

North Cornwall Township
Supervisors Mid-Month Meeting
Minutes for August 20, 2019

Call to Order:

The August 20, 2019 mid-month meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 6:00 PM with the Pledge of Allegiance to the Flag. The mid-month work session meeting was duly advertised and properly posted.

General Statement: The purpose of this scheduled mid-month work session meeting is to allow the Board of Supervisors time to: listen to briefings and presentations, review development plans and projects, examine and discuss various items scheduled for approval at the next regularly scheduled meeting, but if in the best interest of the Township, the Board may choose to take action on items at this meeting.

In attendance were Michael Wahmann, Chairman, Michael Deitzler, Vice Chairman, Samuel Abram, Jr Treasurer, Thomas Long Sr., Township Manager, John Leahy, Chief of Police, Steve Sherk of Steckbeck Engineering, and Amy Leonard of Henry & Beaver, Township Solicitors.

Others in attendance: see the attached sign-in sheet.

Executive Session: Mr. Wahmann stated an Executive Session regarding legal matters was held August 6, 2019.

Public Comment: None

Plan Briefing:

DISCUSSION: Mr. DeSouza representing DeSouza Brown presented a review and highlights of the plans for Meadow Lane Farms development and asked for an extension from the Supervisors. Meadow Lane Farms development plans were approved in 2008 but were never implemented. Since 2008 DeSouza Brown has approached and been granted numerous extensions by the Supervisors. Mr. Abram presented Mr. DeSouza a specific timeline in which specific items must be accomplished for an extension to be granted. Mr. DeSouza argued the timeline was unreasonable. Mr. Abram gave Mr. DeSouza until October 31, 2019 to complete the items on the timeline.

ACTION: Mr. Abram motioned for an extension to record Meadow Lane Farms project to October 31, 2019. Mr. Wahmann seconded the motion. All voted in favor.

Township Engineer Report:

DISCUSSION: Gloninger Woods Park Electrical/Lighting Project. Mr. Sherk stated he has the Garden Spot Electric signed agreement for the parking lot lighting at Gloninger Woods Park and asked the Supervisors to sign as well so he may issue a notice to proceed. The Supervisors signed the agreement.

DISCUSSION: Mavis Tire Center – request to delay second building site work. Mr. Sherk reported Mavis Tire is asking to defer until they are ready to build, or they have a tenant for the second retail space, and at that time they will need a new plan and driveway improvements. Mr. Wahmann explained there can be no second building without roadway expansion to a three lane or PennDOT won't issue a HOP.

ACTION: Mr. Abram moved to permit the delay of the second building at Mavis Tire Center. Mr. Deitzler seconded the motion, and all voted in favor.

DISCUSSION: Chrisland Engineering – Greystone Crossing Phase 4 Letter of Credit reduction.

Mr. Sherk and Mr. Long presented a letter from Josh Weaber of Chrisland Engineering requesting the reduction in the Letter of Credit held for Greystone Crossing Phase 4 in the amount of \$250,909., leaving a balance of \$130,074. for outstanding items.

ACTION: Mr. Wahmann moved to reduce the Letter of Credit for Greystone Crossing Phase 4 to a remaining balance of \$130,074. Mr. Deitzler seconded the motion, and all voted in favor.

Approval of Minutes:

Mr. Abram moved to approve the Meeting Minutes of August 6, 2019. Mr. Deitzler seconded. All voted in favor.

Public Safety:

Police:

Chief Leahy gave his report of the department activities for the month of July. Mr. Abram questioned the Chief regarding the amount of overtime for the officers during the Expo Fair. Mr. Abram asked the Chief if the addition of another officer would help to reduce the amount of overtime. The Chief responded yes, but added all officers have court time, and court time has increased due to increased enforcement efforts. So, overtime will never be eliminated entirely.

Fire: None

Public Works:

Mr. Long stated the Consortium packet contains the annual Business Report. The recent meeting was quiet. They discussed the Hershey Farm project that was successful this year and the gained stormwater reductions. The topic of how to handle the first project that must be paid for by the Consortium was broached. Questions are raised as who will lead and how will projects be paid. Mr. Long said more discussion is to come.

DISCUSSION: Mr. Long reported he obtained three bids for the purchase of a new mid-sized dump truck with plow and spreader for the Township. The cost of the truck will be invoiced in the 2020 budget.

ACTION: Mr. Wahmann moved to authorize Mr. Long to purchase the 2019 F550 dump truck with plow and spreader from Masano Ford and outfitted by E. M. Kutz, Inc. for a total cost of \$85,882. Mr. Abram seconded the motion, and all voted in favor.

DISCUSSION: Mr. Long received a late arrival request for the Supervisors. Act One and Associates asked for the second payment for Abel Recon for the sanitary sewer projects of this past summer. The projects have been finalized and inspected.

ACTION: Mr. Abram motioned to release \$20,298. To Abel Recon. Mr. Deitzler seconded the motion, and all voted in favor.

Administration:

Mr. Long discussed the following correspondence topics:

Mrs. Gingrich is requesting to place her property in the Ag Security Area. Once the application has been received there is a 108 day wait period, and then the land is automatically placed in the program. Mr. Long has not received the application yet.

Representative Frank Ryan emailed to say House Bill #1768 is proceeding. This is in reference to the 22nd Street fund.

PennDOT Innovation day – Mr. Long noted the Supervisors are welcome to attend. Date is November 14, 2019 at the PA Farm Show Complex in Harrisburg.

Lebanon County Metropolitan Planning Organization (LEBCOMPO) steering committee meeting is August 29, 2019 and all Supervisors are welcome to attend.

Lebanon County Builders Association asked for permission to use the Snitz Park parking overflow during their event on August 22, 2019. The hours in use will be 4:30 to 8PM. Mr. Long will notify them the Supervisor's approval.

New Business:

Mr. Long presented two versions of the plaque of Mr. John Gloninger for review. The approved plaque will be placed at Gloninger Woods Park. He would like the Supervisors to choose one so he can go forward with getting a price quote.

DISCUSSION: Mr. Long presented the annual 2020 Minimum Municipal Obligation (MMO) forms. This is the Township contribution to the Police and the non-uniform pension plans.

ACTION: Mr. Wahmann moved to approve the MMO for 2020 for North Cornwall Township Police in the amount of \$301,456., and for the municipal non- union in the amount of \$38,710. Mr. Deitzler seconded the motion, and all voted in favor.

Old Business:

DISCUSSION: Mr. Long presented the letter from Mr. Lambakis requesting to vacate Lafayette Street.

ACTION: Mr. Wahmann moved to decline the request to vacate Lafayette Street as it is not in the interest of the residents of North Cornwall Township. Mr. Wahmann directed Mr. Long to work with Ms. Leonard to draft a letter to Mr. Lambakis stating the Township's reasons for the denial. Mr. Abram seconded the motion, and all voted in favor.

Solicitor's Report: None.

Public Comment: None.

Supervisors Report: None.

Mr. Wahmann motioned to adjourn at 7:14pm. Mr. Deitzler seconded the motion, and all voted in favor.

Respectfully submitted,

Thomas Long Sr.
Township Manager /Secretary

TJL/jt