

**North Cornwall Township
Mid-Month Meeting Minutes
February 15, 2022**

Call to Order:

The February 15, 2022, meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Abram at 6:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Samuel Abram, Jr., Chairman, Michael Wahmann, Vice-Chairman, Thomas J. Long, Sr., Township Manager, Justin Thompson, Public Works Director, Steve Sherk of Steckbeck Engineering and Surveying, Inc., Amy Leonard of Henry & Beaver Law Firm and Chief Harry Ward of NCTPD. Ronald Sell, Treasurer was absent.

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

Executive Session: None

Public Comment: None

PUBLIC SAFETY

Police: Chief Ward gave his report of department activities for the month of January. New parking tickets have been ordered.

Chief Ward also stated that he submitted a grant application for bulletproof vests for the three (3) new hires.

Fire: Chief Shank gave the reports for the month of January.

Mr. Abram asked Chief Shank if Neversink responded to multiple calls to North Cornwall Commons and what the problem is. Chief Shank stated that the first floor is occupied while the upper floor is still under construction. The fire alarm system is triggered by the dust generated by the construction.

Mr. Lux presented the financials for the month of January. They will be receiving the \$15,000.00 grant that was applied for.

Mr. Lux also thanked the Township Highway crew for the clearing the dead shrubbery and grading work they are doing around the Neversink portable light up sign along Walnut Street.

Mr. Thompson stated that he emailed Ann at DCED. It will be at least three (3) months (3 to 6) until we find out the status of the study. There will be a meeting scheduled to discuss the findings after we receive them.

Zoning/Code/Planning Commission Report: None

Next Planning Commission meeting is scheduled for February 23, 2022. There are two (2) presentations on the agenda (CoLA and Bishop).

PLANNING – ENGINEERING

Plan Briefing/ Presentation Request(s):

Discussion/Action – City of Lebanon Authority Treatment Plant Improvement Project. Mr. Sherk stated that CoLA is expanding Headworks Building. Mr. Long mentioned that they are taking down some structures and putting up some structures.

Discussion/Action – Bishop-Charles Subdivision/LDP – Wheatfield Lane & Colebrook Road. Mr. Sherk stated that there will be approximately 23 to 25 lots. The location is off Colebrook Road across from Wheatfield Lane. Pine Hill Builders is the developer.

Township Engineer Report:

Discussion/Action – North Cornwall Commons Apartments – Financial Security Request #1. Mr. Long received a letter from North Cornwall Commons Apartments, LLC requesting a reduction in financial security. Mr. Abram made a motion to approve the request for reduction in financial security in the amount of \$304,931.27, leaving a remaining balance of \$248,023.33. Mr. Wahmann seconded the motion. All voted in favor.

Mr. Sherk stated that Meadow Lane Farms intends on submitting a request for a reduction to the financial security.

PUBLIC WORKS**Parks & Recreation:**

Discussion/Action – Recreation Board Report. Mr. Thompson reported on the Rec Board Meeting held Monday, February 14. Mr. Thompson was voted Chairman, Mrs. Urban was voted Treasurer, and Mrs. Yorty was voted Vice-Chairman. Before the next meeting which is scheduled for March 21, Mr. Thompson, and Mrs. Urban are going to look at ideas/options for additional playground equipment for ages 2 – 6 at Gloninger Woods Park. Mr. Wahmann suggested that we re-schedule North Cornwall Days. Mr. Thompson, and Mr. Long suggested Spring of 2023. This would be a good opportunity to show off the new fire engine and police car.

Buildings/Highway/Recycling:

Discussion/Action – Buildings: NCT Administration Building: Cost Estimate, Bid Advertisement. Josh Weaber of Chrisland Engineering was in the audience and reported he has received the preliminary estimate from Arthur Funk & Sons Construction for the building at approximately \$3.25 - \$3.8 million range. The project is prevailing wage and will be bid with approximately six (6) alternates. Mr. Wahmann asked what the life expectancy of the metal roof vs. architectural grade shingle. Mr. Abram said that the metal roof will last forever. Mr. Wahmann made a motion for Chrisland Engineering to prepare the documents for bidding on the new NCT Administrative Building, and for the approval to advertise for bid once those documents are complete. Mr. Abram seconded the motion. All voted in favor. Brief discussion regarding the financing of this project followed.

Discussion/Action – Resolution 2022-10; 16th and Chestnut Street Traffic Signal Application. Mr. Wahmann made a motion to authorize Mr. Long, Township Manager to sign PennDot documents for improvements to the traffic signal at 16th & Chestnut Street. Mr. Abram seconded the motion. All voted in favor.

Sanitary Sewer/MS4 Stormwater:

Discussion/Action – Beck Creek Interceptor Rehab Project – Standard Pipe Services – Bid rejection. Mr. Thompson stated that Standard Pipe Services misinterpreted the bid packet. Mr. Abram made a motion to reject the bid from Standard Pipe Services. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action – Beck Creek Interceptor Rehab Project – Bid award/Bid Results. The low bidder is Abel Recon at \$355,749.00. Mr. Abram made a motion to accept Abel Recon for the Beck Creek Interceptor Rehab Project. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action - Dairy Road Pump Station Project/Agreements. There is a meeting scheduled for February 23, 2022, with Cleona Borough Authority.

Mr. Thompson mentioned that last Thursday he toured the Seidersville Wastewater Treatment Plant to see their system in action. The biggest concern is that they are already looking to upgrade to Version 2 after only a year in service.

Discussion/Action - Lebanon County Stormwater Consortium Meeting Packet. Mr. Sherk stated that DEP has awarded North Cornwall Township and Cleona Borough a grant from Growing Greener for \$110,000. Mr. Sherk said that they have until the end of the month to submit information/documents before the money is released. The project has approximately 21 properties. There is verbal commitment from 70% of the property owners. They need to have consent forms signed, and then there are agreements required. To complete all the requirements within the time limits attached to the grant, there is a possibility that the Township may need to invoke eminent domain. Mr. Wahmann made a motion to authorize Ms. Leonard to prepare a letter to DEP indicating that the Township would be willing to pursue eminent domain to acquire easements for this project. Mr. Abram seconded the motion. All voted in favor.

ADMINISTRATION

Approval of Minutes:

Mr. Wahmann made a motion to approve the minutes from the February 1, 2022, meeting as written. Mr. Abram seconded the motion. All voted in favor.

Manager's Report:

Administrative Office - Misc. Activities & Correspondence: None.

BUSINESS/REPORTS

New Business: None.

Old Business: None.

Solicitor's Report:

Discussion/Action - American Tower Agreement. Ms. Leonard sent a response to the proposed agreement indicating which paragraphs we agree with, and the remaining is a "no go".

Supervisor's Report: None

Additional Public Comment: None

Adjournment:

Regular meeting was adjourned at 6:44 pm. Mr. Wahmann motioned to adjourn the meeting. Mr. Abram seconded the motion. All voted in favor. Executive session adjourned at 6:58 pm.

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