

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, DECEMBER 13, 2021, AT 6:30 P.M.
IN THE CORNWALL BOROUGH GARAGE

Council President John Karinch called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council President John Karinch, Council Vice President Ron Ricard, Marie Tribioli, Bruce Conrad, Thomas Burton and Mayor Mark Thomas

ABSENT

Steve Tribioli, Al Brandt

ALSO PRESENT

Borough Manager Cody Rhoads, Highway Superintendent Tom Smith, Police Chief Brett Hopkins and Borough Engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PUBLIC COMMENT – WATER & SEWER

No comments.

WATER & SEWER BUSINESS

REPORTS

Marie Tribioli made the motion, seconded by Bruce Conrad, to approve the director's water and sewer reports. Motion passed.

PUBLIC COMMENT

Mr. Karinch thanked the residents of Toytown for their Christmas in Toytown event.

Jo Roussey, 123 Pine Street, thanked the council members who came to the Toytown event. She also thanked the police department and fire company for attending. She pointed at that Santa Claus coming was a big hit.

Irene Van Tassel, 303 Spring Hill Lane, gave her thanks to the fire company and the volunteers, as well as the council members for their service. She wanted to follow-up on the idea of sending the deed restrictions from Spring Hill Acres to the various realtor associations in the surrounding counties. She provided copies and a monetary donation for postage.

Dale Waltman, 221 Karinch Street, thanked the council for their consideration in increasing the funding for the library in 2022.

APPROVAL OF MINUTES

Thomas Burton made the motion, seconded by Bruce Conrad, to approve the minutes of the November 8, 2021 council meeting. Motion passed.

REPORTS

Ron Ricard made the motion, seconded by Marie Tribioli, to approve the reports. Motion passed.

OLD BUSINESS

FIRE COMPANY FEASIBILITY STUDY

Mr. Karinch stated that Rob Brady is looking to conduct interviews with council members and the public on either January 5th, 6th or 7th. He asked any interested residents to contact Cody Rhoads.

COFFEE WITH COUNCIL

Mr. Karinch reviewed council's plan to meet informally with the public each month. The first meeting will be on the Wednesday night prior to council meeting at 7 p.m. and the second meeting will be on the Wednesday morning after council meeting at 10:30 a.m. Only two or three council members will attend to ensure there is no quorum. Residents who wish to attend should notify the borough office. The first meeting will be on January 5th.

UPGRADES TO THE BOROUGH GARAGE

Mr. Karinch said that he, Ron Ricard and Bruce Conrad met with Bobby Dengler to discuss options for improving the garage. Mr. Karinch said he is creating a committee that consists of himself, Bruce Conrad, Bruce Harris and Ray Fratini to oversee any improvements.

NEW BUSINESS

PUBLIC HEARING FOR ORDINANCE 2021-4 (STREET VACATIONS)

Mr. Karinch opened the public hearing on Ordinance 2021-4, which will vacate a portion of Oak Street, Laurel Alley and Finch Alley.

Mark Dutchess, 304 Spring Street, asked what impact that would have on an event such as Christmas in Toytown. Mr. Karinch said that it would be up to the individual homeowners if they would want to allow such an event to take place, but the consensus appeared to be that everyone would be ok with it.

ADOPT ORDINANCE 2021-4

Bruce Conrad made the motion, seconded by Thomas Burton, to adopt ordinance 2021-4. Motion passed.

ADOPT 2022 FINAL BUDGET

Bruce Conrad made the motion, seconded by Ron Ricard, to adopt the 2022 budget. Motion passed.

AUTHORIZE SIGNING OF SUNOCO CLOSE OUT AGREEMENT, ESCROW RELEASE

Mr. Karinch asked if the borough had heard from Sunoco about any money offered. Mr. Rhoads stated that Sunoco was offering \$75,731.28 to close out the project. The borough will have to release \$12,515.19 from the Sunoco escrow and \$21,314 from the general fund.

Mr. Rhoads stated that Solicitor Cleary recommended two minor changes to the agreement, so he was requesting authorization to sign the agreement once those changes are made.

Mr. Rhoads stated that Tom Smith had reviewed the roads where the work was done and felt they did not need to be resurfaced at this time. It was decided that the borough would request that Sunoco pay that money towards the replacement of the Tice Lane bridge.

Mr. Ricard asked where the rest of the money was going to come from. Mr. Rhoads stated that funds could be used from the Capital Reserve Fund or borrowed.

Ron Ricard made the motion, seconded by Marie Tribioli, to authorize signing the close out agreement with Sunoco once it is approved by Solicitor Cleary. Motion passed.

AUTHORIZE SOLICITOR TO REPRESENT BOROUGH AT ZONING HEARING

Marie Tribioli made the motion, seconded by Bruce Conrad, to authorize Solicitor Cleary to represent the borough at the zoning hearing for 308 Spring Hill Lane. Motion passed.

CORRESPONDANCE RELATED TO 310 SPRING HILL LANE ZONING ISSUES

Mr. Karinch reviewed the issues at 310 Spring Hill Lane, mainly that the garage was not built according to the permit and is not in compliance.

Mr. Ricard asked if there were any other issues. Mr. Karinch stated that there was also a woodshed built without a permit, but that could be rectified by getting a permit from the county. Mr. Ricard asked, when a permit is approved, who follows up to confirm that they are built to specification? He was told that this does not happen currently. Mr. Karinch suggested that might be necessary moving forward.

Mayor Thomas felt that inspections would be too invasive and that if a resident does not follow the permit, then they should have to face repercussions.

Mr. Conrad thought it would be a good idea to have the Planning and Zoning Commission review the idea of inspections.

Ms. Tribioli stated that Lebanon County Planning only issues the permit if it meets criteria, but they do not follow up in any manner. She said that people will do what they want to, and they should be accountable for any missteps.

Cathy Jackson, the owner of the garage, stated she would be in favor of the inspection because it would have saved her this issue.

Bruce Conrad made a motion, seconded by Ron Ricard, to refer the issue about inspections to the Planning and Zoning Commission. Motion passed.

Mr. Conrad asked if there was any way personal diplomacy could be used to mediate this situation. Mr. Karinch said that an agreement would still not absolve the property owner from following the borough's ordinances.

Stan Alekna, 732 Aspen Lane, stated that other people have made complaints about the commercial operation at 308 Spring Hill Lane, so any agreement between Ms. Jackson and that owner would not work.

After further discussion about how to proceed, Bruce Conrad made the motion, seconded by Marie Tribioli, to file an enforcement notice against 310 Spring Hill Lane. Motion passed.

AUTHORIZE INSPECTION OF STORMWATER PIPES AT SHA ENTRANCE

Tom Smith stated that there are two steel pipes, one of which is four foot wide and one which is five foot wide, that are showing their age. He would like to get them inspected to ascertain their integrity and prepare for the future. Ron Ricard made the motion, seconded by Marie Tribioli, to authorize the inspection. Motion passed.

DISCUSS PURCHASE OF TWO ACRES ON KRALL PROPERTY

Mr. Karinch stated that the first offer from council was for one acre of land. After it was surveyed, it was determined that a little over two acres would be purchased because it did not make sense for the Kralls to retain ownership of the stream on the other side of the borough's purchase.

There was discussion about what compensation should be offered for the two acres. Ron Ricard made the motion, seconded by Bruce Conrad, to offer \$31,000 to the Kralls for the two acres of land. Motion passed.

DISCUSS OPTIONS FOR KUBOTA FRONT DECK MOWER

Mr. Smith stated that the cost for replacement was \$25,800 to replace the 2007 Kubota or \$5,000 to repair it. Mr. Smith stated that the highway department keeps their mowers for a long time. They currently use a 1982 for some mowing. He had no issues repairing the mower but wanted council to be aware of the situation. Ron Ricard made the motion, seconded by Bruce Conrad, to authorize the repair of the 2007 Kubota. Motion passed.

RESOLUTION 2021-3 (2022 TAX RATE)

Marie Tribioli made the motion, seconded by Ron Ricard, to approve the millage rate of 2.25 for 2022. Motion passed.

RESOLUTION 2021-4 (2022 RATES)

Ron Ricard made the motion, seconded by Bruce Conrad, to approve the 2022 rates. Motion passed.

SET MONTHLY MEETING DATE FOR ZONING HEARING BOARD

It was recommended that a monthly meeting date be set for the Zoning Hearing Board. Ron Ricard made the motion, seconded by Thomas Burton, to establish a set date for the Zoning Hearing Board to meet each month if necessary. Motion passed.

AUTHORIZE CLOSING THE OFFICE BETWEEN CHRISTMAS AND NEW YEAR'S

Ron Ricard made the motion, seconded by Marie Tribioli, to authorize closing the borough office between Christmas and New Year's. Motion passed.

AUTHORIZE HIRE OF PT POLICE OFFICE

Chief Hopkins requested permission to hire Stanley Finicle as a part-time police officer. He will replace Dan Erdman, who Chief Hopkins recognized for seven great years of service to the borough. Ron Ricard made the motion, seconded by Bruce Conrad, to hire Stanley Finicle as a part-time police officer. Motion passed.

AUTHORIZE HIRE OF FT HIGHWAY DEPARTMENT LABORER

Mr. Karinch stated that the highway committee will be interviewing candidates for the open position tomorrow. He requested permission for the highway committee to offer the preferred candidate the position and ratify it at the January meeting. Bruce Conrad made the motion, seconded by Ron Ricard, to authorize the highway committee to make an offer. Motion passed.

ADJOURNMENT

With no further business to conduct, Marie Tribioli made the motion, seconded by Ron Ricard, to adjourn the meeting at 7:39 p.m. Motion passed.

Cody Rhoads
Secretary