

## **TOWNSHIP COMMISSIONERS MEETING MINUTES**

**AUGUST 20TH, 2025**

**6:00 PM**

- 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 did not have a July Meeting.**
- 3) The Board of Commissioners held an Executive Session on August 6th, 2025, on personnel related matters.**
- 4) The Board of Commissioners Workshop Meeting was held on August 6<sup>th</sup>, 2025.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL:**

#### **Commissioners and Other Officials**

**Ms. Barlamas, President - Present**

**Mrs. Mylan, Vice President – Present**

**Mr. Angus, Commissioner -Present**

**Mr. Molchen, Commissioner - Present**

**Mrs. DeBona, Commissioner – Present via Phone**

**Mr. Garen Fedeles, Solicitor - Present**

**Mr. Villella, Manager - Present**

**Mr. Dan Barna, HRG Engineering - Absent**

**Ms. Kristen Vasilakis, HRG Engineering – Present**

**Mr. Michael Thomas, Working Foreman – Absent**

**Chief Juan Villagomez, Police Chief – Present**

#### **Residents & Guests in Attendance**

**Fabiola Gergerich – Woodland Road**

**Christine Whipple – Upper Virginia Avenue**

**Becky Homich – Beaver Road**

**John Schaefer – Ridge Road**

**M J McAdams – Woodside Drive**

**Sharon Speicher – Beaver Road**

**Jennifer Ivanisin – Wilson Avenue**

#### **Public Comment**

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

**Fabiola Gergerich- Had a few questions regarding the agenda:**

- 1. Regarding item #1 under New Business. What is the purpose of hiring an interim Manager, why is Lori not stepping into that position in the Manager's absence? The Board President explained that when the Board was notified that the Manager was leaving on sick leave, they**

had to act very quickly to bring in someone to help run the office. Kim Villella has a background in local government and the Board decided to bring her in as an independent contractor. Obviously, Lori's position will not change. She will still work in the same capacity to keep the office running smoothly. With the Office Renovations happening soon the building needs to be cleared out of 70 years of material, another person is necessary to help with this clean-out. Running the Township Office is too big for one person to handle.

2. Her next question was regarding item one under Community Development. What is the purpose of the Resolution. The Township Manager explained that this is the resolution recommended by DCED which we were asked to adopt.
3. Her final question was regarding number one under Finance. The money received for the selling of the Police Car, where is that money being allocated? The Board President explained that the Police Car was sold because it was not safe to drive. The Township has purchased two vehicles, a truck and a Ford Charger. The money from selling the Interceptor will go to the purchase of the two new vehicles previously purchased.

**Christine Whipple**-Had a correction to the agenda under New Business Personnel she recommends that Kim Villella should be changed to an independent contractor since she is not being hired by Harmony Township as an employee. The Solicitor agreed to the change and the minutes reflect this change.

#### **APPROVAL OF MINUTES**

Approval of the Minutes of the Regular Meeting of June 18th, 2025, as submitted.

Voice Vote-Motion Carried

Motion **DeBona** Second **Molchen**

- II. Approval of the following reports: The Township Manager is recommending the acceptance of the following Department Reports for the month of July and August 2025.
  1. Code Enforcement Department Report
  2. Road Department Report
  2. Police Department Report
  3. Sewage Department Report.
  4. Tax Collector's Report as submitted July 2025.

Voice Vote – Motion Carried

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

#### **III. Approval of the Accounts Payable for the month of June 2025.**

- A.) It is the recommendation of the Finance Committee to approve July and August 2025 Accounts Payable in the total amount of as listed.

	<b>JULY</b>	<b>AUGUST</b>
<b>General Fund</b>	<b>\$ 64,281.48</b>	<b>\$ 59,746.01</b>
<b>2018 GO Bond Interest /Principal U.S. Bank</b>	<b>\$ N/A</b>	<b>\$ 179,993.75</b>
<b>Health Insurance</b>	<b>\$ 36,000.92</b>	<b>\$ 36,000.92</b>
<b>Developers Escrow Fund</b>	<b>\$ N/A</b>	
<b>Liquid Fuels</b>	<b>\$ 7,190.97</b>	<b>\$ 6,050.27</b>
<b>Sewer Fund</b>	<b>\$ 55,512.62</b>	<b>\$ 109,977.42</b>
<b>Police Pension Fund</b>	<b>\$ N/A</b>	<b>\$ N/A</b>

Capital Improvement Fund	\$ 0.00	\$ 0.00
<b>TOTAL</b>	<b>\$ 162,985.99</b>	<b>\$ 391,768.37</b>

**Roll Call Vote-Motion Carried**

Motion Molchen Second Angus  
Molchen Yes Mylan Yes Angus Yes Barlamas Yes DeBona Yes

**IV. CONSENT AGENDA**

The 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) Authorizing the installation of a Handicap Parking sign in the front of the Church of Jesus Christ located at 2568 Beaver Road, Ambridge, PA 15003 to accommodate elderly church parishioners who are unable to walk far. At Sunday Church Service there may be no places for the handicapped to park.

Voice Vote – Yes  
All In Favor – Motion Carried

**V. NEW BUSINESS**

**PERSONNEL**

- 1) A Motion to approve the hiring of Kimberly Villella, an independent contractor, as interim Township Manager for 20hrs per week for the next 8 to 12 weeks while the current Manager is on sick leave.

**ROLL CALL VOTE – Motion Carried**

Motion Mylan Second Molchen  
Molchen Yes Mylan Yes Angus No Barlamas Yes DeBona Abstained

**COMMUNITY DEVELOPMENT**

- 1) A Motion authorizing the adoption of Resolution No. 2025-01-08.

Harmony Township Beaver County hereby requests a Multimodal Transportation Fund grant of \$1,767,694.00 from the Commonwealth Financing Authority to be used for Valley Road Bridge project.

Be it FURTHER RESOLVED that the Applicant does hereby designate Robert Villella, Township Manager and Constance Barlamas, President of the Harmony Township Board of Commissioners as the official(s) to execute all documents and agreements between the Township of Harmony and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Robert Villella duly qualified Administration Officer of the Township of Harmony, Beaver County, Pa, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A Resolution duly adopted by a majority vote of the Harmony Township Board of Commissioners at a regular meeting held August 20, 2025, and said Resolution has been recorded in the Minutes of the Township of Harmony and remains in effect as of this date.

**ROLL CALL VOTE – Motion Carried**

**Motion Mylan Second Angus**

**Molchen Yes Mylan Yes Angus Yes Barlamas Yes DeBona Yes**

**FINANCE**

- 1) **A Motion authorizing the acceptance of the highest bid for the 2019 Ford Taurus Interceptor for the Bid Price of \$3,500.00 from Gary Skelenar (hooper).  
Company: Mosside Auto Sales: Gary Skelenar 102 Centralia Avenue, Wall, PA 15148.**

**ROLL CALL VOTE – Motion Carried**

**Motion DeBona Second Molchen**

**Molchen Yes Mylan Yes Angus Yes Barlamas Yes DeBona Yes**

**IV. REPORTS**

**A. Township Manager's Report:**

The Manager has submitted updates to the Board of Commissioners on a regular basis from the last meeting.

1. The Manager provided the Board with information regarding a Company called True Fit Marketing. The person who helped create and maintain the Harmony Township website now works for this Company. True Fit Marketing presented a proposal regarding making regular and constant updates to the Harmony Township website. The Board will discuss whether this is something that they would like to pursue.
2. The Manager received an email from Kevin Bowser, Representative Matzie's office, regarding the numerous grant applications applied for the PA Small Water & Sewer Grant. Harmony Township has applied for (2) grants under the project. Grant (1) is for the Municipal Authority for sanitary sewer grade defects 4 & 5 and grant (2) is for Township Storm Sewers for flows from Spruce Street. Kevin would like to know which of these (2) grants Harmony Township applied for has greater priority. Obviously, both are important. However, the Board may need to prioritize one of these projects. The grants are matching on 85/15, and the Board will discuss this matter.

**B. Consulting Engineer's Report:**

1. HRG submitted a CFA Multimodal Transportation Fund application for Valley Road Bridge on 7/31. The total request for the application is \$1,767,694.00. The resolution for this grant was voted on at this meeting.
2. HRG is in the process of coordinating the preconstruction meeting with Youngblood paving for the 2025 Paving & Stormwater project. Construction is to start sometime in September. There is a change order for this project which includes paving the lower parking lot of the Township Building.

- C. **Solicitor's Report.** The Solicitor has entered their invoice for services and set forth the work is performed for the month of July August 2025. The Solicitor had no further comments.

**VIII. ELECTED OFFICIALS' REPORT**

1. Commissioner Molchen announced that unfortunately Octoberfest has been cancelled. He wished the Township Manager good Luck on his knee surgery.
2. Commissioner DeBona mentioned that school will be starting soon, please drive carefully.

3. Commissioner Angus had no comments.
4. Commissioner Mylan mentioned that there are plans for an open house for residents to tour the new Police Station and the Public Works Building. This will probably happen sometime in October. She asked the Police Chief if there are any projects he is planning regarding the school year. The Police will be performing traffic enforcement and there is a plan which include the school children "Cookies with an Officer".
5. Board President Barlamas asked the Ladies Auxiliary to check the date of November 22, 2025, for the Winterfest Celebration. Becky Homich, Ladies Auxiliary, said she would check the date and let the Board know. She also thanked the Police Department & Public Works Department on getting through the summer smoothly.

#### **VIII. PUBLIC COMMENT**

The Public is invited to comment on any item of interest. *Manager Note: All individual comments and dialogue are limited to 5 minutes.*

##### **MJ McAdams**

Asked when will construction of the Township Building begin and will this affect voting. President Barlamas explained that due to the CDBG grant, the building needs to go out for bid again. CDBG needs the Township to separate out the bathrooms. The renovations will not be mobilized till after the election. Hopefully, mobilization will start in December and will last between 3 to 4 months. Also, the clean out of the building is not going to be easy and the Police Department needs to clean out the evidence rooms. The Board will make regular updates regarding the renovation project.

##### **Fabiola Gergerich**

Mrs. Gergerich attended the AWA Board meeting on August 19, 2025 and she asked Garen Fedeles, Township Solicitor, to explain the lease AWA signed with Range Resources. Last night AWA signed a lease with Range Resources to permit oil & gas fracking on the reservoir, out in Racoon and the Township. AWA felt they had no choice; Range Resources has signed leases for most of the surrounding areas. AWA was able to put in a provision that the well drill pads are pushed back from the reservoir and drilling will be 4 to 5000 miles below the surface and the piping will be encased.

Mrs. Gergerich wanted to know why do Harmony Township residents need to apply for permits to build structures on their property? She feels that any resident should have the right to build anything they want on their property that is within reason. She would like the Board to abolish the ordinances regarding obtaining building permits for residents. The Solicitor explained that every Municipality has Ordinances and rules which residents must comply to for building structures on their property. The discussion continued between Mrs. Gergerich, the Solicitor and the Board.

**Sharon Spicher**

Ms. Spicher has an issue with the cost of a building permit she was required to obtain to make an addition to her porch roof. The building permit was \$500.00, and she feels that it is an outrageous price. The Solicitor explained that those building permit costs are set by the company code and that it is not the intention for the Township or the Code Professional to make money on permits. The discussion continued between Ms. Spicher, the Solicitor and the Township Manager.

**Christine Whipple**

Does the Township have a contract with the code company that reviews the permits? What is the code company's hourly rate? The Solicitor explained that the Township uses NBIA which is used by the vast majority in Beaver County. This is voted upon at the annual reorganization meeting. Fees are very similar across the board. Mrs. Whipple would like these fees placed on the website for the sake of total transparency. The Board agreed to discuss this matter. Also, Mrs. Whipple wanted to know the dollar amount AWA will be receiving from Range Resources for signing the lease? The Solicitor explained that AWA will receive 5 million dollars during a 5-year period (this 5 million does not include the royalties that they will receive). AWA plans to use this money for Capital Projects.

**Kim Villella**

Mrs. Villella spoke to the Board and thanked them for the opportunity to work as an independent contractor while the Township Manager is out on sick leave.

**IX. ANNOUNCEMENTS**

1. The next HT Commissioners Workshop will be on September 3<sup>rd</sup>, 2025, at 6pm.
2. Depending upon the renovation start date the September meetings may be moved to Harmony Twp VFD.
3. The Township Offices will be closed on September 1st, 2025, for the Labor Day Holiday. The Officers will re-open on September 2<sup>nd</sup>, 2025, at 8:30 am.
4. School will be opening on August 21<sup>st</sup>, 2025. PLEASE DRIVE CAREFULLY!

**X. ADJOURNMENT**

Voice Vote – Motion Carried.

Motion Molchen Second Angus

Time of Adjournment: 6:45 Pm