

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, AUGUST 8, 2022, AT 6:30 P.M.
AT HEMLOCK FIELD ARCHERS

Council President Bruce Harris called the meeting to order at 6:40 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 and Mayor Mark Thomas

ALSO PRESENT

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

ABSENT

Al Brandt

PUBLIC

Meeting attendance sheet is attached hereto

PUBLIC COMMENT – WATER & SEWER

None

WATER & SEWER BUSINESS

REPORTS

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

APPROVAL OF MINUTES

John Karinch made the motion, seconded by Bruce Conrad, to approve the minutes of the July 11, 2022 and July 22, 2022 council meetings. Motion passed.

REPORTS

Mr. Karinch asked Tom Smith if the downed trees that the highway department removes are on the right-of-way. Mr. Smith said that some of them are. Generally, they will clear the road and take care of everything up to the end of the right-of-way.

Mr. Harris asked about an expense for repairing an electrical line. Mr. Rhoads stated the borough is responsible for the wires on the ramp for Route 117 and one came down recently, necessitating a repair.

Mr. Burton asked about a tree hanging on the wires across from the baseball diamond. Mr. Smith stated he believes that was taken care of now.

John Karinch made the motion, seconded by Bruce Conrad, to approve the reports. Motion passed.

Mr. Harris read the budget report for July 2022.

NEW BUSINESS

CONSIDER AUTHORIZING CONTRACT WITH KSF FOR PARK AND RECREATION MASTER SITE PLAN

Karla Farrell presented an overview of the proposal for the parks and recreation master site plan. The plan covers three parks: Minersvillage, Gosetown and the park between the elementary school and Cornwall UMC.

There will be a steering committee formed to help with the project. Once that is formed and has met, there will be a public meeting where input will be sought from the community. That information will then be used to formulate a plan and eventually will be used to pursue grants from DCNR.

Mr. Ricard asked about the schedule of payment, which Ms. Farrell answered with a timeline.

Jo Roussey commented that these are the intrinsic things that the community is looking for.

Judy Simmermon asked about the formation of the steering committee. Mr. Conrad stated that they have some names in mind that are familiar with recreation.

A resident asked if the borough would be pursuing grants for design or construction. Ms. Farrell stated that they could pursue both.

Mr. Conrad explained that the main source of the recreation fund comes from developers who pay \$1,250 per lot.

Bruce Conrad made the motion, seconded by Beth Yocum, to authorize signing a contract with KSF for a park and recreation master site plan in the amount of \$69,840. Motion passed.

RECREATION FEE

Mr. Harris reviewed the rec fee study that Jeff Steckbeck completed. Mr. Harris suggested that the recreation committee make a recommendation for the September meeting.

OLD BUSINESS

COMPREHENSIVE PLAN COMMITTEE

Mr. Harris stated that Greg Roussey, Ron Laudeman, Mark Dutchess, Bob Peterson and Dale Waltman expressed interest in participating. Mr. Harris thought Sandy Goodstein would be another good candidate but did not know if he would be interested. Council suggested appointing five members. Bruce Conrad made the motion, seconded by John Karinch, to appoint Mr. Roussey, Mr. Laudeman, Mr. Dutchess, Mr. Peterson and Mr. Waltman.

ZONING ENFORCEMENT COMMITTEE

Mr. Harris would like to appoint Stan Alekna, Cathy Jackson and Jay Furlong to the zoning enforcement committee. Mr. Karinch stated that he would like to be on it as well. Bruce Conrad made the motion, seconded by Beth Yocum, to appoint Mr. Alekna, Ms. Jackson, Mr. Furlong and Mr. Karinch. Motion passed.

TICE LANE BRIDGE

Mr. Harris stated that the Tice Lane bridge needs to be replaced. The borough served as their own general contractor in the replacement of the Rexmont Road bridge and found significant savings by doing so. Mr. Karinch suggested going that route again.

John Karinch made the motion, seconded by Bruce Conrad, to authorize Steckbeck Engineering to begin the necessary steps to work towards replacing the bridge. Motion passed.

SUNOCO AGREEMENT

Mr. Rhoads stated that he did speak with Sunoco. They had one issue with the borough's request, but their next meeting was not until tomorrow. The hope is to have everything wrapped up in 60 days.

NEW BUSINESS

ORDINANCE 2022-2 – REZONING OF IRONMASTER ROAD PARCEL

Josh Boulton, Pioneer Management, was in attendance to represent Cornwall Associates. Mr. Ricard asked if this was a private project being done by Louie Hurst or if it was a Cornwall Associates project. Mr. Boulton stated he was unsure how Mr. Hurst was handling the project, but Cornwall Associates is one of his entities.

Mr. Boulton reviewed the request which was rezoning the parcel from Planned Development (PD) to Residential Institutional (RI). Mr. Boulton stated that there has been no additional planning for the property since the request was first submitted.

A resident asked if there was a required buffer between the property and the rail trail. Mr. Boulton said they have not looked at that yet, but that there is a tree canopy ordinance that would limit how many trees they could take down.

Mr. Burton asked if all the detailed work should be done before the rezoning request. Mr. Boulton stated that the process typically starts with the rezoning request because of the cost involved. Once it is rezoned, then the risk is on the developer if the land would not be viable for development.

A resident asked if the preliminary plan of seven lots that Mr. Hurst presented previously could go higher. Mr. Harris said it could not.

John Karinch made the motion, seconded by Bruce Conrad, to authorize Ordinance 2022-2 to rezone a parcel on Ironmaster Road from Planned Development to Residential Institutional. Motion passed.

CORNWALL INN/POLICE STATION LOT ADDITION

Mr. Harris reviewed the situation with reconfiguring the lot lines between the Cornwall Inn and Cornwall Police Station. It was thought that a simple land swap would resolve the issue, but there are some additional legal steps the borough must take to complete the process while following the borough code.

After further discussion, John Karinch made a motion, seconded by Bruce Conrad, to have the solicitor draw up a new resolution to complete the land swap. Motion passed.

JASON WEIKEL, EMA COORDINATOR

Mr. Weikel introduced himself as the Borough's Emergency Management Coordinator. He stated that he has been out on three calls in the borough. They included a search near the open pit, an environmental call at the old Conrad Industries and a brush fire at Overlook and Burd Coleman. Mr. Weikel reviewed upcoming events in the county and stated that the borough manager, police chief and fire chief all have his contact information if anyone would need to contact him.

Ms. Roussey asked if there was anyway the borough could partner with the EMA on hazardous waste disposal. Mr. Weikel recommended to continue using the GRLA for that.

AD HOC COMMITTEE UPDATE

Mr. Harris gave an update on the Ad Hoc Committee's first meeting. At this point, Cornwall Properties will have to make a formal submittal as to which avenue they want to pursue and until that time, the committee will not need to meet again. Mr. Harris stated that there have been requests to add a resident of Iron Valley to the committee and he was not opposed to doing so.

Bruce Conrad made a motion, seconded by John Karinch, to appoint Nelson Zimmerman to the Ad Hoc Committee. Motion passed.

CONSIDER AUTHORIZING H+K ESCROW RELEASE

The borough has been holding \$19,581.52 in an escrow account for the H+K project. Mr. Rhoads recently made them aware of this and asked them to submit a formal request for the release, which they did.

John Karinch made the motion, seconded by Bruce Conrad, to release H+K's escrow in the amount of \$19,581.52. Motion passed.

CONSIDER AUTHORIZING ADVERTISEMENT OF STORMWATER ORDINANCE FOR MS4

The borough must update the stormwater ordinance by the end of September. Mr. Rhoads is requesting that authorization be given to advertise the ordinance for the September meeting while Steve Sherk, Steckbeck Engineering, and Solicitor Cleary continue working to finalize it.

Bruce Conrad made the motion, seconded by John Karinch, to authorize the advertisement of the stormwater ordinance for the September meeting. Motion passed.

LEBANON VALLEY RAIL TRAIL REQUEST

The borough received a letter from the LVRT requesting financial assistance with the installation of security cameras at the Cornwall Trailhead. Mr. Rhoads stated that there was not anything budgeted for the LVRT this year but \$5,000 was donated last year out of the park and recreation budget. Chief Hopkins said they have had some thefts from the parking lot.

Ron Ricard made a motion, seconded by Bruce Conrad, to donate \$1,000 from the recreation fund to the LVRT for the installation of security cameras at the trailhead.

Ron Laudeman stated that there is an issue with riders not stopping at the 419 crossing.

Cathy Jackson stated that security and safety should be constantly addressed to preserve this gem.

Jeff Bamberger asked about signals at the crossing. Mr. Harris stated that it is a good idea, but the signals were expensive. Mr. Rhoads said that the crossing comes up in every meeting he attends about road projects. He believes it will be addressed through the LVRT and PennDOT eventually.

HILLSIDE CREEK

Mr. Harris stated that council received a letter about the creek, sometimes referred to as Elizabeth Run, on Hillside overflowing and causing flooding during heavy rain. There was a question as to whether the borough could make any changes to the creek.

Mr. Karinch said since it is not borough land, they could not make any changes to the creek. The hope is that some of the other work being done downstream will alleviate some of the issue.

Mr. Harris asked if there was anyway the borough could remove the debris in the creek that is causing blockages. Mr. Karinch said the people whose land it is could so. Mr. Rhoads stated that it is very difficult to get permission from DEP to do any work in a creek or stream.

PUBLIC COMMENT

Michael Brunner asked about the possibility of batting cages at Minersville. Mr. Conrad said that it has been discussed as part of the master plan. Mr. Brunner asked how else the recreation fund gets money and Mr. Karinch said by donations, which is few and far between.

Steven Bade asked that the people who answer the phones be knowledgeable about ordinances because it states that burning needs to take place in a container.

COMMENTS FOR THE GOOD OF THE ORDER

Tom Smith stated that the paving should take place in the next week or two.

Mr. Rhoads stated that he was recently on a call for the Route 72 resurfacing project and had a lengthy discussion about the safety of the intersection with Spring Hill Lane.

Mr. Harris said that construction will hopefully be started on the new meeting room soon.

ADJOURNMENT

With no further business to conduct, John Karinch made the motion, seconded by Beth Yocum, to adjourn the meeting at 7:50 p.m. Motion passed.

Cody Rhoads
Secretary