

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, FEBRUARY 12, 2024, AT 6:30 P.M.
AT CORNWALL BOROUGH HALL

Council Vice President Beth Yocum called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council Vice President Beth Yocum, Council Pro Tem Bruce Conrad, John Karinch (via Zoom), Thomas Burton, Tony Fitzgibbons, Nathan Walmer and Mayor Mark Thomas

ALSO PRESENT

Borough Manager Cody Rhoads, Police Chief Brett Hopkins, Borough Engineer Chad Smith and Borough Alternate Engineer Josh Weaber

ABSENT

Council President Bruce Harris

PUBLIC

Meeting attendance sheet is attached hereto.

PUBLIC COMMENT

Ms. Yocum said that the generator for the police station was ordered. The public works department will pour a concrete pad and trench for the natural gas line extension.

Ray Fratini, chairman of the Planning Commission, informed Council he would like to meet with the alternate engineer and one or two members of the public to discuss the Cornwall Properties subdivision plan and lake resort community text amendment outside of the monthly meeting.

Julie Bowman asked Mr. Fratini if he planned to look at both of those items holistically. Mr. Fratini said he didn't know if he had enough time before the next meeting to do so.

Jeremy Zimmerman asked if there was any update on the PRL building. Mr. Rhoads said the borough has not received anything to date.

Greg Roussey said that he brought up the idea of cluster homes at the Planning Commission meeting and asked if that was something that they could consider.

Rob Anspach stated that there was a car going 100 mph on Boyd Street today and asked what was being done to curtail speeding.

Ron Ricard mentioned that there are cameras used in other states that record speeders and issue fines. It was thought that those would not be legal in Pennsylvania.

APPROVAL OF MINUTES

Bruce Conrad made the motion, seconded by Thomas Burton, to approve the minutes of the January 8, 2024 council meeting. Motion passed.

REPORTS

Ms. Yocum read the budget report for January. Bruce Conrad made the motion, seconded by Tony Fitzgibbons, to approve the reports. Motion passed.

OLD BUSINESS

CORNWALL UNITED 4 RESPONSIBLE DEVELOPMENT – TEXT AMENDMENT

Ms. Yocum stated that the amendment was submitted to County Planning after last month's meeting and there has been no response to date. Jeremy Zimmerman confirmed that they had 45 days to comment and asked if it could be on the agenda for next month.

NEW BUSINESS

CONSIDER SUBMITTING REQUEST TO PENNDOT FOR BRAKE RETARDER PROHIBITION ON PORTION OF ROUTE 322

Mr. Rhoads stated that a resident asked that a brake retarder prohibition be requested from Penn DOT for a portion of Route 322 that borders Spring Hill Acres. Mr. Rhoads provided a map outlining the area.

Tony Fitzgibbons made the motion, seconded by Bruce Conrad, to send a letter to PennDOT requesting that they conduct a study to determine if the outline portion of Route 322 could have a brake retarder prohibition placed on it. Motion passed.

CONSIDER AUTHORIZING UPDATED BANK SIGNERS

The updated bank signers would be Bruce Harris, Beth Yocum, Bruce Conrad, Cody Rhoads, and Janelle Salem.

Thomas Burton made the motion, seconded by Tony Fitzgibbons, to approve updating the authorized bank signers. Motion passed.

CONSIDER AUTHORIZING FULL RELEASE FOR BEN MARTIN LETTER OF CREDIT

Chad Smith said that he performed a final inspection, and everything contained in the letter of credit was completed. He recommended releasing the remaining amount of \$5,250.

Bruce Conrad made the motion, seconded by Tony Fitzgibbons, to authorize the full release of Ben Martin's letter of credit. Motion passed.

CONSIDER AUTHORIZING RESOLUTION 2024-2 – ADOPTING 2023 HAZARD MITIGATION PLAN

Mr. Rhoads said that the County updated the hazard mitigation plan, and they are asking the municipalities to adopt it. The council has not had the opportunity to review the full plan and would like to do so before adopting it.

Bruce Conrad made a motion, seconded by Thomas Burton, to table this item. Motion passed.

CONSIDER AUTHORIZING TRAFFIC STUDY – CULVERT STREET

Mr. Rhoads reviewed that during the planning for the Snitz Creek improvements, the culvert was identified as needing an upgrade. He did not believe it was structurally deficient, but instead that the size of the culvert was restrictive and contributing to flooding issues. To qualify for the Dirt, Gravel, and Low Volume Road Maintenance program, a traffic study needs to be conducted. The cost would be between \$500-600.

Bruce Conrad made the motion, seconded by Tony Fitzgibbons, to authorize a traffic study on Culvert Street. Motion passed.

CONSIDER DIRECTING PLANNING COMMISSION TO EVALUATE A NO TRUCK ORDINANCE FOR MINERSVILLAGE AND REXMONT ROAD

Mr. Fitzgibbons stated that he is concerned about truck traffic going through Minersville and Rexmont Road. He would like the Planning Commission to look at what could be done to mitigate truck traffic in these areas.

Thomas Burton made a motion, seconded by Bruce Conrad, to authorize the Planning Commission to review the truck policy for these areas. Motion passed.

Rob Anspach stated that there is already a sign on Boyd Street limiting trucks to local deliveries.

One resident asked if there was anyone in the police department trained to pull over a tractor trailer and do an inspection. Chief Hopkins said they do not have someone trained in that area, only in common violations. The police have stopped tractor trailers over two axles on Boyd Street.

CONSIDER POLICY TO NOT APPROVE ANY PROJECTS THAT ARE LIKELY TO DIRECT TRAFFIC ONTO IRON VALLEY DRIVE UNTIL IT IS KNOWN WHETHER IRON VALLEY DRIVE WILL REMAIN PRIVATE OR BECOME PUBLIC

Mr. Fitzgibbons said that the status of Iron Valley Drive is unclear, but it must be accounted for in the planning process. Mr. Fratini said that this is one of the bigger issues that the Planning Commission is looking at in their review of the proposed subdivision on Rexmont Road.

IRON VALLEY DRIVE HOA 1 OWNERSHIP AND POSITION

Julie Bowman, HOA 1 President, stated that HOA 1 has owned the portion of Iron Valley Drive for the past 20 years and have honored the easement for access to the golf course. She said that they have paid roughly \$40,000 in taxes for the road over that time.

Ms. Bowman said that they have installed speed signs and traffic counters. Based on the traffic study provided for the Cornwall Properties subdivision, Iron Valley Drive would see a 500% increase in trips compared to the highest traffic day. HOA 1 was respectfully asking that Council not move forward with any development if HOA 1 is not involved in the conversation.

Stan Alekna asked what HOA 1's position was on a public street compared to a private street. Ms. Bowman said they voted unanimously at their last meeting to keep it a private street.

Ms. Bowman spoke about the traffic study that was completed for the proposed subdivision. She stated that the scope of the study was reviewed, and three additional intersections were added to the study. She noted that the scope did not take any other planned developments into consideration even though there were a potential 526 potential additional units proposed by Cornwall Properties. She also had concerns that there were no intersections east of the proposed development, such as Store Lane and Rexmont Road, scoped.

Josh Weaber wanted to clarify that many of the items being talked about, such as those in the Lake Resort Community text amendment, are pure speculation because current zoning does not allow those uses. The 131-unit proposal is allowed by right. There are no other current proposed developments, which is why they could not be included in the traffic study.

COMMENTS FOR THE GOOD OF THE ORDER

Jeremy Zimmerman thanked first responders for their actions during a recent incident in Spring Hill Acres.

Matt Tsirnikas, Fire Company President, reviewed January's call numbers. He stated that one of the fire company's main concerns is the ISO rating, which is currently six (one is good, ten is bad). There are a lot of factors that are considered to determine the rating. He stated that adding another 131 homes would raise their rating to seven. He stated that additional growth would precipitate the need for new equipment. There was further discussion about the fire company's future financial needs.

ADJOURNMENT

With no further business to conduct, Bruce Conrad made the motion, seconded by Thomas Burton, to adjourn the meeting at 7:46 p.m. Motion passed.

Cody Rhoads
Secretary