

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, OCTOBER 10, 2022, AT 6:30 P.M.
AT SACRED HEART CHURCH

Council President Bruce Harris called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council President Bruce Harris, Council Vice President Bruce Conrad, Council Pro Tem Ron Ricard, John Karinch, Thomas Burton, Beth Yocum, Al Brandt and Mayor Mark Thomas

ALSO PRESENT

Borough Manager Cody Rhoads, Highway Superintendent Tom Smith, Police Chief Brett Hopkins and Borough Engineer Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto

EXECUTIVE SESSION

Bruce Harris stated that council met on Monday, October 3rd to obtain legal advice on a couple of issues.

WATER AND SEWER BUSINESS

PUBLIC COMMENT – WATER & SEWER

None

REPORTS

John Karinch made the motion, seconded by Al Brandt, to approve the water and sewer reports. Motion passed.

PUBLIC COMMENT

Mark Dutchess complimented the resurfacing of the tennis courts.

Dale Waltman stated tomorrow was the 96th year since the founding of Cornwall. He also advocated for the continued funding of the library and asked for consideration for increasing that funding.

Jeff Bamberger thanked the police department for running a speed detail recently in front of the elementary school.

John Karinch said that Frank Ryan informed him last week that Cornwall Center will be getting a roundabout. There was no timeframe given but it was thought that it would happen within the next two years.

Mark Thomas thought a roundabout was a terrible idea and suggested residents call their representatives if they have concerns.

Ron Laudeman was concerned about the impact a roundabout would have on the traffic at the school since it is already backed up during dismissal time.

Jeremy Zimmerman asked if the borough would be able to have their own traffic study as it relates to the roundabout. Since it is a state road it is likely PennDOT would use their study.

Mr. Karinch responded to a previous concern about a potential fire at a proposed warehouse. He spoke with two members of the fire company, including the chief, and they did not have any major concerns. They felt it would be hard to determine what they would be dealing with until they know what is being built. Tom Sheridan said that he has provided information from experts on warehouse fires and the severity of them. He reiterated his points from the planning commission meeting.

APPROVAL OF MINUTES

Al Brandt made the motion, seconded by John Karinch, to approve the minutes of the September 12, 2022 council meeting. Motion passed.

REPORTS

John Karinch made the motion, seconded by Al Brandt, to approve the reports. Motion passed.

Mr. Harris read the budget report for September 2022.

Stan Alekna asked how the borough is expected to end the year. Mr. Rhoads said he expected revenue to exceed the expenses.

OLD BUSINESS

CONSIDER APPOINTING PARKS AND RECREATION STEERING COMMITTEE

Mr. Conrad said that the Parks and Recreation committee consisting of Beth Yocum, Thomas Burton and himself would be serving. He introduced Cheyenne Tobias, Michael Brunner, Ann Boyer, Kathy McMinn and Adam Szajda as the other members of the steering committee. The group will have future meetings for public input.

The timeline for completion is April 1st as that is the deadline for the state grants.

NEW BUSINESS

CONSIDER AUTHORIZING REDUCTION IN LETTER OF CREDIT FOR CORNWALL JUNCTION

Mr. Rhoads stated that Cornwall Junction requested a reduction in their letter of credit which is currently \$1,554,440. The borough's alternate engineer, Josh Weaber, inspected the improvements and recommended that the letter of credit be reduced to \$381,400.

Mr. Burton asked how many properties were completed. Mr. Rhoads stated that roughly a quarter of the houses have been built. Mr. Burton did not think there should be a reduction at this time.

John Karinch made the motion, seconded by Bruce Conrad, to approve reducing Cornwall Junction's letter of credit from \$1,554,440 to \$381,400. Motion passed 6-1 with Thomas Burton opposed.

CONSIDER AUTHORIZING RESOLUTION 2022-12 – SETTING POLICE PENSION CONTRIBUTION AT 1%

Al Brant made the motion, seconded by John Karinch, to authorize Resolution 2022-12 setting the Police Pension contribution rate at 1% for 2023. Motion passed.

CONSIDER AUTHORIZING TRICK OR TREAT NIGHT – OCT. 27, 6-8 P.M.

John Karinch made the motion, seconded by Bruce Conrad, to authorize Thursday, October 27th as Trick or Treat Night from 6 p.m. to 8 p.m. Motion passed.

CONSIDER AUTHORIZING FORMATION OF UCC APPEALS BOARD IF NECESSARY

Mr. Rhoads explained that the County has a Uniform Construction Code (UCC) appeals board that would hear borough cases. Since the borough no longer uses the County for zoning services, they are unwilling to hear any UCC appeals. Currently, there is an issue with the Alden Mansion that needs to go before the appeals board. Mr. Rhoads is hopeful that he can work out an agreement with the County but asked for authorization to form a Borough Appeals Board if necessary. The Board must consist of an engineer, architect, or other tradesperson. Rob Anspach and Ron Laudeman volunteered to serve if needed.

John Karinch made the motion, seconded by Al Brandt, to authorize the formation of a UCC Appeal Board if necessary. Motion passed.

BUS GARAGE PARTNERSHIP WITH CLSD

Mr. Conrad stated that he contacted Dr. Domencic, superintendent of the Cornwall-Lebanon SD, a few months ago to discuss the possibility of the borough leasing the bus garage property for recreation purposes. The school district was receptive to the idea and the two sides have been working towards an agreement since that time.

CHRISTMAS IN TOYTOWN – DEC. 3, 4-8 P.M.

Mr. Rhoads stated that this year's event will be held on Saturday, December 3rd from 4 p.m. to 8 p.m. Santa Claus will be in attendance, there will be a few food trucks and other activities are planned. The committee that oversees the event asked if police could provide a presence as they did last year.

CAMP ROCKY CREEK

Attorney Colleen Gallo was representing Camp Rocky Creek along with Phil Tipton. Ms. Gallo was in attendance because the Camp is aware that there is consideration being given to changing the zoning on a parcel of land near the Camp that would allow for a warehouse. The Camp was worried about the safety entering and exiting their property.

Mr. Brandt asked Ms. Gallo if she had an idea how far the new road would be from the entrance to the Camp. He thought it would be at least a mile further down the road. There was a back-and-forth discussion about which intersections would be impacted, but Ms. Gallo reiterated that she was there representing Camp Rocky Creek and only wished to express their concern about the safety of those using their facility. She asked that council consider those concerns when they consider whether to grant the request for rezoning.

CORNWALL UNITED 4 RESPONSIBLE DEVELOPMENT

Jeremy Zimmerman was in attendance to represent Cornwall United 4 Responsible Development, which is a recently formed group that hopes to provide a singular voice for all the issues raised at the various meetings related to any potential rezoning.

Mr. Zimmerman spoke about the letter of support Borough Council sent to PennDOT for a potential access to Route 322. He was seeking clarification as to what position Borough Council was taking regarding the access.

Mr. Harris explained that no matter what development occurs on that parcel, Council is in favor of access off 322 so that traffic does not use Boyd Street. That was the purpose of the letter to PennDOT.

Mr. Zimmerman stated that the plan submitted to PennDOT did not have an asphalt or rock crushing plan on it. He felt that the borough would be best served to hire their own traffic engineer to review the plans.

Mr. Harris said that there are several concerns that would have to be addressed before any project moves forward.

Mr. Conrad envisioned this group would work extensively with the ad hoc committee.

Mr. Brandt clarified that access to 322 did not guarantee a change in zoning.

Tom Sheridan was disappointed in what he perceived to be the lack of concern regarding safety.

COMPREHENSIVE PLAN UPDATE

Jeff Steckbeck stated that the group has been meeting to work on the update and reviewed what they have done so far. Mr. Steckbeck stated that another option would be to join the Cornwall-Lebanon Regional Comprehensive Plan which was adopted in 2013.

The municipalities of North Cornwall, North Lebanon and South Lebanon use this plan. West Cornwall and Cornwall were originally involved in the process but dropped out during its creation. West Cornwall recently signed onto this plan. The committee felt it would be beneficial to review the plan and consider signing onto it as well. Mr. Steckbeck said the participating municipalities are in favor of updating the plan in 2023. The plan is created by an unbiased party, which was Gannet Flemming in 2013. Mr. Steckbeck felt that they would be interested in submitting a proposal to do the update as well.

Greg Roussey serves on the Comprehensive Plan Committee and said it would be beneficial to explore that option.

Karen Groh, president of the Lebanon Valley Chamber of Commerce, felt that a regional approach would be beneficial as well.

TICE LANE BRIDGE UPDATE

Mr. Steckbeck said that the surveying and geological study have been done. The next step is to get a geotechnical study done. There are two firms that normally submit quotes, but one of them is retiring at the end of the year and did not want to commit to anymore work. Mr. Steckbeck will seek out an additional quote.

COMMENTS FOR THE GOOD OF THE ORDER

Bruce Conrad reminded everyone of Coffee with Council on Wednesday at 10:30 a.m.

Karen Groh felt that a roundabout would be better suited for the Cornwall Center intersection to keep traffic moving.

Irene Van Tassel thanked the highway, fire and police for their service. .

ADJOURNMENT

With no further business to conduct, John Karinch made the motion, seconded by Al Brandt, to adjourn the meeting at 7:58 p.m. Motion passed.

Cody Rhoads
Secretary