

**TOWNSHIP COMMISSIONERS MEETING  
AGENDA, MAY 18TH, 2022  
6:00PM**

**ANNOUNCEMENTS.**

- 1) The meeting this evening is a regularly scheduled Public Meeting and is accessible in person subject to the occupancy limits of the Township facility.
- 2) The Board of Commissioners held a Workshop Session on Monday, MAY 4, 2022, at 5:30Pm.
- 3) The Board of Commissioners held a Public Hearing at 5:00Pm on May 18, 2022, to hear public comment in regard to an Intermunicipal Liquor License Transfer.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Commissioners and Other Officials

Mrs. DeBona, President - Present

Mrs. Mylan, Vice President - Present

Mr. Angus, Commissioner - Present

Mr. Molchen, Commissioner - Present

Ms. Barlamas, Commissioner - Present

Ms. Shannon Steele, Solicitor - Present

Mr. Villella, Manager - Present

Mrs. Winne, Tax Collector/Treasurer - Present

Mr. Nordquist, Township Engineer, NIRA - Present

**Public Comment.**

***Manager Note: This Comment period is limited to Agenda Items only. All individual comments and dialogue are limited to 5 minutes.***

- I. Approval of the Meeting Minutes of **APRIL 20th, 2022.**  
**Voice Vote**  
**Motion** Barlamas **Second** Mylan
- II. **Approval of the following reports:** The Township Manager is recommending the acceptance of the following Department Reports for the month of **APRIL 2022.**
  1. Code Enforcement Department Report-

2. Road Department Report
3. Police Department Report
4. Sewage Department Report.
5. Tax Collector/Treasurer's Report as submitted for **April 2022**.

Voice Vote   Aye  

Motion   Angus   Second   Barlomas  

**III. Approval of the Accounts Payable for the month of MAY 2022**

- A) It is the recommendation of the Finance Committee to approve the **MAY 2022** Accounts Payable in the total amount of **\$ 118,799.72**

<b>General Fund</b>	<b>\$ 55,966.70</b>
<b>Wire Transfer Bond Principal and Interest U.S. Bank</b>	N/A
<b>Health Insurance</b>	<b>\$ 28,820.49</b>
<b>Developers Escrow Fund</b>	N/A
<b>Liquid Fuels</b>	<b>\$ 5681.92</b>
<b>Sewer Fund</b>	<b>\$ 27,907.98</b>
<b>Police Pension Fund</b>	<b>\$ 422.63</b>
<b>2018 Capital Program Fund</b>	<b>\$ N/A</b>
<b>TOTAL</b>	<b>\$ 118,799.72</b>

**Roll Call Vote.**

Motion   Molchen   Second   Mylan  

  Molchen     Y     Mylan     Y     Angus     Y     Barlomas     Y     DeBona     Y  

**Managers Note:** The General Fund will be reimbursed for the amounts listed by the following accounts:

**Capital Improvement Fund: \$ 16,523.93**  
**American Rescue Fund: 11,794.84**  
**TOTAL: \$ 27,918.77**

**IV. Consent Agenda**

*Those matters included under the consent agenda are self-explanatory and are not expected to require further review or discussion. Items will be enacted by one motion. If discussion is desired by any member of the Board of Commissioners, that item must be removed from the consent agenda and considered separately:*

- 1) Approving a Resolution authorizing the President of the Harmony Township Commissioners to execute the State and Local Fiscal Recovery Funds Recipient Agreement with the Beaver County Commissioners approving the Agreement and authorizing the filing of the Application with the Commissioners resulting in the allocation in the amount of \$421,000.00, and to provide such additional information as may be required from time to time.
- 2) Approving the appointment of Owen Pella as Code Enforcement Officer for a period of one (1) year. Pella Code Enforcement shall be compensated at the rate of \$18.00 per hour.
- 3) Approving the appointment of HMT and Associates as Zoning Officer and Property Maintenance Inspector for residential sales and rental inspection program. The Agreement shall be subject to the approval of the Solicitor. The Agreement shall be for a period of six (6) months and subject to review by the Board of Commissioners.

**Voice Vote:** Aye

#### **IV. NEW BUSINESS**

##### **Community Development Committee**

- 1) A Motion authorizing a Resolution 1-5-18-22 authorizing the Intermunicipal transfer of a liquor license to the Safran Brothers Shop N Save.

##### **Roll Call Vote**

**Motion** Angus **Second** Mylan

**Mylan** Y **Molchen** Abstain **Barlamas** Y **Angus** Y **DeBona** Y

Matt Molchen abstains because he is a spokesperson for Shop N Save and is related to the owner of the Harmony Beer Mart.

- 2) A Motion to authorize Betsy Miller, 1401 8<sup>th</sup> Street Ext., Ambridge, PA. 15003 to acquire the following properties from the Beaver County Tax Repository maintained by the Tax Claim Bureau in the amount as listed. The successful bidder shall purchase the properties sixty (60) days after the Board of School Directors has approved the purchase and satisfy all taxes for the years 2020, 2021, 2022 on or before July 01, 2023, and each year thereafter as prescribed by law.

Parcel: 64-002-0801.000

Reputed Owner: LaLonde, Darrell G. and Brenda L.

Owner Address: UNKNOWN

Location: Harmony Township

Repository Sale: \$1739.41

Parcel: 64-002-0800.000

Reputed Owner: LaLonde, Darrell G. and Brenda L.

Owner Address: UNKNOWN

Location: Harmony Township

Repository Sale: \$1844.03

Parcel: 64-002-0808.000  
Reputed Owner: DeLuca, John  
Owner Address: UNKNOWN  
Location: Harmony Township  
Repository Sale: \$2124.81

Parcel: 64-002-0809.000  
Reputed Owner: DeLuca, John  
Owner Address: UNKNOWN  
Location: Harmony Township  
Repository Sale: \$2270.25

Taxes: The owner, Betsy Miller shall be responsible for all taxes for tax years 2020,2021,2022 on or before July 1, 2023, and each year thereafter as prescribed by law. The exoneration and abatement of the taxes shall be contingent upon the Board of School Directors taking like action.

**Roll Call Vote**

**Motion** Barlamas **Second** Angus  
**Molchen** Y **Barlamas** Y **Angus** Y **Mylan** Y **DeBona** Y

- 3) A Motion to accept the recommendation of the Harmony Township Planning Commission and the Beaver County Planning Commission to approve the Lot Consolidation Plan for Luigi and Nicole Paliani, 1145 Rice Avenue, Ambridge, PA. 15003 pertaining to Parcels 64-02-221 and 64-02-223. The Harmony Township Engineer, NIRA has recommended approval of the Plan subject to the applicant satisfactorily addressing any comments made by the Harmony Township and the Beaver County Planning Commissions.

**Roll Call Vote**

**Motion** Molchen **Second** Barlamas  
**Barlamas** Y **Angus** Y **Mylan** Y **Molchen** Y **DeBona** Y

**VI. Reports**

- A. **Township Manager's Report.** The Manager has submitted updates to the Board of Commissioners on a regular basis from the last meeting.  
B. **Consulting Engineer's Report.** An Engineers Report for the month of April/May 2022 has been submitted.  
C. **Solicitor's Report.** The Solicitor invoice has been entered for services and setting forth the work performed for the month of April/May 2022.

**VII. Elected Officials' Report**

Connie Barlamas will review what is going on with a slow computer in the municipal building and wants to get a second opinion.

Terry Mylan mentioned that with the hiring of the new code enforcement officer, if a citizen sees a code violation, they should say something.

Glen Angus reminded about a police vigil that was at 9:00 that evening

Matt Molchen said that some new playground equipment is on the way and there is a fundraiser at the Eagles on Saturday night.

Grace Debona announced the Township is in preliminary discussions with Conway, Baden, and Freedom police departments to look at reorganizing the police forces. Emphasized that these are fluid, preliminary discussions.

**VIII. Public Comment.** The Public is invited to comment on any item of interest.

*All individual comments and dialogue are limited to 5 minutes.*

- Marcia Lehman - 1) Duquesne light took tops off of trees and one tree came down and fell against bottom wires, and now all the vines in the woods have grown onto the wires. She wants someone to come look at the dead tree trunk. 2) Has concerns about the current ordinances related to fracking. Harmony Township doesn't have enough continuous acres to put a frack pad, and we should update ordinances.
- Rosemary Shrum - Expressed concerns about rental properties regarding how many, how much they pay, and what are the repercussions for non-payment.
- Greg Paul - introduced Chris Furis who will be doing food and beverage at the golf course, and also they will not be moving inside.
- Fabiola Gergerich - Disagrees with the hiring of the inspections company. Supports Marcia's concerns about fracking. Asked Commissioner Molchen about the progress of the new township website and provided suggestions based on the websites of other townships.
- Jack Bedalotta -Inquired whether anything has been done on Gene/ Pash alley.
- Officer Doug Edgell - The new plate readers are a great tool and are working great. He reminded people to call 911 if they need help and not the police station, and reminded people to mark their houses so police can see it, and also to close garage doors at night
- Grace DeBona - Commented that we are going to be putting a speed sign up.

#### **IX. ANNOUNCEMENTS.**

#### **X. ADJOURNMENT**

**Motion**   Molchen   **Second**   Barlomas   **Time of Adjournment:**   6:32PM

TOWNSHIP OF HARMONY  
BEAVER COUNTY, PENNSYLVANIA  
RESOLUTION 1-5-18-22.

**A RESOLUTION OF THE TOWNSHIP OF HARMONY,  
COUNTY OF BEAVER, COMMONWEALTH OF  
PENNSYLVANIA, APPROVING THE TRANSFER OF  
RESTAURANT LIQUOR LICENSE R-20650 IN THE TOWNSHIP  
OF HARMONY**

**WHEREAS**, Act 141 of 2000 (“The Act”), which amends the Commonwealth’s Liquor Code, authorize the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of Restaurant Liquor Licensees across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code, if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

**WHEREAS**, amendments to the Liquor Code stipulate that prior to adoption of a resolution by the receiving municipality, at least one hearing is held for the purpose of permitting interested parties to state their concerns regarding the transfer of a Restaurant Liquor License into the municipality; and

**WHEREAS**, an application for the transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a restaurant liquor license into the receiving municipality.

**NOW THEREFORE, BE IT RESOLVED**, Safran Brothers, Inc. has requested the approval of Harmony Township for the proposed transfer of Pennsylvania Restaurant Liquor License R-20650, currently owned by Oh Donnas, Inc., to its facilities within Harmony Township at 2910 Duss Avenue Ambridge PA, 15003 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

**BE IT FURTHER RESOLVED**, that Harmony Township, following a public hearing held pursuant to public notice finds that the transfer of a Restaurant Liquor License into Harmony Township by Oh Donnas, Inc will not adversely affect the welfare, health, peace and morals of the Township residents.

**BE IT FURTHER RESOLVED**, that Harmony Township Board of Supervisors approve, by adoption of this Resolution, the proposed inter-municipal Liquor License transfer of Oh Donnas, Inc. from 523 Virginia Avenue Rochester PA, 15074 to 2910 Duss Avenue Ambridge PA, 15003.

RESOLUTION NO. \_\_\_\_\_  
MAY \_\_\_\_\_, 2022  
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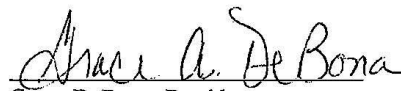
**BE IT FURTHER RESOLVED, THAT THE LICENSE TRANSFER IS SUBJECT TO APPROVAL BY THE Pennsylvania Liquor Control Board.**

PASSED AND ADOPTED by the Members of Council of the Township of Harmony, Beaver County, Pennsylvania, in public meeting this 10 day of May, 2022.

ATTEST:

  
Township Secretary

HARMONY TOWNSHIP

  
Grace DeBona, President