

**North Cornwall Township
Board of Supervisor's Meeting
May 2, 2023**

Call to Order:

The May 2, 2023, meeting of the North Cornwall Township Board of Supervisor's was called to order by Mr. Wahmann at 7:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Michael Wahmann, Chairman, Samuel Abram, Jr., 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 of Henry and Beaver Law Firm, and Chief Ward of NCTPD.

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

Executive Sessions since last meeting: None

Public Comment:

Mr. Patrick stated that Scout Troop 412 has service project/hours to complete for the year 2023 and wondered if the Township would have any appropriate jobs for them to complete. Mr. Thompson is going to contact Mr. Patrick with any appropriate projects. Mr. Abram also suggested that they check with the Lebanon Christian Ministries, or the Lebanon Library.

PUBLIC SAFETY

Fire Department/Emergency Services: None

Police Department: Chief Ward stated that all the paperwork has been submitted for the grant. Corporal Brandt is completing a grant application for a new bullet-proof vest for Officer Rice. Corporal Brandt will also oversee the Lebanon Area Fair 2023.

Zoning/Code/Planning Commission Report:

The next Planning Commission Meeting is scheduled for Wednesday, May 31, 2023.

PLANNING-ENGINEERING

Planning-Presentation Request: None

Township Engineer Report:

Discussion/Action – Meadow Lane Farms, Phase 1 - Sanitary Sewer, LOC Reduction #3. Mr. Thompson reported that Robert Shaffer, Jr. of Act One & Associates is recommending that the Township reduce the sanitary sewer financial security for Meadow Lane Farms – Phase 1 by \$6,400.00. This will leave a balance of \$54,017.00 as security. Mr. Sell made a motion to approve the reduction of the sanitary sewer letter of credit for Meadow Lane Farms – Phase 1 by \$6,400.00. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action - Meadow Lane Farms, Phase 1 - Site Work, LOC Reduction #3. Mr. Sherk stated that Steckbeck Engineering is recommending the Township release \$25,226.02 from the financial security. This will leave a balance of \$736,667.19 as security. Mr. Abram made a motion to approve the reduction of the letter of credit for Meadow Lane Farms – Phase 1 by \$25,226.02. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - 2023 Bridge Project - Landowner Access Agreements. Mr. Sherk stated that there will be a pre-bid meeting next Friday at 9:00am. The bid opening will be on May 23 at 10:00am on PENNBID. Mr. Sherk will have the bid tabulation and recommendation at the next meeting. They are currently working on getting the Landowner Access Authorization forms.

PUBLIC WORKS

Park & Recreation

The next Recreation Board Meeting is scheduled for Monday, June 19, 2023, at noon. Mr. Thompson stated that he and Mr. Long will be attending the County Commissioners meeting this Thursday to present the Snitz Creek Paving Project.

Buildings/Highway/Recycling

Discussion/Action - New Administration Building – Shannon Smith Electric-Pay Request #9. Mr. Abram made a motion to approve payment to Shannon Smith Electric in the amount of \$7,353.90. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action - New Administration Building - LA Builders-Change Order #1016. Mr. Weaber of Chrisland Engineering stated that the change order is for additional steel support framing for the front canopy, but the Township should not be solely responsible. The change order request will need to be revised. Mr. Wahmann made a motion to table the change order request. Mr. Sell seconded the motion. All voted in favor.

Sanitary Sewer/ MS4 Stormwater

Discussion - Dairy Road Pump Station Project Updates – Mr. Long reported that he was contacted by Barb Henry of Cornwall Borough regarding the Cornwall Borough and North Cornwall Township agreement. Cornwall Borough is met with their Engineer, Attorney, and the Water and Sewer Committees earlier today. Cornwall Borough's attorney requested additional information which Mr. Long provided.

ADMINISTRATION

Approval of Minutes

Discussion/Action – April 18, 2023, Meeting Minutes. Mr. Abram made a motion to approve the April 18, 2023, meeting minutes as written. Mr. Sell 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.

Discussion/Review – Springwood Development Partners/Wellspan Health - Lot addition plan. Mr. Long received an email from Michael Swank of Byler Holdings regarding the signed agreement for the Lot Addition Plan between Springwood Development Partners and Wellspan Health. The plan will allow Springwood Drive to be extended to Norman Drive. The plan was approved by the Supervisors in 2017.

The plan hasn't changed since then; however, the landowner information has changed. Ms. Leonard suggested having the administrative changes made before filing.

Discussion/Review – CLSD Comp. Plan - Gannett Fleming, Conflict of Interest. Mr. Long received an email from Mr. Rhoads with the Borough of Cornwall. The Borough of Cornwall has a zoning matter that it will be investigating prior to the regional comp plan. After sending out an RFP, Gannett Fleming was the only submission to consider accepting. They wanted to check with the other municipalities to make sure they did not view Gannett Fleming working on this project as a conflict of interest. Since Gannett Fleming is a professional entity, they are requesting a conflict waiver. Currently, the Township is not in favor of granting a conflict waiver.

BUSINESS/REPORTS

New Business

Discussion/Action - House Bill 299, Imposing OSHA Safety Requirements/Regulations on State and Local Government. Mr. Abram made a motion to amend the agenda to include discussion on House Bill 299. Mr. Sell seconded the motion. All voted in favor. Ms. Leonard stated that it is supposed to be voted on today. PSATS opposes this bill. Mr. Wahmann made a motion to send letters to our state representatives and our state senator opposing House Bill 299. Mr. Abram seconded the motion. All voted in favor.

Old Business -- None

Solicitor's Report

Discussion/Action - Verizon Cell Tower Lease Agreement - Gloninger Woods Park. Ms. Leonard stated that she has been in discussions with Verizon's attorney. She has discussed the fact that the Township is not interested in a three (3) year option. They suggested that we remove all the "option" language and move directly to the lease. There were several other issues that Ms. Leonard discussed. The "right of first refusal", and the "most favored lease" were items that are not in the best interest of the Township. Ms. Leonard received a "red line" draft yesterday but hasn't had a chance to review it. Verizon wants to know if everything is ready to go from a zoning standpoint. Does the Township still feel that this use falls under the Municipal Exemption Provision because the Township owns the land. Verizon is a private entity getting municipal benefit for private use. Ms. Leonard stated that if the Township grants the Municipal Exemption Provision and then down the road is challenged and loses, the Township would be in breach of contract. Verizon could get out of the contract, but the Township cannot. Ms. Leonard will discuss this with Verizon's council regarding adding language to protect the Township from breach of contract.

Supervisor's Report - None

Public Comment – None

Adjournment

Mr. Abram made a motion to adjourn the meeting at 8:00pm. Mr. Sell seconded the motion. All voted in favor.

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