

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING  
HELD ON MONDAY, FEBUARY 13, 2023, AT 6:30 P.M.  
AT SACRED HEART PARISH

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

PLEDGE OF ALLEGIANCE

PRESENT

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

ABSENT

Council President Bruce Harris

ALSO PRESENT

Borough Manager Cody Rhoads, 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

CONSIDER AUTHORIZING SEWER FORGIVENESS FOR 1023 STANFORD DRIVE

Al Brandt made the motion, seconded by Ron Ricard, to authorize sewer forgiveness in the amount of \$49.55 for 1023 Stanford Drive. Motion passed.

CONSIDER AUTHORIZING SEWER FORGIVENESS FOR CORNWALL MANOR

Cornwall Manor had a major leak on their six inch line, resulting in the loss of over two million gallons of water. They paid the cost of the water but asked for sewer forgiveness in the amount of \$15,025. Ron Ricard made the motion, seconded by Beth Yocum, to approve the sewer forgiveness. Motion passed.

CONSIDER AUTHORIZING RFQ FOR HYDROGEOLOGIST

Al Brandt made the motion, seconded by Ron Ricard, to authorize the water and sewer department to solicit requests for qualifications for a hydrogeologist to investigate potential areas for well drilling in the borough. Motion passed.

CONSIDER ADOPTING ORDINANCE 2023-1

Ron Ricard made the motion, seconded by John Karinch, to adopt Ordinance 2023-1 to increase water and sewer rates to keep pace with the City of Lebanon Authority's increase. Motion passed.

## REPORTS

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

## PUBLIC COMMENT

Stan Alekna stated that the industrial operation of the rock crusher on Boyd Street has resumed, and he questioned what the borough's oversight was. Mr. Rhoads stated that Cornwall Properties did submit various documents stating that they would adhere to the conditions that were set forth when H+K operated the rock crusher. Mr. Alekna asked who would periodically inspect the facility to make sure those conditions were being met. Mr. Rhoads stated that the zoning officer, or in this case likely the alternate zoning officer, would be responsible for that.

## APPROVAL OF MINUTES

Al Brandt made the motion, seconded by Thomas Burton, to approve the minutes of the January 9, 2023 council meeting. Motion passed.

## REPORTS

Ron Ricard made the motion, seconded by Al Brandt, to approve the reports. Motion passed.

## OLD BUSINESS

### COMCAST FRANCHISE AGREEMENT CONCERNS

Mr. Rhoads spoke with the solicitor regarding the concerns that were presented last month. The solicitor stated that Verizon is well aware that they are able to operate in the borough if they wish. Mr. Ricard requested Mr. Rhoads reach out to Verizon to inform them that they are welcome to provide service to the residents.

Mr. Rhoads stated that Comcast can be audited to ensure that they are paying the correct amount for the franchise fee. He did not believe the borough has ever done so. Council requested that he gather prices for a potential audit.

## NEW BUSINESS

### EMA QUARTERLY REPORT

Jason Weikel's quarterly report was included in the packet.

### CONSIDER AUTHORIZING RESOLUTION 2023-3 – EIT REPRESENTATIVES

Al Brandt made the motion, seconded by Ron Ricard, to appoint Joshua Haines of Mt. Gretna and Bonnie Grumbine of North Lebanon as the municipal representatives for the EIT Committee for 2023. Motion passed.

### CONSIDER AUTHORIZING AGREEMENT WITH CIVICPLUS FOR EMERGENCY NOTIFICATION

Mr. Rhoads stated that the current notification system, Swift911, was recently purchased and will no longer be suitable for the borough's needs. CivicPlus offers a similar service and is also designing the new borough website, so the integration between the two would be an added benefit.

Mr. Ricard asked if individual subdivisions would be able to utilize the system. He felt it would be beneficial because there was recently an incident where someone with dementia became lost in his neighborhood. An alert would have notified the residents to help look for the missing person, who was eventually found safe.

Al Brandt made the motion, seconded by Ron Ricard, to authorize signing a contract with CivicPlus to provide emergency notification. Motion passed.

CONSIDER APPOINTING RON LAUDERMAN AS ZONING HEARING BOARD ALTERNATE

Beth Yocum made the motion, seconded by Ron Ricard, to appoint Ron Lauderman to the Zoning Hearing Board as an alternate. Motion passed.

CONSIDER AUTHORIZING PROPOSAL FOR A/V PROFESSIONAL SERVICES

Mr. Conrad reviewed aspects of the proposal which include a large screen television for presentations and video conferencing equipment to stream the meetings among other things. The proposed cost would be roughly \$47,000.

Mayor Thomas felt that the cost was high and asked if this could be tabled until the room is completed. He believed the acoustics would be much improved after the renovation, limiting the need for such a system.

Greg Roussey spoke in favor of moving forward with the A/V upgrades.

Jeremy Zimmerman suggested taking a detailed look at the proposal to see if there are items that could be cut to lower the cost. He felt it would be beneficial to be able to stream the meetings.

Mike Brunner asked if there were competitive bids. Mr. Conrad stated that it was difficult because each entity would come up with their own proposal and it would not be a similar comparison. Mr. Rhoads said that they did vet multiple firms on the front end before engaging with the current company.

Irene Van Tassel said that these are depreciating items and there are people on a fixed income. She hoped council would keep that in mind.

Mr. Alekna said that he has been coming to meetings for 25 years and he could count on one hand the number of presentations he's seen. He did not feel like that should be a deciding factor in the proposal. Mr. Conrad felt it would be used more frequently if the capability was there.

John Karinch said that this is something that needs to be done.

Mr. Roussey said that more people might attend and take interest if they were able to do so remotely.

After further discussion, it was decided to table the matter until next month.

CONSIDER AUTHORIZING RFP FOR PROFESSIONAL SERVICES TO REVIEW ZONING ORDINANCE

The Planning Commission made a recommendation to solicit Requests for Proposal to assist in reviewing the zoning ordinance for changes. There have been requests from residents to take a look at the ordinance to see what upgrades can be made.

Mr. Alekna questioned how an outside entity would know the desires of Cornwall Borough when making the changes.

Mr. Zimmerman said that the public meetings would help with determining those desires and figuring out the needs of the community.

Al Brandt made the motion, seconded by Thomas Burton, to request proposals to assist in reviewing the zoning ordinance. Motion passed.

CONSIDER AUTHORIZING RESOLUTION 2023-4 – APPLYING FOR GRANT FOR REGIONAL COMPREHENSIVE PLAN

Beth Yocum made the motion, seconded by Al Brandt, to adopt Resolution 2023-4 to apply for a grant to assist in the cost of updating the Regional Comprehensive Plan. Motion passed.

COMMENTS FOR THE GOOD OF THE ORDER

Mr. Conrad reminded the residents that Coffee with Council will be on Wednesday at 10:30 a.m.

Tom Sheridan stated that there is a sign near the intersection of Route 322 and Boyd Street that continues to get knocked down. He said it would be better if the sign was placed on the other side of the guardrail.

Mr. Sheridan also asked if the borough could contact Met-Ed to maintain the areas around the power lines to prevent outages.

ADJOURNMENT

With no further business to conduct, Al Brandt made the motion, seconded by Ron Ricard, to adjourn the meeting at 7:28 p.m. Motion passed.

Cody Rhoads  
Secretary