

**North Cornwall Township
Board of Supervisor's Meeting
May 3, 2022**

Call to Order:

The May 3, 2022, meeting of the North Cornwall Township Board of Supervisor's was called to order by Mr. Abram at 7:00 pm with the Pledge of Allegiance to the Flag.

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

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

Public Comment: None

Executive Sessions since last meeting: None

PUBLIC SAFETY

Fire Department - None

Police Department

Discussion/Action - Approval to advertise for the Police Secretary Position. Mr. Wahmann made a motion to approve advertisement of the Police Secretary Position. Mr. Sell seconded the motion. All voted in favor.

All the new officers are doing great.

Discussion/Action - Body Camera Donation Request Letter. The Supervisors agreed that the letter is well-written. Mr. Wahmann suggested that the Michael H. Wise Foundation be added to the list for submission.

Zoning/Code/Planning Commission Report

Planning Commission Report- Mr. Smith of Steckbeck Engineering reported on the Lebanon Middle School LDP.

Mrs. Salahub discussed the Snitz Creek Illuminated Sign. The Planning Commission supported the Township's position. No recommendations were made.

The next meeting will be held May 25, 2022.

PLANNING-ENGINEERING

Planning-Presentation Request

Discussion/Action- Lebanon Middle School LDP Plan. Mr. Smith of Steckbeck Engineering briefly explained the new location of the 7th and 8th Grade Athletic Field, and parking areas. Mr. Smith also provided a summary of the Traffic Study. Rex Avenue requires no improvement. Wilhelm Avenue will be widened on both sides with curbing. Mr. Wahmann asked if PennDOT has been involved in the planning of the improvements. Mr. Smith stated YES. There will be a Stop Sign installed at Orange & 8th Street.

The schedule shows a tentative completion date for the School of August 2024. The new intersection is scheduled for completion December 2024.

Waivers Requested:

1. Mr. Wahmann made a motion to waive Section 305 of the SALDO Ordinance– Preliminary Plan Process. Mr. Sell seconded the motion. All voted in favor.
2. Mr. Wahmann made a motion to waive Section 403.1.A of the Stormwater Management Ordinance - Plans illustrating overall tract boundaries for larger properties may be drawn at a horizontal scale of 100 feet to the inch. Mr. Sell seconded the motion. All voted in favor.
3. Mr. Sell made a motion to waive Section 502.11 of the Stormwater Management Ordinance – For any institutional use, curbs shall be required along all proposed streets in subdivisions, along all proposed streets, access drives, and all interior landscaping and traffic control islands within parking compounds in land developments. And along all existing streets in and butting both subdivisions and land developments. Mr. Wahmann seconded the motion. All voted in favor.
4. Mr. Sell made a motion to waive Section 303 & 304 of the Stormwater Management Ordinance – Stormwater Infiltration Requirements to utilize MRC Method. Mr. Wahmann seconded the motion. All voted in favor.
5. Mr. Wahmann made a motion to waive Section 502.12.B of the SALDO Ordinance – Sidewalks shall be installed on both sides of all streets in all institutional land development. Mr. Sell seconded the motion. All voted in favor.
6. Mr. Wahmann made a motion to waive Section 404.4.G & 703 of the SALDO Ordinance - Financial Security and Improvements Agreement – The provided cost estimate appears to be acceptable. Mr. Sell seconded the motion. All voted in favor. Mr. Smith sent Agreements to Ms. Leonard for review today. She will review the documents within the next few days.

Mr. Wahmann made a motion to approve the Subdivision Plan with Lebanon School District.
Mr. Sell seconded the motion. All voted in favor.

Mr. Yeagley revisited the traffic study specific to the south side of the development. There is a stone road that comes out on Wilhelm Avenue. Will this be paved? Mr. Smith stated that it will be paved, however, it will only be opened when there is an event. The Tuck Street side will be open. Discussion followed. Mr. Wahmann wanted to be sure that all our concerns were brought up with the School District.

Township Engineer Report

Discussion/Action - Lebanon Valley Rail Trail – Phase 6A & 6B Stormwater Plan Review Letter. Mr. Sherk submitted the follow-up review letter to the City of Lebanon. The project is located along the south side of Chestnut Street.

Discussion/Action - 2150 W. Cumberland Street – New Sheetz Location. Mr. Long, Mr. Thompson, and Mr. Sherk were asked to attend a scoping meeting for a Transportation Impact Study for a proposed Sheetz at 2150 W. Cumberland Street. Sheetz is proposing two (2) access points onto Walnut Alley, and only one (1) onto Rt. 422. Discussion followed. Clarification regarding the entrance from Rt. 422 is needed. The Township suggested a full motion access point from Rt. 422, and only one (1) access point onto Walnut Alley. Mr. Sherk will get clarification. No action was taken.

Mr. Sherk stated that the bids for the bridge contracts will be coming up in the next few weeks.

PUBLIC WORKS

Park & Recreation

The April 18th meeting was cancelled.

Mr. Thompson stated that the Board is in the process of obtaining quotes for a new play unit which will be in the Gloninger Woods Park. The apparatus is aimed at the 2–5-year age group. Prices are in the \$25/\$30 thousand range. Scheduling is a 4 – 6 month wait.

The Recreation Board's next meeting is scheduled tentatively for May 16, 2022.

Buildings/Highway/Recycling

Discussion/Action - New Administration Building – Bid Award. Mr. Weaber stated that the bids for the North Cornwall Township Administration Building project were received on April 19, 2022.

Contract 1 – General Construction apparent low bidder is LA Building Contractors, Inc. Mr. Wahmann made a motion to accept LA Building Contractors, Inc. bid amount including alternates at \$1,612,195.00. Mr. Sell seconded the motion. All voted in favor.

Contract 2 – Electrical Construction apparent low bidder is Shannon A. Smith, Inc. Mr. Sell made a motion to accept Shannon A. Smith Inc. bid amount including alternates at \$529,977.00. Mr. Wahmann seconded the motion. All voted in favor.

Contract 3 – Heating, Ventilation, and Air Conditioning Construction apparent low bidder is A.H. Moyer, Inc. Mr. Sell made a motion to accept A.H. Moyer, Inc. bid amount \$298,950.00. Mr. Abram seconded the motion. All voted in favor.

Contract 4 – Plumbing Construction apparent low bidder is Vision Mechanical. Mr. Wahmann made a motion to accept Vision Mechanical bid amount \$132,359.00. Mr. Sell seconded the motion. All voted in favor.

The total amount of the four contracts awarded tonight for this project is \$2,573,481.00. Chrisland Engineering recommends acceptance of the above-mentioned bids and alternates contingent on completion of the contract documents and related documentation. Notice to Proceed can be issued as soon as proper documentation is received. The project start date is tentatively scheduled for mid-June.

Discussion/Action - New Administration Building – Interior Furnishings Quotes. Mr. Long stated that we created a furnishings list for use when requesting quotes. All vendors participate through CoStars. More information will be presented within the next month.

Discussion/Action - Additional Streetlight Request – 273 South 23rd Street. Mr. Thompson stated that there are streetlights on both corners, on either side of this property. An additional streetlight is not necessary. Mr. Abram made a motion to deny the request for an additional streetlight at 273 South 23rd Street. Mr. Wahmann seconded the motion. All voted in favor.

Mr. Thompson also reported that the 2005 Mack Dump Truck will be taken to MJR tomorrow for rehab. Repairs will take approximately 3 months.

Sanitary Sewer/ MS4 Stormwater

Discussion/Action-The Dairy Road Pump Station Project & Agreement. Mr. Long stated that the letters were mailed. Attorney Jonathan Cox stated that they haven't received any correspondence from the opposing Attorney. Cleona has a meeting scheduled for tomorrow night.

Discussion/Action – Springwood Development Partners – Request for additional EDUs. Mr. Long received a letter from Springwood Development Partners, L.P. requesting to reserve an additional 200

EDUs, beyond the already approved/reserved 582 EDUs, for the North Cornwall Commons development. Discussion followed. Mr. Long stated that before a decision is made, we should discuss this with Rob Shaffer of Act One.

ADMINISTRATION

Approval of Minutes

Mr. Wahmann made a motion to approve the April 19, 2022, meeting minutes as written. Mr. Abram seconded the motion. All voted in favor.

Treasurer's Report/Fund Balance Report

Discussion/Action- Mr. Sell presented the Treasurer's Report. Mr. Abram 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.

Manager's Report

Administrative Office – Misc. Correspondence of items to Report.

- Citizen Complaint – Cornwall Road/Wilhelm Avenue Intersection. A letter outlining dangerous conditions at the intersection of Cornwall Road and Wilhelm Avenue was received. The Supervisors discussed this complaint and determined that most issues will be resolved through the upcoming PennDot project. No action will be taken.
- April 20, 2022, Letter – Declaration of Taking, K&D Investments, Attorney Reimbursement. Pursuant to Section 710 of the Eminent Domain Code, K&D Investment Group, LLC, the owner of the condemned property, is entitled to reimbursement of certain professional fees, including attorney fees, incurred with respect to the condemnation action. The Township is required to pay the attorney fees incurred and will be reimbursed by Springwood.

BUSINESS/REPORTS

New Business – None

Old Business -- None

Solicitor's Report – Ms. Leonard stated that the advertisement for Traffic Ordinance #330 and the Police Pension Plan Amendment Ordinance #331 did not run in time for this meeting. Both ordinances will be up for approval at the next meeting.

Last month the Supervisors approved the purchase of real estate from the City of Lebanon Authority regarding the 22nd Street Realignment Project. CoLA's solicitor is doing the deed work, Ms. Leonard is working on the Agreement of Sale. Everything should be ready before the next meeting. Closing should be by the end of May.

Ms. Leonard stated that she has received the updated commitment letter regarding the funding for the Administration Building. She has forwarded that information to bond counsel.

Mr. Abram made a motion to add the Discussion/Action item to tonight's agenda to approve the advertisement of Ordinance #332 – The Debt Act ordinance relating to the funding of the New Administration Building Project. Mr. Wahmann seconded the motion. All voted in favor.

Mr. Wahmann made a motion to approve the advertisement of Ordinance #332 – The Debt Act. Mr. Sell seconded the motion. All voted in favor.

Public Comment – Mr. Tomco asked if there will be children crossing Wilhelm Avenue on foot. Mr. Abram responded NO.

Mr. Sell made a motion at 8:02 pm to adjourn the meeting. Mr. Wahmann seconded the motion. All voted in favor.

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