

THE MINUTES OF THE CORNWALL BOROUGH, LEBANON COUNTY
MUNICIPAL AUTHORITY MEETING HELD
MONDAY, AUGUST 18, 2008 AT 7:30 P.M.
IN THE CORNWALL BOROUGH OFFICE

The meeting was called to order at 7:30 P.M. by Chairperson Kathleen Schaeffer.

MEMBERS PRESENT

Bruce Conrad, Jeff Marley, Kathleen Schaeffer, and Donald Bemederfer were present. Solicitor Weiss, Engineer Jonathan Beers; Water/Sewer Superintendent Michael Rider, and Administrator Barbara Henry were also present. Dale Waltman was unable to attend.

PUBLIC INPUT

Mr. Alan Behm, representing the Sacred Heart Church and his residence was in attendance. According to Mr. Behm a Pa one call was submitted for the church. Mike Rider was on site and marked the church's service line. Mr. Behm said the line marking was off by 5 feet. The water line was severed. The church turned the water off, used a compression fitting, and restored the service. This occurred on the church's side of the service line. It was explained to Mr. Behm that the site only needed to be marked up to the curb box. The church's side of the service line was marked as a favor to the church. The Authority's responsibility ends at the curb box. The service line is the responsibility of the church.

Mr. Behm explained that he is concerned about the increase in water pressure at 149 N. Cornwall Road East, his residence, and the surrounding area. Mr. Behm is the only resident to date that has brought any concerns to the Authority. Mr. Behm presented to the Authority a letter outlining the plumbing problems he has had at his home which he believes are a direct result of the increase in pressure. Mr. Behm believes that when the Authority replaced the meter in his home, 3 or 4 years ago, that the pressure reducing valve was removed. Ron Laudeman, Mr. Behm's plumber, had contacted Bruce Conrad prior to the meeting. Mr. Laudeman informed Bruce that he would testify that the pressure reducing valve had been removed. Mr. Behm would like to be reimbursed for the cost incurred for the installation of a new pressure reducing valve. The Authority requested that Barb Henry and Mike Rider do an investigation of Mr. Behm's concerns.

CORRESPONDENCE RECEIVED

A letter was received by the City of Lebanon Authority (CoLA) inviting the Authority to attend CoLA's second annual meeting. The meeting will be held August 21, 2008. Mrs. Schaeffer and Barb Henry will try to attend. Mr. Beers informed the Authority that minutes will be distributed.

A letter was received from Andy Ventura, Fire Chief of the Cornwall Borough Fire Company, regarding the reflective markers. Last month, Mr. Ventura had requested the Authority split the costs to install the markers on the fire hydrants. The current letter is for clarification purposes. The Authority is in full agreement with installing the markers and doing a flow study as a cooperative effort. Barb Henry was requested to meet with Mr. Ventura to investigate grant options. The Authority would like to insure that the Fire Company has exhausted all available avenues for funding before allocating money for this project.

APPROVAL OF MINUTES

Bruce Conrad made a motion seconded by Don Bemederfer to approve the minutes from the July 21, 2008 regular meeting as submitted. MOTION passed.

TREASURERS' REPORTS

Bruce Conrad made a motion seconded by Jeff Marley approving the treasurer's water and sewer reports for July 2008. MOTION passed.

A special meeting was held on August 5, 2008 to review the preliminary budget for the coming year. Changes requested by the Authority at that time were made and reviewed. A motion was made by Bruce Conrad and seconded by Jeff Marley to approve the budget for the fiscal year September 1, 2008 through August 31, 2009. MOTION passed.

BILL'S PAYABLE

A motion was made by Bruce Conrad and seconded by Jeff Marley to approve the disbursements as follows: water fund disbursements for the period of July 22, 2008 – August 18, 2008 totaling \$ 40,147.62; sewer fund disbursements for the period of July 22, 2008 – August 18, 2008 totaling \$ 58,419.51. MOTION passed.

ADMINISTRATORS' REPORT

A motion was made by Bruce Conrad with a second from Don Bemederfer to accept the administrators report. MOTION passed.

Barb Henry explained that it will soon be time for her to begin the certification process for her notary license. She told the Authority that it is costly and has never been used by the Authority. She wanted to know if she should renew this license. It was decided by common consent that she not renew her license.

SAMUEL G. WEISS, JR. SOLICITOR

Solicitor Weiss explained that seven separate agreements were signed purchasing sewer EDUs for approved developments in the borough. Mr. Weiss was requesting the Authority ratify the agreements. A motion was made by Bruce Conrad, seconded by Jeff Marley to ratify the following agreements with the following developers purchasing EDU's: Cornwall Associates for Alden Place and Northgate – 215; Cornwall Manor for The Woods – 115; Stephen Black Builders for Hilltop Estates – 13; Landmark Homes for Cornwall Hills -2; Karl Karinch for Cornwall Hills – 2 and lot on Karinch Street – 1; Stephen Lazorcik for Stoner Subdivision - 1; and David Drummond for 99 Ironmaster Road – 1; for a total of 350 EDUs. MOTION passed.

At the last meeting it was agreed that Mr. Weiss should prepare a form of agreement for the sale back to CoLA of the unused EDUs. The CoLA members have approved the form. Mr. Beers and Barb Henry will come to a conclusion on the exact amount of EDUs prior to the next meeting. Solicitor Weiss will present this to the members of CoLA prior to this Authority's next meeting for final approval.

Solicitor Weiss explained to the Authority that Barb Henry and he had a discussion regarding the building at the Cold Springs tank site. Previously, Barb was asked by the Authority to look into the possibility of getting a grant for fixing the roof. Mr. Weiss explained that this might not be possible because the building is part of an easement. It is not owned by the Authority, but the Authority has the right to do whatever it deems necessary to the building and the land if they are still in use. If at anytime it is no longer an asset (in use) to the Authority, it reverts back to the

landowner. A motion was made by Bruce Conrad seconded by Don Bemederfer to use the building and repair the slate roof of the Cold Springs building. MOTION passed.

AUTHORITY ENGINEER

Cornwall Hills development submitted as-builts of the water and sewer lines for acceptance to the Authority. Mr. Beers is recommending acceptance of the as-built drawings. Bruce Conrad made a motion, seconded by Don Bemederfer to accept the as-built drawings as submitted by Landmark Builders conditioned upon the 10-year guarantee from Griffin Pipe Products Company. MOTION passed.

Mr. Beers had reviewed the agreements with Utility Service Company. Mr. Beers has some questions regarding the agreements and asked the Authority to table any action until his concerns are answered.

Mr. Beers told the Authority that we have received a plan submitted by David Drummond to extend the sewer up Iron Master Road to the old Baptist Church which is being converted to a residence. The neighbors on the south side of the street will be informed that the Borough law will require them to tie into the sewer system within 90 days of the sewer line being extended. The Authority requested that Barb Henry compile a detailed letter explaining this to these residents.

MIKE RIDER - WATER/SEWER SUPERINTENDENT

After some discussion, a motion was made by Jeff Marley with a second from Bruce Conrad to accept the water and sewer report for the month of July. MOTION passed.

A severe thunderstorm knocked out the telemetry for Minersvillage tanks. The dialer never saw the signal to call-out. The trigger did not respond. Mr. Rider tried to trigger the same alarm by using various trouble-shooting methods. Mr. Rider is requesting permission to have Ray Longerdon back to fix this problem. The Authority granted permission.

NEW BUSINESS

Mike Rider and Barb Henry submitted to the Authority articles for the fall/winter newsletter. The articles and insert met with approval.

EXECUTIVE SESSION

The meeting was adjourned into executive session at 9:37 P.M. through a motion made by Jeff Marley, seconded by Bruce Conrad. Executive session was called to discuss a personnel matter. No action was taken as a result of this session.

The meeting reconvened at 10:00 P.M.

ADJOURNMENT

Jeff Marley made a motion seconded by Bruce Conrad to adjourn the meeting at 10:01 P.M. MOTION passed.

Sincerely,

Barbara L Henry
Recording Secretary

