

**North Cornwall Township
Mid-Month Meeting Minutes
July 20, 2021**

Call to Order:

The July 20, 2021, 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.

In attendance were Supervisors Michael Wahmann, Chairman, Ronald Sell, Vice- Chairman, Sam Abram, Jr., Treasurer, Thomas J. Long, Sr., Township Manager, Sgt. Harry Ward of NCTPD, Steve Sherk of Steckbeck Engineering and Surveying, Inc., and Amy Leonard of Henry & Beaver Law Firm.

Others in attendance are listed on the attached sign-in sheet.

Public Hearing: Liquor License Transfer

Amy Leonard explained that this public hearing is for the intermunicipal liquor license transfer from Bethel Township (Blue Mountain Golf Club) to North Cornwall Township (Mick's Lebanon, Inc.) Testimony was given from Mr. Maines, representing Mick's All-American Pub, followed by public comment. Ms. Leonard stated that this is not the final approval but rather a step in the process. The applicant must present their application to the Liquor Control Board for final approval. Mr. Abram made a motion to approve Resolution 2021-13. Mr. Sell seconded the motion. All voted in favor.

Executive Session:

An Executive Session was held on June 28, 2021. Fire Equipment Vendor Informational Meeting. No action was taken.

Public Comment:

Josh Miller stated that he sent a complaint via email to Mr. Long. Mr. Wahmann asked if he is a Township resident. He responded that "yes", he lives on Elm Street. The complaint is regarding the lack of enforcement of Issue Sign Regulations specifically relating to a residence on Oak Street. Discussion followed regarding the sign regulations. Mr. Long presented a letter to the homeowner which was drafted by the Township Zoning Officer. Mr. Abram made a motion to authorize the Township to send the letter to the homeowner at 2375 W. Oak Street. Mr. Sell seconded the motion. All voted in favor.

Several homeowners who live on Rex Avenue are concerned about the increase in traffic if Lebanon City Schools are permitted to move forward with building a new school. Mr. Sherk commented, and discussion followed. The City of Lebanon is the controlling municipality for this project. Mr. Sherk and Mr. Abram advised them to attend any meetings held by the City of Lebanon or the Lebanon School District regarding this matter.

Plan Briefing/ Presentation Request(s):

Discussion/Action: Quentin Crossing, Lot #1 LDP. Mr. Magrecky of Penn Terra Engineers presented drawings and documents for signature. 7 Cuz Beverage will be the in the main space. The Planning Commission has reviewed the plan twice. There is one waiver request regarding the preliminary plan (Section 305 a & b). Mr. Abram made a motion to approve the waiver request for Section 305 a & b). Mr. Sell seconded the motion. All voted in favor. Mr. Abram made a motion to approve the Land Development Plan for Lot #1 Quentin Crossing. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Discussion - NC-8 Oak Street Bridge. Mr. Sherk reported that the bid opening for the project will be August 2. He will have the bid results and his recommendations at the BOS General Meeting on August 3. A temporary easement agreement has been sent to the Lebanon Country Club for signatures.

Discussion/Action - As-built Plans, Rt. 72 & Rocherty/Cornwall Road Projects. Kinsley Construction has finished all punchlist items and the work is complete. Mr. Sherk has added a Certification Statement to the As-built Plans which is in place of the O&M Agreement. Mr. Wahmann made a motion to accept the As-built Plans for the Rt. 72 & Rocherty/Cornwall Road project. Mr. Sell seconded the motion. All voted in favor.

Discussion - 22nd Street Bridge & Road Project / LVMC Project. There was a meeting last week with the County Planning, Lebanon Valley Rail Trails, and Wilson Consulting to discuss PennDOT funding. Also discussed was the coordination between the Township's bridge project and the Consortium's creek restoration project. There is a meeting scheduled for Monday, July 26.

The Lebanon Valley Motorcycle Club had a list of questions that Mr. Long answered.

At the Consortium Meeting they discussed using the Township's Solicitor for Agreements and any other legal issues relating to this project and then reimbursing the Township for the legal fees.

Discussion - 330 South 18th Street NCT Land Development Plan. Chad Smith of Steckbeck's office prepared a preliminary grading utility plan. Mr. Abram asked if an access road to 16th Street is possible with the building layout. Mr. Long responded that it is possible to put the access road on the north side of the building.

Discussion - Nolt's Well Permit Application Review. Mr. Long did some measurements and with the changes made to the location of the well, the application can be approved.

PUBLIC SAFETY

Police:

Sgt. Ward gave his report of the department activities for the month of June.

The 2012 unmarked vehicle is coming up for inspection at the end of July. The vehicle is going to be listed for sale on Muncibid "AS IS".

The Lebanon Area Fair starts on Saturday.

Zoning/Code/Planning Commission Report:

Discussion – Planning Commission Report. Mr. Swank was in attendance to give updates.

There was an area built for dumpsters for the townhouses, however each townhouse is required to hire their own trash hauler. Mr. Swank will let us know what the plan is for this area at a future meeting

They have a potential user for the barn. There is a brewery that is interested. They would be a brewery, and have tastings over the weekends. Mr. Swank will present this again when they are more serious.

Permission to remove the decorative rocks from the detention pond was requested. Permission was granted.

Discussion followed regarding WellSpan's concerns regarding the construction of Phase 2.

Discussion – NCC, Construction Nuisance Complaint. A complaint was received from Mr. Boehm regarding some men working out at Springwood on Sunday. The Township ordinance does not restrict working on Sundays.

Next Planning Commission meeting is scheduled for July 28, 2021.

Fire:

Discussion/Action - Approve CoStar Lease/Purchase - 2021 Pierce Fire Engine Pumper. The cost of the Pumper is \$488,500.00, and it is a 10-year lease/purchase agreement. Mr. Sell made a motion to approve the lease/purchase of the 2021 Pierce Fire Engine Pumper. Mr. Abram seconded the motion. All voted in favor.

Chief Shank gave the reports for the month of June.
Chris Lux stated that the Fire Co. is planning a second Chicken BBQ sale on August 21. It is being held at the Fire Station due to safety concerns.

Discussion/Action - City Fire Chief Knox Box Request. Lebanon City Fire Chief Duane Troutman sent a letter requesting two (2) Knox box keys. They respond to calls in NCT regularly, and the issuance of the Knox box keys will prevent further damage to property. Mr. Wahmann had questions about the storage of the keys, and who will have access to the keys. Mr. Sell made a motion to approve the issuance of two (2) keys. Mr. Abram seconded the motion. All voted in favor.

Discussion – First Aid & Safety Patrol Report. Mr. Long received an email from Greg Smith stating that First Aid & Safety Patrol will be preparing and submitting reports quarterly to the Township. The reports will be very similar to the reports submitted by Neversink Fire Company.

PUBLIC WORKS

Parks & Recreation: Meetings cancelled until further notice.

Discussion/Action – CoStar Message Board Sign Quote, Gloninger Woods and Snitz Creek Parks. Mr. Thompson received two (2) quotes for the message board signs. Horst Signs/CoStars had the lowest price. Mr. Abram made a motion to approve the installation of two (2) signs as quoted by Horst Signs for \$82,256.04. Mr. Sell seconded the motion. All voted in favor.

Buildings/Highway/Recycling:

Discussion – NCT Administration Building, Floor Plan Design. Mr. Long met with Josh Weber and Carol Hickey last week. They basically used the floor plan design that we submitted and made a few minor changes. Design B1 was the preference. The next phase is the exterior design.

The 2021 Paving Project start date is August 2, 2021.

Sanitary Sewer/MS4 Stormwater:

Discussion - Dairy Road Pump Station Update. The Township received an email to Scott Rights and Jeff Steckbeck from Rob Shafer of Act ONE. Send a letter to interested parties in the Pump Station that includes capacity numbers by September 1. Ms. Leonard stated that the letter has already been sent, she has already seen a copy.

Discussion – Lebanon County Stormwater Consortium Meeting Packet. Mr. Long attached the July meeting packet for the Supervisors and noted that most of the discussion concerned Stifel and the Investment Proposal.

ADMINISTRATION

Approval of Minutes:

Mr. Abram made a motion to approve the minutes from the June 1, and the June 15, 2021, meetings as written. Mr. Sell seconded the motion. All voted in favor.

Treasurer's Report/Fund Balance Report:

Mr. Abram presented the Treasurer's report. The Board reviewed receipts, expenditures, and fund balances as listed on the agenda. Mr. Sell made a motion to approve the Treasurer's report to be filed for annual audit and the payment of the bills presented. Mr. Wahmann seconded the motion. All voted in favor.

Discussion – Actuarial Valuation Report as of January 1, 2021. The Supervisor's will review the Report. Any questions should be directed to the Financial Administrator.

Discussion – 2022 General Fund Budget, 1st Draft.

Discussion – Mr. Long and Ms. Powers met with People's Bank. They will get back to us with fee/interest information so that we can compare to what we are currently paying.

Manager's Report:

Administrative Office - Misc. Activities & Correspondence:

Discussion – DCED Application Certification / ARP Funds Received.

Ms. Leonard recommended that we put those funds into a separate account because we are going to have to account for every penny spent. She will research as to how the interest earned will be handled.

Discussion – Rutters Store, Letter from Reilly Wolfson.

North Cornwall Township received a complaint several months ago regarding the Rutters Store and Gas Station located in West Lebanon Township. WLT investigated and discovered that the noise is coming from an Auto Body Shop that is located within the City of Lebanon. They have copied the City's Solicitor with the hopes that the issue can be resolved.

Discussion – Letter from Law Offices of John Ferry.

Ms. Leonard stated that this letter needs to be submitted to the Township's insurance company. At this time, they have not named the Township as a defendant as the investigation is on-going.

Discussion – Eckert Seamans Correspondence. Senate Bill 554 amends the Sunshine Act. See the Solicitor's Report for additional information.

Discussion – Updating the Traffic Ordinance. This will be addressed at a future meeting.

New Business: None

Old Business: None

Solicitor's Report:

Discussion – American Rescue Plan Funding Guidelines.

Ms. Leonard stated that she is in the process of reviewing the most recent FAQs. Mr. Long mentioned that Ms. Powers is doing the same.

Discussion – Meeting Agenda Bill SB554. Senate Bill 554 amends the Sunshine Act to impose new requirements regarding publication and posting of public meeting agendas, and new restrictions on when public bodies may vote at the meetings on matters not listed in the published agenda. This takes effect August 1.

Discussion – 5G Legislation, HB 1621. House Bill 1621 regulates the deployment of “small cell” wireless facilities in the public rights-of-way. The bill preserves local zoning authority over “small wireless facilities” in the public rights-of-way. It also increases the fees that municipalities may charge wireless providers from past iterations of the bill to match the fees allowed by the FCC.

Discussion – Stormwater delinquent notices will be issued before August.

Supervisor’s Report: None

Additional Public Comment: None

Adjournment: Mr. Sell made a motion to adjourn the meeting at 8:43 pm. Mr. Abram seconded the motion. All voted in favor.

Respectfully Submitted,
Thomas J. Long, Sr.
Township Manager
TJL/cm