

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY

73 S. ZINNS MILL ROAD

LEBANON, PA 17042

AUTHORITY BOARD MEETING

October 1, 2024 6:00 PM

AGENDA

1. Convene meeting and Pledge of Allegiance
2. Attendance
3. Public comment on Agenda only
4. Changes/additions to Agenda
5. Approve meeting minutes of previous meeting(s) – August 6, 2024
6. Authority Manager report
 - a. Review and approve financial reports
 - b. Delinquencies / water shut offs
 - c. Eastern Enterprises & Tanya Mann requests – dedication of Route 117 sewers
7. Engineer report
 - a. SRBC permitting – no change of status
 - b. Test well on QRC land – well drilling cancelled due to sewer line conflict
 - c. Apartments at 419 – construction status – 2 buildings under construction
 - d. Quentin Riding Club redevelopment – RGS submittal of plan by mid-November
8. Operator report – MASS LLC for sewer, and David Bradley for water
 - a. Sewer system – status is normal, all systems operating well.
 - b. Water system – report from operator David Bradley
 - Lead and Copper Rule update
 - Diamond Maps update
 - Laboratory Test Results – PFAS, PFOA
9. Solicitor report
 - a. Collections – delinquent customers
10. Old Business –
 - a. Potential joint Authority with Cornwall – on hold – no change
 - b. Cornwall Borough emergency connection of water systems – design underway
 - c. New well site – search is underway for a new well site, after cancelling QRC site 1
11. New Business
12. Public comment
13. Pay the bills
14. Adjourn

West Cornwall Twp. Municipal Authority

10/1/2024 1:14 PM

Register: PSBT Quentin Sewer

From 07/31/2024 through 08/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/31/2024			INCOME:01 Quentin:Interest ...	Interest		X	1,940.11	535,817.55
08/08/2024	3701	Four Girls, LLC	Accounts Payable	Req 3857 - Mgmt & ...	2,400.00	X		533,417.55
08/09/2024	Zip Pay	MET-ED	Accounts Payable	Req 3859 - PS Electric	270.11	X		533,147.44
08/09/2024	3697	NORTH CORNWALL TOW...	Accounts Payable	Req 3853 - Dairy Rd ...	890.87	X		532,256.57
08/12/2024	3699	Meyer Oil Company	Accounts Payable	Req 3855 - Diesel for...	326.93	X		531,929.64
08/14/2024	3702	Cornwall Borough	Accounts Payable	Req 3858 - Shared O...	1,047.00	X		530,882.64
08/21/2024	Zip Pay	VERIZON	Accounts Payable	Req 3860 - Phone Svc	72.43	X		530,810.21
08/27/2024	3700	MASS LLC	Accounts Payable	Req 3856 - Sewer Op...	1,323.34	X		529,486.87
08/31/2024			INCOME:01 Quentin:Interest ...	Interest		X	2,038.16	531,525.03

West Cornwall Twp. Municipal Authority

10/1/2024 1:13 PM

Register: PSBT Quentin Sewer

From 08/31/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2024			INCOME:01 Quentin:Interest ...	Interest		X	2,038.16	531,525.03
09/03/2024			INCOME:01 Quentin:COLA Bi...	Deposit		X	2,110.91	533,635.94
09/04/2024	3706	Four Girls, LLC	Accounts Payable	Req 3864 - Mgmt & ...	2,400.00	X		531,235.94
09/05/2024	3698	COMMONWEALTH OF PA	Accounts Payable	Req 3854 - Ch 302 A...	65.00	X		531,170.94
09/09/2024	Zip Pay	MET-ED	Accounts Payable	Req 3866 - PS Electric	240.67	X		530,930.27
09/09/2024	3704	SESI, Inc.	Accounts Payable	Req 3862 - Apts 419 ...	4,239.47	X		526,690.80
09/11/2024	3703	HENRY & BEAVER LLP	Accounts Payable	Req 3861 - Legal Svc	645.00	X		526,045.80
09/12/2024			INCOME:01 Quentin:COLA Bi...	Deposit		X	28,577.92	554,623.72
09/18/2024	3705	MASS LLC	Accounts Payable	Req 3863 - Sewer Op...	840.10	X		553,783.62
09/23/2024	Zip Pay	VERIZON	Accounts Payable	Req 3867 - Phone Svc.	69.72	X		553,713.90
09/27/2024			INCOME:01 Quentin:Tapping ...	Deposit		X	254,220.00	807,933.90
09/30/2024			INCOME:01 Quentin:Interest ...	Interest		X	1,864.55	809,798.45

West Cornwall Twp. Municipal Authority STOBBERDALE

10/1/2024 1:43 PM

Register: PSBT Stoberdale Sewer
From 07/31/2024 through 09/30/2024
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/31/2024			INCOME:02 Stoberdale:Bank L...	Interest		X	126.75	34,981.14
08/08/2024	1659	Four Girls, LLC	Accounts Payable	Req 3852 - Billing, ...	542.50	X		34,438.64
08/31/2024			INCOME:02 Stoberdale:Bank L...	Interest		X	132.41	34,571.05
09/12/2024			INCOME:02 Stoberdale:Billing...	Deposit		X	3,297.00	37,868.05
09/27/2024			INCOME:02 Stoberdale:Billing...	Deposit		X	2,576.00	40,444.05
09/30/2024			INCOME:02 Stoberdale:Bank L...	Interest		X	119.25	40,563.30

Register: PSBT WATER ACCT.

From 08/01/2024 through 08/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/01/2024			Cost of Goods Sold	Deposit		91.55	9,499.25
08/08/2024	1107	Henry & Beaver LLP	Accounts Payable	Req W111 Legal S...	297.50		9,201.75
08/08/2024	1109	Four Girls LLC	Accounts Payable	Req W113 - Mgmt...	350.00		8,851.75
08/09/2024			Cost of Goods Sold	Deposit		94.69	8,946.44
08/12/2024	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	1,309.36		7,637.08
08/12/2024	1101	RIO Supply	Accounts Payable	Req W105 - readin...	1,732.50		5,904.58
08/12/2024	1108	Kohl Bros., Inc.	Accounts Payable	Req W112 - Chem...	1,830.00		4,074.58
08/13/2024	1102	Pure Test Laboratory	Accounts Payable	Req W106 - Testin...	869.00		3,205.58
08/14/2024	1106	Dennis Bonalle	Accounts Payable	REq W110 Lawn ...	300.00		2,905.58
08/15/2024	1103	Keystone Collections	Accounts Payable	Req W107 - Real ...	86.48		2,819.10
08/28/2024		Kohl Bros., Inc.	Accounts Payable	REq W120 Chemi...	600.00		2,219.10
08/28/2024	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	213.08		2,006.02
08/29/2024	1105	Commonwealth of Pennsy...	Accounts Payable	739069	100.00		1,906.02

Register: PSBT WATER ACCT.

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/02/2024			INCOME:02 Interest Income	Deposit		18.06	1,924.08
09/03/2024			-split-	Deposit		2,486.19	4,410.27
			Cost of Goods Sold			2,386.19	
			02 Interest Income	Penalty \$100 late p...		100.00	
09/04/2024	1117	Four Girls LLC	Accounts Payable	REq W123 - Mgmt...	400.00		4,010.27
09/09/2024	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	1,282.41		2,727.86
09/09/2024	1115	Steckbeck Engineering & ...	Accounts Payable	Req W121 - Engr ...	832.50		1,895.36
09/10/2024	1111	RIO Supply	Accounts Payable	REq W117 - water ...	1,800.00		95.36
09/11/2024	1112	Diamond Maps	Accounts Payable	REq W118 - Softw...	360.00		-264.64
09/11/2024	1116	Henry & Beaver LLP	Accounts Payable	Req W122 - Legal ...	500.00		-764.64
09/12/2024			-split-	Deposit		30,380.82	29,616.18
			Cost of Goods Sold			30,280.82	
			02 Interest Income	Penalty - \$100 late ...		100.00	
09/12/2024	1104	Fry Communications	Accounts Payable	Req W108 Subscri...	116.60		29,499.58
09/12/2024	1113	Pure Test Laboratory	Accounts Payable	REq W119 - Testi...	477.00		29,022.58
09/17/2024	1114	Dennis Bonalle	Accounts Payable	Req W116 - Grass ...	600.00		28,422.58

Register: PSBT WATER ACCT.

From 09/01/2024 through 09/30/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/27/2024			-split-	Deposit		192,400.00	220,822.58
			Tapping Fees and Permit Fees	\$192,000 tapping f...		192,000.00	
			Tapping Fees and Permit Fees	\$300 permit fees f...		300.00	
			02 Interest Income	Penalty - Late posti...		100.00	
09/30/2024			INCOME:02 Interest Income	Deposit		155.03	220,977.61
09/30/2024	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	213.08		220,764.53

EASTERN ENTERPRISES, Inc.

P.O. Box 100

Mount Gretna, PA 17064

West Cornwall Township Authority

August 29, 2024

Gentlemen:

With this letter, I am offering for dedication, two manholes in Mt. Gretna that are currently privately owned. The manholes carry sewer discharge from four adjacent buildings on the north side of PA. Route 117. This flow is finally discharged into the Mount Gretna Authority municipal system.

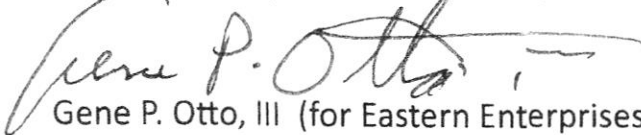
Formerly, Eastern Enterprises, Inc. owned both manholes and the laterals. Because of the physical location of the manholes, property sales have reduced the Eastern ownership to one manhole, and may well in the near future reduce that number to zero.

These manholes have been in place and functioning for greater than 50 years. While the "system" is privately owned at this time, WCT Authority bills the owners for sewage treatment on a regular basis.

Realizing that Eastern Enterprises, Inc. probably will lose complete control of both the manholes, I think it prudent to request a municipal takeover of the responsibility for them. In that event, individual property owners will bear the typical responsibility for their individual laterals while never being required to wrestle with the potentially animosity-producing question of which neighbor is responsible for manhole maintenance and cleaning. (Of course, that question never arose when Eastern Enterprises owned all the buildings and the "system.")

I think it is in the public interest that this system service the owners of these properties well into the future, just as it has in the past. Municipal ownership will insure this. It will also eliminate protracted disagreements among private owners, which might possibly result in system malfunction and environmental damage.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read "Gene P. Otto, III", with a stylized flourish at the end.

Gene P. Otto, III (for Eastern Enterprises, Inc.)

MG MERCANTILE

September 12, 2024

Tanya Mann
MG Mercantile
PO Box 405
Mount Gretna, PA 17064
hello@mgmercantile.com

West Cornwall Township Municipal Authority
PO Box 1262
Quentin, PA 17083
westcornwallauthority@gmail.com

Dear West Cornwall Township Municipal Authority Board Members,

With this letter, I am offering for dedication, one manhole located at 501 Pennsylvania SR-117. The manholes are part of a legacy system that carry sewer discharge from four contiguous properties on the North side of Pennsylvania SR-117. This flow discharges into the Mount Gretna authority municipal system.

I am a responsible property owner and would like to ensure that my assets are properly maintained. Similarly, I do not wish to bear responsibility and expense for assets outside of my control.

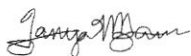
I recently learned that I "own" the manhole in front of my property. I also learned that malfunctioning equipment at a neighboring property caused damage, which was an unpleasant experience for several reasons, including the expenses I have incurred and the hassles I have faced. If I do, indeed, "own" the manhole I would reasonably rid myself of any interdependencies with the adjacent properties, especially if their discharge is grease and significant waste from hundreds of pizza shop customers, while my restroom is used by a few sales associates, who typically deposit clear waste and no feminine products.

I am a newcomer to the area, but strikingly so compared to Gene Otto, III, of Eastern Enterprises, Inc., whose family has an extremely long Mount Gretna history as land- and business-owners, passed through the patrilineal line. Given my small gift shop is surrounded on three sides by Eastern Enterprises, Inc., I am distressed that I might be ill-treated as a a) new business, b) small business, c) woman-owned business, and d) outsider.

There is a great deal to admire about Dr. Otto, and the indelible mark his family has left on Mount Gretna. And I concur that a municipal takeover of the responsibility for the manhole in front of my property is in the public interest. However, if the manhole remains my responsibility, I will do what any reasonable property owner in my situation would do to exercise his or her rights.

Thank you for your consideration.

Sincerely,



Tanya Mann