

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, JANUARY 9, 2023, AT 6:30 P.M.
AT CORNWALL UNITED METHODIST 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 (via Zoom), Al Brandt, Thomas Burton, Beth Yocum and Mayor Mark Thomas

ALSO PRESENT

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

PUBLIC

Meeting attendance sheet is attached hereto.

WATER AND SEWER BUSINESS

PUBLIC COMMENT – WATER & SEWER

None

NEW BUSINESS

DISCUSS EXPLORATION OF JOINT AUTHORITY WITH WEST CORNWALL

Bruce Conrad stated the Water and Sewer Committee are in the very early stages of exploring the possibility of creating a joint authority with West Cornwall Township.

REPORTS

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

PUBLIC COMMENT

Mary Luca stated that on December 21st the residents from 109-115 Cornwall Hills Drive cleaned the stream that was previously mentioned as being an issue. She felt that they have fulfilled their obligation.

Greg Roussey offered a reminder that there is a Parks and Recreation meeting regarding the master plan that will be held tomorrow night.

Fred Jones stated that HOA 1 in Iron Valley met last week and were not in favor of dedicating their portion of Iron Valley Drive at this time.

Julie Bowman thanked Cody Rhoads for the assistance on Christmas Eve when power was out in the Iron Valley community.

Ms. Bowman asked if anymore thought was given to the possibility of updating ordinances to better protect the borough and its residents when it comes to construction of a mega warehouse. Mr. Harris said that the question likely can't be answered without consulting the solicitor and engineer, which he is not opposed to doing. Ms. Bowman hoped that the borough would be proactive instead of reactive when it comes to these issues. Mr. Ricard felt it was difficult to be proactive because it is hard to predict issues would be coming.

Jeremy Zimmerman also felt it would be beneficial to revisit the zoning ordinance and update it as needed.

Frank Ryan said that there is an effort in Harrisburg to rewrite the Municipalities Planning Code but there has been an increased effort in the county between municipalities so that what one does, does not adversely effect another one. That type of cooperation has resulted in the roundabout at Airport Road and Route 117.

APPROVAL OF MINUTES

Al Brandt made the motion, seconded by Thomas Burton, to approve the minutes of the December 12, 2022 council meeting. Motion passed.

REPORTS

Bruce Conrad made the motion, seconded by Beth Yocum, to approve the reports. Motion passed.

OLD BUSINESS

BRAKE RETARDERS

Mr. Harris stated that PennDOT was not going to move the location of the brake retarder signs. There was discussion about what the trucks were doing with their brakes and how to enforce the current regulations.

CORNWALL CENTER

Mr. Harris said that the borough has been unable to set up a meeting with Senator Gebhard's office yet to discuss the intersection. Ms. Bowman asked if the borough would hire a traffic engineer to review issues such as this and the Route 322 access proposed for the warehouse project. Mr. Harris' recollection was that they used a traffic engineer in the past for the H+K project. Chad Smith said that PennDOT would also review any data collected in a traffic study as well.

NEW BUSINESS

CONSIDER AUTHORIZING RELEASE OF LETTER OF CREDIT FOR CORNWALL MANOR – WOODS 2C

Bruce Conrad made the motion, seconded by Al Brandt, to authorize the full release of the letter of credit in the amount \$216,116.20 for the Cornwall Manor Woods 2C. Motion passed.

CONSIDER AUTHORIZING TIME EXTENSION FOR CORNWALL MANOR APARTMENTS

Mr. Rhoads said that Cornwall Manor is still working through the engineer's comment letter. Mr. Smith said that they are also waiting on DEP and there would likely be another time extension needed for the project.

Beth Yocum made the motion, seconded by Bruce Conrad, to accept the time extension for the Cornwall Manor Apartment project until April 30, 2023.

CONSIDER AUTHORIZING AGREEMENT WITH CLSD FOR LEASE OF BUS GARAGE PROPERTY

Mr. Conrad stated that the lease is for the 14 acres north of Route 419. The lease is for 25 years at the cost of \$1 per year. Mr. Conrad praised Dr. Domencic for his willingness to work with the borough.

Al Brandt made the motion, seconded by John Karinch, to authorize the agreement with the Cornwall-Lebanon School District for the lease of the bus garage property. Motion passed.

CONSIDER AUTHORIZING STORMWATER MANAGEMENT AGREEMENT FOR 390A REXMONT ROAD

Mr. Rhoads said that this is a standard agreement for a new residential construction.

Al Brandt made the motion, seconded by Bruce Conrad, to authorize the stormwater management agreement for 390A Rexmont Road. Motion passed.

CONSIDER AUTHORIZING RESOLUTION 2023-1 – ACT 57

Mr. Rhoads explained that Act 57 requires each municipality that enacts a real estate tax to adopt a resolution that waives penalties for homeowners who recently purchased a property and did not receive a tax bill for their new location.

Bruce Conrad made the motion, seconded by Beth Yocum, to adopt Resolution 2023-1. Motion passed.

CONSIDER AUTHORIZING RESOLUTION 2023-2 – DISPOSITION OF RECORDS

Mr. Harris explained that the borough properly disposes of records each year and a resolution is required to do so.

Beth Yocum made the motion, seconded by Bruce Conrad, to adopt Resolution 2023-2. Motion passed.

CONSIDER REAPPOINTING KATHY SANDERSON TO CIVIL SERVICE COMMISSION

Thomas Burton made the motion, seconded by Bruce Conrad, to reappoint Kathy Sanderson to a six-year term on the Civil Service Commission. Motion passed.

COMCAST FRANCHISE AGREEMENT CONCERNS

Frank Ryan said that everyone in the borough has a monthly amount tacked on their bill to pay for this fee. Mr. Ryan felt that even though the franchise agreement wasn't exclusive, it deterred other providers from doing business in the borough.

Mr. Ryan also felt that the borough was underpaid by Comcast and suggested an audit be conducted. He is going to ask the Auditor General to conduct a statewide audit.

There was discussion about Verizon being able to provide cable service to the borough. Some residents stated that Verizon workers have told them that the capability is there but they are unable to provide the signal.

Council asked that Mr. Rhoads follow up with the solicitor to see what options exist.

COMMENTS FOR THE GOOD OF THE ORDER

Mr. Burton said that the fire company is starting a membership drive. They are looking for members to provide all kinds of service, not just firefighting.

Mr. Conrad stated that Coffee with Council will be Wednesday at 10:30 a.m.

ADJOURNMENT

With no further business to conduct, Al Brandt made the motion, seconded by Thomas Burton, to adjourn the meeting at 7:30 p.m. Motion passed.

Cody Rhoads
Secretary