



BOROUGH OF CORNWALL

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AD HOC EXECUTIVE COMMITTEE FOR

H & K PLAN – THE PRESERVE AT HISTORIC CORNWALL VILLAGE

Ad Hoc Executive Committee meeting was held on Tuesday, January 26, 2010 at the Cornwall Borough Hall.

Committee Members: Paul Vranesic, Joe Lescisko, Rob Koehler, Stan Alekna,
Ray Fratini

Special Counsel: Josele Cleary

Alternate Borough Engineer: Absent

Traffic Consultant: Chris May

Fiscal Impact Consultant: Absent

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Mr. Vranesic then welcomed Bruce Conrad who is Chairman of the Cornwall Borough Municipal Authority who had requested to be on the agenda for this meeting. Mr. Conrad then spoke and indicated that the Authority has some concerns about the H&K project in light of some recent sewer capacity issues and transactions which the Authority has experienced with North Cornwall Township. He requested that the Authority be kept apprised of happenings with the project. Jon Beers then introduced himself as the engineer for the Authority. He indicated that there may be some capacity issues at the NCT Dairy Road pump station and the Snitz Creek interceptor. He indicated that he has been consulting with borough engineer Jeff Steckbeck and had asked Jeff to prepare a report on the anticipated water and sewer flows for H&K and share them with the Authority. Jeff Steckbeck then spoke. He provided an information sheet to the committee **[copy attached]** in the form of a spreadsheet showing the anticipated water consumption; sewer flows; and tapping fees for all the different land uses in the H&K project. Jeff also reported about his recent discussions with Jeremy Miller of Gannett Fleming, which is NCT Authority's engineer, about the Dairy Road Pump Station. Mr. Steckbeck has represented West Cornwall Authority and Cornwall Borough in their dealings with NCT since 1990 when

capacity agreements were put in place. The preliminary indication from Mr. Miller, which Jeff agrees with, is that there is now sufficient capacity at Dairy Road to handle H&K's extra flows. Delegating those flows to H&K may require some amendments to the existing agreements, and some transfer of excess capacity from West Cornwall Township to Cornwall Borough which would be paid for by H&K. This will continue to be investigated and finalized if H&K's new zoning gets approved. Mr. Steckbeck then talked about water service for the site. He showed a map on which the existing Borough Authority water tanks are shown with a high water elevation of 880 feet. There are parts of H&K's site which are at higher elevations, thus they could not be served from the existing borough water tanks. Two options are available to provide service. H&K can build a new water tank at one of the several higher points on their site, accompanied by pressure control valves at lower elevations. The alternate option is for H&K to build pressure booster pumping stations at three or four locations. The selected alternative would be subject to review and approval by the Authority. Steckbeck further indicated that H&K would have to prepare a complete subdivision plan set, of likely more than 200 drawings, which would get submitted to the Authority for their review and approval. That would be the time when all the issues will need to get worked out. Steckbeck will be attending the next Authority meeting on February 15th to give this same presentation to the full Authority Board so that their concerns are addressed and the future process can be explained. It should be noted on the spreadsheet that the tapping fees to be paid by H&K to the Borough Authority will exceed six million dollars. The Authority will not have to pay for any site improvements, thus there is a positive fiscal impact to the Authority and its customers.

3. The Borough's Traffic Consultant, Chris May, provided a Review of Traffic Issues which are as follows:
 - a) There will be limited vehicle access in Phase 3 onto Rexmont Rd.
 - b) "Big Hill" Development access from Rexmont Road onto Iron Valley Drive. Mr. Alekna raised the question that he doesn't think the Iron Valley Drive gate issue is for the Ad Hoc Committee to resolve. After some discussion, a motion was made by Mr. Alekna, seconded by Mr. Fratini and unanimously approved that the Iron Valley Drive Gate issue will not be resolved by the Committee, but by the Homeowner's Association and Mr. Byler. This issue is now off the table.
 - c) Provide access for the three (3) residents who live on the turn at Burd Coleman Road.
 - d) Provide both LEFT turn and RIGHT turn lanes on Route 322 leading into water park in phase 1.
 - e) Provide improvements to Ironmaster Road leading out to Route 117.
 - f) Provide a left turn lane onto Boyd Street By-pass and left turn lane into Commercial Development (Phase 5).

- g) Provide temporary construction entrance onto Boyd Street for Phase 1.
 - h) Understand that the intersection of Burd Coleman Road, Cornwall Road and Route 419 (Sacred Heart Church) will not be improved.
- Mr. May also reviewed Tom Kotay's comments (1/20/10 e-mail) regarding the Traffic Study. The reoccurring theme throughout the document was not only to get H & K to share/pay in 100% of improvements to intersection(s), signal, extra signs, guardrails, etc, but to have this in writing before the land development plan is approved.
4. Josele Cleary has indicated that for the next Ad Hoc Committee Meeting (Tuesday, February 9 Executive Session), she will have a draft agreement for the committee to review, which will incorporate these improvements.
 5. Next Ad Hoc meetings will be held on Tuesday, February 9 and 23, 2010 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to cwboro@comcast.net. **Note:** February 9th meeting will be Executive Session only.
 6. Adjourned 8:45 p.m., went into Executive Session.

Respectfully Submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Ad Hoc Committee
Borough Consultants
Cornwall Borough