

THE MINUTES OF THE CORNWALL BOROUGH, LEBANON COUNTY  
MUNICIPAL AUTHORITY MEETING HELD  
MONDAY, SEPTEMBER 15, 2008 AT 7:30 P.M.  
IN THE CORNWALL BOROUGH OFFICE

The meeting was called to order at 7:34 P.M. by Vice Chairperson Bruce Conrad. The meeting was turned over to Chairperson Kathleen Schaeffer after review of the correspondence received portion of the agenda.

MEMBERS PRESENT

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

PUBLIC INPUT

No public was present at this meeting.

APPROVAL OF MINUTES

Jeff Marley made a motion seconded by Don Bemederfer to approve the minutes from the August 18, 2008 regular meeting as submitted. MOTION passed.

CORRESPONDENCE RECEIVED

A letter was received from Calvania, LLC the owner of the Alden Mansion. This letter is a response to letters written by the Authority pertaining to three issues associated with the Mansion. The issues are: 1) combined services for the Mansion and the Cottage; 2) combined water service for the Mansion and the Barn (located on the adjoining lot); and 3) the installation of a booster pump without Authority approval. Authority rules specify that the lines be run to the main. Calvania is requesting sewer and water exception for the Caretaker's Cottage that is located on the same lot as the Mansion. After some discussion, the Authority decided that they would grant this exception with the understanding that Calvania will buy a sewer edu for the cottage and be charged for two (2) water and sewer services quarterly. The Authority also stipulated that it be understood that if this property is ever subdivided each lot must then have its own water/sewer lines.

TREASURERS' REPORTS

Jeff Marley made a motion seconded by Don Bemederfer accepting the treasurer's sewer report for August 2008 and the water report is accepted after clarification. MOTION passed.

BILL'S PAYABLE

A motion was made by Dale Waltman and seconded by Bruce Conrad to approve the disbursements as follows: water fund disbursements for the period of August 18, 2008 – September 15, 2008 totaling \$ 38,911.27; sewer fund disbursements for the period of August 18, 2008 – September 15, 2008 totaling \$ 8,864.29. MOTION passed.

ADMINISTRATORS' REPORT

After some discussion, a motion was made by Jeff Marley with a second from Bruce Conrad to accept the administrators report. MOTION passed.

At last month's meeting the Authority had asked the staff to investigate Mr. Behm's concerns regarding pressure at his home located at 149 N. Cornwall Road and to look into the pressure reducing valve which he says was removed from his home. Mr. Behm was requesting reimbursement for the cost of the replacement of this valve. This information was submitted to the Authority for their review. It was decided by the Authority that the information shows no reason for a large increase in pressure. It also indicates that the Authority is not responsible for the removal of the pressure reducing valve. Don Bemederfer made a motion seconded by Jeff Marley not to reimburse Alan Behm for the replacement and installation of a pressure reducing valve. MOTION passed unanimously. Bruce Conrad abstained from this issue.

#### SAMUEL G. WEISS, JR. SOLICITOR

Solicitor Weiss submitted to the Authority for their approval the purchase agreement which would finalize the sale of the EDU's back to the City of Lebanon Authority (CoLA). The sale equates to 126,226 gpd of capacity or 573 EDU's at 220 gpd. The price is \$300.00/EDU and totals \$171,900. If approved and signed it will be placed on CoLA's agenda for October. A motion was made by Bruce Conrad and seconded by Don Bemederfer to approve the sale of 573 EDU's to the City of Lebanon Authority for a total cost of \$171,900. MOTION passed.

#### AUTHORITY ENGINEER

Landmark Homes the developer of Cornwall Hills submitted a letter requesting the Authority to accept dedication of the water and sewer lines. Mr. Beers is recommending the Authority take dedication of these lines with the 10-year condition. Bruce Conrad made a motion, seconded by Jeff Marley to accept dedication of the water and sewer lines in Cornwall Hills as submitted by Landmark Builders conditioned upon the 10-year guarantee from Griffin Pipe Products Company. MOTION passed.

Mr. Beers is recommending that the Authority accept and sign the paperwork submitted by Gannett Fleming on behalf of Welding Inc. since they have completed the punch list of items in regards to the Rt. 419 and Cold Springs tank projects. Final payment amount is \$38,200.00. A motion was made by Don Bemederfer and seconded by Dale Waltman to make the final payment of \$38,200.00 to Welding Inc. MOTION passed.

Mr. Beers reviewed the agreements with Utility Service Company. Mr. Beers' questions have been answered and final agreements have been submitted for the Authority's approval. The contracted amounts are as follows: 1) Cold Springs - \$8,181.00; 2) Rt. 410 - \$7,908.00; 3) Miners Village #2 - \$24,316.00; 4) Miners Village #1 - \$28,281.00. These amounts are fixed for the first 3 years of the contracts. A motion was made by Bruce Conrad with a second by Dale Waltman to accept and sign the service agreements with Utility Service Company. MOTION passed.

Mr. Beers presented to the Authority a proposal for architectural services as submitted by Beers & Hoffman Ltd. for the potential building. The fee is 7.75% of the total construction cost. A motion was made by Bruce Conrad and seconded by Dale Waltman to accept the Beers & Hoffman proposal for architectural services. MOTION passed.

#### MIKE RIDER - WATER/SEWER SUPERINTENDENT

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

Mike informed the Authority that the storm on September 9, 2008 caused the electric and telemetry at both pump houses to go out. Verizon and Met Ed were called to repair their equipment. It was discovered that the problem originated from a power surge which left some of the cards destroyed. Once power was restored Bart called in Tony Louwerse and Ray Lonergan in to help troubleshoot. The mother board for the chart recorder was destroyed. On Friday Mike ordered a new mother board. There may be more damage incurred but that will not be known until the new board is in place.

The Authority asked Jon Beers to investigate a surge protection system for the pump houses. This is the third time this year that lightning has caused problems for the Authority and made the system go into a manual mode.

#### NEW BUSINESS

No new business was submitted.

#### EXECUTIVE SESSION

The meeting was adjourned into executive session at 9:05 P.M. Executive session was called to discuss a personnel matter. No action was taken as a result of this session.

The meeting reconvened at 9:32 P.M.

#### ADJOURNMENT

Jeff Marley made a motion seconded by Bruce Conrad to adjourn the meeting at 9:34 P.M. MOTION passed.

Sincerely,

Barbara L Henry  
Recording Secretary

