

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, FEBRUARY 14, 2022, AT 6:30 P.M.
IN THE CORNWALL BOROUGH GARAGE

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 (via Zoom), John Karinch, Al Brandt, Thomas Burton, Beth Yocum and Mayor Mark Thomas

ALSO PRESENT

Borough Manager Cody Rhoads, Highway Superintendent Tom Smith, Police Chief Brett Hopkins, Borough Engineer Chad Smith and Borough Engineer Jeff Steckbeck (arrived at 7:05 p.m.)

PUBLIC

Meeting attendance sheet is attached hereto

PUBLIC COMMENT – WATER & SEWER

Ron Laudeman, 390 Rexmont Road, presented council with a list of water pressure readings he has been taking at his residence. He is concerned with the low pressure at his house and on that end of town. Mr. Laudeman said he is currently working with Barb Henry to address the issues.

John Karinch reviewed some of the solutions that are being looked at. The water and sewer committee will continue to monitor the situation.

WATER & SEWER BUSINESS

REPORTS

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

REMEMBRANCE

Bruce Harris remembered Jeff Marley Sr., who recently passed away. Mr. Marley was a great asset to the borough, serving the community for many years with the fire company and ambulance.

Jeff Starner said that he started at the fire company in the early 1970s and Mr. Marley was always there to help. He will be greatly missed

The audience had a moment of silence.

PUBLIC COMMENT

No comments.

APPROVAL OF MINUTES

John Karinch made the motion, seconded by Al Brandt, to approve the minutes of the January 10, 2022 council meeting. Motion passed.

REPORTS

John Karinch made the motion, seconded by Ron Ricard, to approve the reports. Motion passed.

Mr. Rhoads stated that all the reports are now included with the agenda on the website.

Mr. Harris reviewed the First Aid and Safety Patrol report for 2021 that was just received today. Mr. Harris also reviewed the Annual Report for Zoning from the Lebanon County Planning Department.

Mr. Harris read the final budget report for 2021 and the January 2022 budget report.

OLD BUSINESS

COMMITTEE APPOINTMENTS, MEETING DAY AND TIME

Mr. Harris gave each member of council a list of the committee assignments. Mr. Rhoads asked if there was a consensus for a day and time to advertise for committee meetings. John Karinch made a motion, seconded by Bruce Conrad, to advertise committee meetings for the third Monday of each month starting at 8:30 a.m. Motion passed.

ZONING

Mr. Harris stated that the Zoning Hearing Board did not uphold the borough's enforcement notice against 308 Spring Hill Lane. Solicitor Cleary did not advise taking any action until receiving the ZHB's written decision.

NEW BUSINESS

FEEDING OF FERAL CATS

Mr. Karinch stated that he was contacted by Jen Wentzel, Community Cats of Cornwall, regarding the ordinance that is in place. The group has been very successful but would like to see the ordinance amended to allow the feeding of feral cats to allow for trap, neuter, release. The cats would also have to be vaccinated and tipped.

John Karinch made a motion, seconded by Beth Yocum, to amend the nuisance ordinance to allow for the feeding of feral cats with certain restrictions. Motion passed.

COMPREHENSIVE PLAN UPDATE

Mr. Harris mentioned that the comprehensive plan was last updated in 2000. The borough should begin the process of updating the plan. Ron Ricard asked for an overview of what the plan entails. Mr. Rhoads said it is an overview of how the borough would like to see the physical development of the borough directed. Ron Ricard made the motion, seconded by John Karinch, to proceed with having planning and zoning start to explore a comprehensive plan update.

Mr. Conrad stated that this topic came up at Coffee with Council and there was someone from those sessions interested in participating in the process.

Jeff Steckbeck arrived at the meeting and gave some background on the comprehensive plan. He stated that in 2009 to 2013, five municipalities formed the Cornwall-Lebanon Regional Comprehensive Plan Committee (Cornwall, West Cornwall, North Cornwall, South Lebanon, and North Lebanon). The plan took three years to create and went through a public hearing with each planning commission, each planning commission together and then one final public meeting with public comment. Mr. Steckbeck stated that there was some anti-growth sentiment and Cornwall Borough, along with West Cornwall, did not adopt the plan. The other three municipalities did, and the plan is in place. West Cornwall adopted it last spring.

Mr. Steckbeck said council needs to form a committee, and it can be the planning commission, who will be charged with the task of coming up with the new comprehensive plan. He stated that he would serve as their adviser if council wished. Mr. Steckbeck stated that a comprehensive plan is not binding, it is a road map. Once the plan is complete, other actions such as updating the zoning map need to take place to make it effective.

BANKING PROPOSALS

Mr. Rhoads reviewed the current banking situation. He and a few council members talked with various banks in the fall at the annual Supervisor's conference. Both JBT and FCCB submitted proposals to serve as the borough's banking provider. Thomas Burton asked if the borough could use a credit union. Mr. Rhoads did not know the legality of that but said he would find out. Mr. Ricard asked if the finance committee could review this and then make a recommendation to council. Council agreed to have the finance committee review the proposals before proceeding.

IT MANAGED SERVICES

Mr. Rhoads reviewed the current IT service and pricing. The current managed service costs \$400 per month. That price point is going away and there were two options, one at \$800 per month and one at \$1000 per month. The hourly rate would be \$85 per hour. The borough usually receives 8-10 hours of IT support a month. Mayor Thomas did not think 8-10 hours a month of service was necessary. Mr. Harris did not think the hourly rate was unreasonable and felt it would be better to pay by the hour.

Jo Roussey, 123 Pine Street, asked if the borough had any personal information that could be hacked. Mayor Thomas said that any information the borough had would be public information.

After further discussion, Bruce Conrad made the motion, seconded by Al Brandt, to continue using Eagle Secure Solutions but at the hourly rate for four months to determine if the move is beneficial. Motion passed.

PROPOSALS TO UPGRADE THE WEBSITE

Mr. Rhoads stated that the topic of upgrading the website has been coming up frequently. He got two quotes from local companies to do the upgrade. Mr. Conrad stated that this is something that has come up at Coffee with Council meetings.

Mayor Thomas did not think there was any issue with the website, other than perhaps a scarcity of information.

Ms. Yocum did not think it was user-friendly. She felt that with an upgrade there could be many topics added to the website.

Mr. Burton asked what can not be done with the current website? Mr. Rhoads stated that it depends. Text can easily be added, but he does not think it could support streaming and video, which is something that has been discussed as a feature in the future.

Mr. Harris stated that he thinks the website is just old and that limits what can be done with it.

Mr. Conrad stated that he thinks the constituents should report back to the borough what improvements they would like to see by September 1st and council can act on it from there. Bruce Conrad made that motion, seconded by Thomas Burton. Motion passed.

REDUCTION IN CORNWALL MANOR (CORSON HALL) BOND

Cornwall Manor requested a reduction in their bond for the Corson Hall project. Their current bond is for \$30,922.65. ELA Group completed the inspection and recommended that \$1,500 be retained for the project. The Planning and Zoning Commission reviewed the inspection and did not feel it was necessary to retain any money for the project. John Karinch made the motion, seconded by Bruce Conrad, to release the full amount of \$30,922.65 for the Corson Hall project. Motion passed.

CHIEF HOPKINS – ACCEPT EXIT FROM DROP

The end of Chief Hopkins' Deferred Retirement Option Plan (DROP) is February 18th. Chief Hopkins will have to retire at 11:59 p.m. on February 18th and be rehired at midnight on February 19th. John Karinch made the motion, seconded by Bruce Conrad, to accept Chief Hopkins' retirement as of 11:59 p.m. on February 18th and rehire him on February 19th at midnight. Motion passed.

CORRESPONDANCE

Mr. Harris read a letter from Stan and Linda Alekna, Spring Hill Acres, commending the highway department for the excellent job they do during winter weather.

POSSIBLE ZONING ORDINANCE CHANGE – DETACHED ACCESSORY STRUCTURES FOR TOWNHOUSES

Mr. Karinch stated that recently a townhouse resident applied for a permit, but the ordinance does not allow for accessory structures on townhouse lots. A review found that there were other townhouses with existing accessory structures. Planning and zoning recommended removing this prohibition from the ordinance. Al Brandt made the motion, seconded by John Karinch, to amend the ordinance to allow accessory structures on townhouse lots. Motion passed.

PSAB ANNUAL CONFERENCE – ATTENDANCE AND VOTING DELEGATE

Mr. Rhoads requested permission to attend the annual Pennsylvania State Association of Boroughs conference to be held in Hershey from May 22-25. Mr. Burton stated he would also

like to attend. John Karinch made the motion, seconded by Bruce Conrad, to authorize Cody Rhoads to attend the conference and serve as the borough's voting delegate and Thomas Burton to attend the conference and serves as the borough's alternate voting delegate. Motion passed.

FOR THE GOOD OF THE ORDER

Mr. Harris stated that the building committee met to review what they would like to see done with the meeting space.

Mr. Karinch asked where we stood with a generator for the police station. Mr. Harris stated that the lead time for generators is eight months right now. Mr. Rhoads said that they received two quotes, one was for \$24,000 and one was for \$36,000. Council thought those prices were too high. The borough will continue to look for an affordable option.

Mr. Karinch asked for an update on the rail trail crossing lights. Mr. Rhoads said he will touch base with Jon Fitzkee and John Wengert for an update as they would be the lead for such a project.

Mr. Karinch asked about the ownership of the tunnel bridge and who would be responsible for upkeep. Tom Smith thought it was owned by the LVRT. Mr. Karinch thinks there needs to be some repairs done to the stonework.

ADJOURNMENT

With no further business to conduct, Al Brandt made the motion, seconded by John Karinch, to adjourn the meeting at 8:11 p.m. Motion passed.

Cody Rhoads
Secretary