights around Fourth Street, as was negotiated in the settlement.

BOARD REPORTS/APPOINTMENTS:

Appointments:

Greg Such reported that Beth Bruker-Walos has resigned from Council. In a motion made by Dave Szakelyhidi and seconded by Don Sims, the Harmony Borough Council unanimously accepted the resignation of Beth Bruker-Walos. Greg Such thanked Beth for her service.

Greg also reported that there are two candidates interested in the council position. Cath Rape inquired if the Borough has 30 days to appoint someone. Greg Such responded that according to the PA Borough Code, Council has 30 days to appoint someone, the Borough also has a vacancy officer.

Southwest Butler County Council of Governments (SWBC CoG):

Greg Such reported that Lancaster, Jackson and Zelienople agreed to purchase a boom mower to mow along the sides of the country roads. Harmony does not have a need for a boom mower and did not participate in the purchase. The EMS oversight agreement, which is similar to the oversight agreement that we have with the fire department, still needs to be signed. Evans City and Lancaster have joined the Parks and Recreation Plan; it has now expanded to five communities. The Fire Department reported that there were three recent fires. There is a junior firefighting program that has been established, and the PA Department of Labor is scrutinizing whether they are legal or not based on labor impact. The Harmony EMS reported 370 calls. They are not only taking calls for their own area, but they are getting more calls for other areas than they used to. They are also prepping for the next truck mount for one of their ambulance bodies.

HARB:
Dave Szakelyhidi reported that there is one Certificate of Appropriateness that HARB approved and recommends to Council.
John Ziegler – 616 Wood Street - Redo the existing front steps and to add a handrail. In a motion made by Dave Szakelyhidi and seconded by Frank Luek, the Harmony Borough Council unanimously approved the Certificate of Appropriateness for 616 Wood Street.

Harmony Water Authority:
Dave Szakelyhidi reported that the Chlorine Loop Project has been completed and approved by DEP.

Parks Board:
Susie Altemus reported that Kelli Hillwig's husband Matt would also like to join the Parks Board. In a motion made by Frank Luek and seconded by Phyllis Metz, the Harmony Borough Council unanimously approved the appointment of Matt Hillwig to the Parks Board. Susie reported that the ADA ramp was not included in the DCNR Grant, there is a low bid of $7850. In a motion made by Greg Such and seconded by Joe Dippold, the Harmony Borough Council unanimously approved to finish the ADA ramp with the $7850.00 bid from Concrete Reimagined. Susie inquired if the Borough would like to keep the port-o-john in the borough lot for the remainder of the summer, the Parks Board typically has it removed after the last concert. Greg Such will talk to Sam to see if he would be willing to cover the cost. Susie Altemus reported that the Seneca Valley students came in and they did a nice job. The next concert will be on July 16th with the Lenny Smith Project and the final concert will be on July 30th with the John Burg Band.

Library Board:
John Ziegler reported that the bids for the three-season facility came out to $1.3 million, which is $270,000 over the money that the Library had. They will work with the architects to cut some of the costs and look into a low interest loan.

Planning Commission/Zoning Hearing Board:
Greg Such reported that the Planning Commission still needs a member, and the Zoning Hearing Board needs an alternate member.

WBCA:
Greg Such reported that WBCA has started to dig up Spring Street in Zelienople as part of the new Harmony Pump Station Project, and some work has been started on the pump station.
Dave Szakelyhidi reported that Charles Street has sunk where WBCA did a repair and asked Greg to bring it up at the next WBCA meeting

Storm Water Authority:
Greg Such reported that the Storm Water Authority was canceled due to not having a quorum.

Shared Services:
Bob Leonberg reported that limb pick-up will be Thursday, July 23rd.

Parking and Signage:
Greg Such reported that this will be discussed under Streets.

Historic Harmony:
Greg Such reported that Denise Rodgers was unable to attend and submitted a brief report. Denise's report stated that the History Day event was successful, the Garrison in Wood Street Park estimated about 70 attendees; and the planning for the Christmas Market has begun.

Harmony Business Association:
Greg Such reported that the Harmony Business Association has officially dissolved, there is a Lower Harmony Business Association, and the rest of the businesses that are not part of that group are trying to regroup with Zelienople.

Other Meetings:
Greg Such reported that the CoG Meeting for tomorrow, July 8th has been canceled. The Stormwater Authority Meeting will be tomorrow, July 8th at 4:00PM. The Commissioners Communications Meeting will be this week but the exact date and time is to be determined, Greg will send that information out when he gets the invite.

PUBLIC COMMENT:
Jim John-334 Second Street – Jim inquired about repairing Edmund Street and Second Street from the Water Authority's waterline repair a couple of years ago. Dave Szakelyhidi commented that the Water Authority will repave the intersection at Spring and Second where the 3 valves are sticking up but will not address the rolled curb on Edmund now. There was further discussion on the waterline repair and the temporary patch on Edmund Street. Greg Such commented that the repair on Edmund Street is a Water Authority issue and suggested Jim go to the Water Authority meeting held on the 4th Thursday of the month. Jim also inquired if the tree will be cut down at Swampoodle Park. Greg Such responded that it will not be cut down as it is not dangerous.

Chuck Schramm – 841 Edmund Street – Chuck also inquired about the repair of Edmund and Second Street adding that it was a temporary patch and it has sunk, and inquired if the rolled curb would be put back. Greg Such commented that it is not a Borough issue and suggested they go to the Water Authority meeting. Chuck commented that he is glad the Borough is not cutting the tree down at Swampoodle Park. Chuck also commented about ShuBrew shutting down the street, the neighbors are not happy with the establishment.

Rob Patinski – 840 Edmund Street – Rob commented about the Borough allowing ShuBrew to shut down First Street on Father's Day, there was no parking anywhere and his adult children could not get in to see him on Father's Day. Greg Such responded that the business has a right to promote their business.

Kathy Luek – 417 Liberty Street – Kathy commented that she had asked Council to work with Jackson Township to put a crosswalk in on Mercer Road from Berkshire Road to Old Little Creek Road and was told a crosswalk could not be put in where there isn't a sidewalk, but there is one on Mercer Street by Bergstrom's, it goes over to a gravel parking lot. Greg Such commented that the Borough did not spec that crosswalk. It is the same situation as Pittsburgh Street, Council asked the Penn Dot Rep and he said a crosswalk could not be put

PUBLIC COMMENT CONT.:

Kathy Luek Cont.:

in where there isn't a sidewalk. The Borough put pedestrian crossing signs on Pittsburgh Street. Don Sims commented that it is the same way crossing at Seneca Drive.
Frank Luek commented that there has been some question about Airbnb's in residential areas, if Harmony would allow it or if it was legally viable. Joe Dippold thought there was one on Bluff Street that the Borough asked the owner to stop but Joe said he could be misremembering. There is an Airbnb on Wood Street, however that is zoned commercial. Greg Such will check with Solicitor Matt to see if an Airbnb is allowed in a residential area in Harmony Borough.

Sylvia Wack – 118 S. Division Street – Sylvia inquired if the Wine Walk for the Library has been rescheduled. John Ziegler responded that it will be on September 19th. Phyllis Metz commented that the Library will need to submit a new Event Form. Sylvia also inquired on the length of the council member's term. Don Sims responded about a year and a half to two years.

BOROUGH STAFF REPORTS:

Police Report:

Report submitted via email.

Office:

Amy Brown had nothing new to report.

Borough Director of Operations:

Bob Leonberg reported that he had a resident on New Castle Street contact him about filling in the berm with gravel because it is a mud hole. Don Sims commented that it was green space but now it is used for parking. Council did not have an issue with Bob putting 2A on the berm to get rid of the mud hole. Robinson Fans contacted the Borough about a drainage pipe on Rt 68. Tom Thompson commented that he is waiting to see the condition of the pipe. Bob Leonberg reported that he would like to buy 30 traffic cones, the cones will have HARMONY printed on them. The cost will be split partially with the Water Authority; they will pay for 10 cones. The cost of the cones is $622.00 In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the purchase of 30 cones in the amount of $622. Bob reported that he hauled some scrap for the Water Authority and finished the water repair at German and Liberty Streets. Bob Barbish will be in tomorrow to work on Main Street to replace the pipe and put in a new catch basin at Grace Church. Greg Such commented that the pipe replacement and catch basin can be paid for from the Storm Water Authority O&E.

Zoning and Codes:

Report submitted. (attached)

Engineer:

Tom Thompson reported that he's trying to schedule a meeting with Union Brothers to see if there are any issues with the Borough's portion on their yard and the paving. The property owner and the contractor can discuss any agreements they had during the project.
Greg Such reported on the change order #5 from SET in the amount of $18,957.82. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough

Engineer Cont.:
Council unanimously approved Change Order #5 from SET. Greg Such commented that the Borough will owe about $14,000 that will be paid out of the General Fund. Tom Thompson commented that the Borough could go to Jackson Township, it should be a wash.
Tom Thompson reported that they anticipate bidding the RACP Project this month, and Council can decide what options they would like to select. Tom met with Cory Shaffer on the Spring Street Project, from German Street to the Borough line, to install ADA ramps, replace/install storm drain, water line, sidewalk, milling and paving. The grant is up to 3 million. The estimated cost without engineering fees is around $823,000. A resolution is needed to apply for the Multimodal Grant; the amount is not to exceed $900,000. In a motion made by Don Sims and seconded by Dave Szakelyhidi, the Harmony Borough Council unanimously approved the Resolution to apply for the Multimodal Grant not to exceed $900,000. Dave Szakelyhidi inquired what would happen if the storm drain collapsed on Spring Street before the grant is approved. Tom responded that the Borough would need to repair it and that cost wouldn't be eligible for the Multimodal Grant.

Public Safety:
Phyllis Metz reported that she received the Event Form on the Summer Concerts. In a motion made by Dave Szakelyhidi and seconded by Frank Luek the Harmony Borough Council unanimously approved the Summer Concerts in the Square.

Business Development:
Cath Rape reported that she received a drawing of Grace Church from Rachel, one of the Seneca Valley students who was here working. Cath would like to put the drawing in the council room.

Personnel:
Greg Such had nothing new to report.

Finance:
Joe Dippold had nothing new to report.

Streets:
Greg Such reported that SAI Consultants were here evaluating the bridge over the railroad on Main Street. They've sent their report yesterday and Greg forwarded it to Council. There are deficiencies in the bridge that need to be repaired. The repair of that bridge legally falls on the railroad and we should have Matt contact the railroad to try to get repairs made. SAI wants the Borough to post a new weight limit on the bridge of 25-ton. New signage will need to be posted at German and Main Streets and somewhere on the other end of the bridge. Cath Rape suggested to lower the weight limit to 10-ton, like every other residential street and all the trucks could just use the truck route. Greg Such commented that Tom alerted him this morning, that the Borough has an ordinance that states an 11 ton weight limit on that bridge. The State recommends the 25-ton weight limit; it may help with the truck problem. Cath inquired why the state doesn't go after the Railroad instead of the Borough having to pay someone to go after the railroad. Greg Such responded that the State will send a deficiency notice to the railroad, the Borough gets cc'd on it. Don Sims commented that there is verbiage for the signs in the email. Bob Leonberg is to get a picture and cost for the weight limit signs and Council will do an online vote.

Facilities:
In a motion made by Dave Szakelyhidi and seconded by Joe Dippold, the Harmony Borough Council unanimously approved to pay the plumbing bill to GJ Plumbing for the repair at the borough building.
Cath Rape reported that she has a call into Rome Monument to move the monument to the borough building.

Grants:
Greg Such had nothing new to report.

Training & Conferences:
Greg Such reported that training and conferences are 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 **$278,056.61**
Payroll in the amount of **$12,396.13**
General Bills Already Paid in the amount of **$6,155.97**
EMS Tax Bills Payable in the amount of **$65.04**
Fire Tax Bills Payable in the amount of **$390.12**
Parks Board Fund Bills Payable in the amount of **$2,573.89**
Parks Board Already Paid in the amount of **$1,175.00**

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 at 8:03PM. Council came out of executive session at 8:14PM.

Adjourned: 8:15pm
As there was no further business to discuss, the Harmony Borough Council adjourned the July 7, 2026, In-person and Teams virtual meeting at 8:15pm. Motion to adjourn by Don Sims and seconded by Phyllis Metz.

Respectfully Submitted,

Amy Brown

Amy Brown, Recording Secretary

Zoning Report - June 2026

- A vegetation violation was sent to 424 E. New Castle St. I believe the grass was cut before the letter was received and has not been an issue since. The ownership of the property was changing hands at the time of the violation.
- The owner of the home at 424 E. New Castle St. reached out to inquire about setbacks/regulations in regards to putting an addition on the rear of the house. The width of the lot is 55' however Harmony ordinance states that lots must be 75' in order to build on and is therefore a nonconforming structure. It was determined after conferring with our solicitor that according to our current ordinance, he would need to apply for a variance if the length of the addition was greater than half the length of the current home. Thus far, the resident has not yet applied for a permit.
- The resident at 100 S. Division St. applied for a temporary use permit for a storage pod.
- Robinson Fans reached out to see if they needed to have a permit to update their paint booth that is located inside of their building. I told them no permit was needed.
- A resident on Charles St. inquired about fence setbacks and fencing requirements for swimming pools. They do not intend to install a pool this year.
- A resident of Spring St. inquired about regulating who is allowed to drive down Oak Alley. He stated that many people were cutting through and driving at high speed down the alley. After conferring with our solicitor, it was determined based on a law that applies to planned developments, that residents of the development are only ones technically entitled to use the alleyway. However, it was made clear that the borough would not be the one to enforce that law and that any misuse of the alley would need to be reported to and handled by the police.
- A building permit was granted for an addition to the home at 227 Bluff St.

- Melanie Fessides