

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY

73 S. ZINNS MILL ROAD

LEBANON, PA 17042

AUTHORITY BOARD MEETING

April 1, 2025 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) – February 4, 2025
6. Authority Manager report
 - a. Review and approve financial reports
7. Engineer report
 - a. SRBC permitting – no activity until new well site identified
 - b. Calvary at Quentin – plan under review by county engineer
 - c. Alden Place West – plan under review by county engineer
8. Operator report – MASS LLC for sewer, and David Bradley for water
 - a. Sewer cleaning and televising – review Mr. Rehab proposal CoSTARS pricing
 - b. Water leak located and repaired – Main Street
 - c. Well water level monitors – approve purchase and installation
9. Solicitor report
 - a. Development Agreement for Iron Mill Townes (pending)
 - b. Agreement with Cornwall for water system interconnection & emergency use
10. Old Business –
 - a. Eastern Enterprise request – accept dedication of Route 117 sewer line.
 - b. Tanya Mann request – accept dedication of shared pump station – Rt. 117
 - c. Cornwall Borough – Update to 1991 and 1999 partnership agreement
 - d. Cornwall emergency connection of water systems – design underway
 - e. New well site – search is underway for a new well site – request Authority approval to change geologists from Carlyle Gray (C.J. Conapitski) to Patriot Environmental (Hudson Green, P.G.).
11. New Business
 - a. Accept dedication of new 8" water line from 419 Point Partners
 - b. Executive Session to discuss legal matters
12. Public comment
13. Pay the bills
14. Adjourn

West Cornwall Twp. Municipal Authority

4/1/2025 2:25 PM

Register: PSBT Quentin Sewer

From 01/31/2025 through 02/28/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/31/2025			INCOME:01 Quentin:I...	Interest		X	2,656.40	904,331.90
02/04/2025	3738	HENRY & BEAVE...	Accounts Payable	Req 3904 - Leg...	35.00	X		904,296.90
02/05/2025			-split-	Deposit		X	9,251.58	913,548.48
			COLA Billing Receipts				9,051.58	
			Conn Permits/Mtrs/Pu...	New well water...			200.00	
02/06/2025	3739	SESI, Inc.	Accounts Payable	Req 3905 - 4 m...	2,457.80	X		911,090.68
02/06/2025	3741	Four Girls, LLC	Accounts Payable	Req 3907 - Mg...	2,400.00	X		908,690.68
02/10/2025	Zip Pay	MET-ED	Accounts Payable	REq 3908 - PS ...	363.64	X		908,327.04
02/11/2025	3737	MEDIA ONE PA	Accounts Payable	Req 3903 - Ad...	85.08	X		908,241.96
02/14/2025	3740	MASS LLC	Accounts Payable	Req 3906 - Sys...	700.00	X		907,541.96
02/18/2025			INCOME:01 Quentin:...	Deposit		X	924.50	908,466.46
02/18/2025	3736	Selective	Accounts Payable	Req 3902 - Pol...	4,028.50	X		904,437.96
02/21/2025	Zip Pay	VERIZON	Accounts Payable	REq 3910 - Ph...	74.43	X		904,363.53
02/28/2025			INCOME:01 Quentin:I...	Interest		X	2,259.63	906,623.16

Register: PSBT Quentin Sewer

From 02/28/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/28/2025			INCOME:01 Quentin:I...	Interest		X	2,259.63	906,623.16
03/07/2025	3746	Four Girls, LLC	Accounts Payable	Req 3915 - Mg...	2,400.00	X		904,223.16
03/10/2025	3742	Cornwall Borough	Accounts Payable	Req 3911 - Qu...	737.00	X		903,486.16
03/11/2025	3743	HENRY & BEAVE...	Accounts Payable	REq 3912 - Le...	703.50	X		902,782.66
03/11/2025	3745	Winter Engine	Accounts Payable	Req 3914 - Ge...	1,895.31	X		900,887.35
03/12/2025	Zip Pay	MET-ED	Accounts Payable	Req 3916 - PS ...	369.02	X		900,518.33
03/13/2025	3744	MASS LLC	Accounts Payable	REq 3913 - Sys...	900.00	X		899,618.33
03/18/2025			INCOME:01 Quentin:...	Deposit		X	24,462.69	924,081.02
03/21/2025	Zip Pay	VERIZON	Accounts Payable	Req 3918 - Mo...	80.10	X		924,000.92
03/31/2025			INCOME:01 Quentin:I...	Interest		X	2,357.66	926,358.58

Register: PSBT WATER ACCT.

From 01/31/2025 through 02/28/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/02/2...			INCOME:02 Interest...	Deposit		786.53	261,256.29
02/05/2...			-split-	Deposit		11,375.17	272,631.46
			Cost of Goods Sold			9,975.17	
			Glenn Krall land rent			1,400.00	
02/05/2...		Pure Test Laboratory	Accounts Payable	Req W156 - ...	1,380.00		271,251.46
02/06/2...	1144	Steckbeck Enginee...	Accounts Payable	Req W161 - ...	3,321.15		267,930.31
02/06/2...	1149	Four Girls LLC	Accounts Payable	Req W166 - ...	400.00		267,530.31
02/10/2...	Auto De...	Peoples Security B...	Accounts Payable	14000025317	17.98		267,512.33
02/10/2...	Zip Pay	Met-Ed	Accounts Payable	100 014 421 ...	1,301.77		266,210.56
02/10/2...	1146	RIO Supply	Accounts Payable	Req W163 - ...	1,290.00		264,920.56
02/11/2...	1147	PA Rural Water A...	Accounts Payable	Req W164 - ...	790.00		264,130.56
02/12/2...	1148	Pure Test Laboratory	Accounts Payable	Req W165 - ...	160.00		263,970.56
02/18/2...			Cost of Goods Sold	Deposit		1,431.18	265,401.74
02/18/2...	1145	Selective	Accounts Payable	Req W162 - I...	4,028.50		261,373.24
02/28/2...		Verizon	Accounts Payable	450-293-544-...	224.03		261,149.21
02/28/2...	Zip Pay	Verizon	Accounts Payable	450-293-544-...	220.36		260,928.85

Register: PSBT WATER ACCT.

From 02/28/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/28/2...		Verizon	Accounts Payable	450-293-544-...	224.03		261,149.21
02/28/2...	Zip Pay	Verizon	Accounts Payable	450-293-544-...	220.36		260,928.85
03/02/2...			INCOME:02 Interest...	Deposit		655.93	261,584.78
03/07/2...	1153	Four Girls LLC	Accounts Payable	Req W72 - ...	400.00		261,184.78
03/10/2...	Auto De...	Peoples Security B...	Accounts Payable	14000025317	15.00		261,169.78
03/11/2...		RIO Supply	Accounts Payable	Req W170 - ...	1,980.00		259,189.78
03/11/2...	1150	Henry & Beaver L...	Accounts Payable	Req W168 - ...	500.00		258,689.78
03/11/2...	1152	Kohl Bros., Inc.	Accounts Payable	Req W171 - ...	2,210.00		256,479.78
03/12/2...	Zip Pay	Met-Ed	Accounts Payable	100 014 421 ...	1,428.13		255,051.65
03/18/2...			Cost of Goods Sold	Deposit		21,592.50	276,644.15
03/31/2...			INCOME:02 Interest...	Deposit		689.96	277,334.11

BOND DEBT SERVICE

WEST CORNWALL TOWNSHIP PORTION (12.29%)
FINAL PRICING

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/30/2024					
05/15/2025	17,000	5.000%	7,725	24,725	
11/15/2025			9,875	9,875	34,600
05/15/2026	19,000	5.000%	9,875	28,875	
11/15/2026			9,400	9,400	38,275
05/15/2027	18,000	5.000%	9,400	27,400	
11/15/2027			8,950	8,950	36,350
05/15/2028	16,000	5.000%	8,950	24,950	
11/15/2028			8,550	8,550	33,500
05/15/2029	20,000	5.000%	8,550	28,550	
11/15/2029			8,050	8,050	36,600
05/15/2030	18,000	5.000%	8,050	26,050	
11/15/2030			7,600	7,600	33,650
05/15/2031	20,000	4.000%	7,600	27,600	
11/15/2031			7,200	7,200	34,800
05/15/2032	20,000	4.000%	7,200	27,200	
11/15/2032			6,800	6,800	34,000
05/15/2033	25,000	4.000%	6,800	31,800	
11/15/2033			6,300	6,300	38,100
05/15/2034	25,000	4.000%	6,300	31,300	
11/15/2034			5,800	5,800	37,100
05/15/2035	25,000	4.000%	5,800	30,800	
11/15/2035			5,300	5,300	36,100
05/15/2036	25,000	4.000%	5,300	30,300	
11/15/2036			4,800	4,800	35,100
05/15/2037	25,000	4.000%	4,800	29,800	
11/15/2037			4,300	4,300	34,100
05/15/2038	25,000	4.000%	4,300	29,300	
11/15/2038			3,800	3,800	33,100
05/15/2039	30,000	4.000%	3,800	33,800	
11/15/2039			3,200	3,200	37,000
05/15/2040	30,000	4.000%	3,200	33,200	
11/15/2040			2,600	2,600	35,800
05/15/2041	30,000	4.000%	2,600	32,600	
11/15/2041			2,000	2,000	34,600
05/15/2042	30,000	4.000%	2,000	32,000	
11/15/2042			1,400	1,400	33,400
05/15/2043	35,000	4.000%	1,400	36,400	
11/15/2043			700	700	37,100
05/15/2044	35,000	4.000%	700	35,700	35,700
	488,000		220,975	708,975	708,975

Pmt. #1

Note: Percentages reflect allocation of DRPS project costs (not debt service costs)

S.A.WAY
PO.BOX 31
MOUNTVILLE PA 17554
717-285-2333
PAHICNO.019847

Invoice

Number 7144-17-2020

Date 3/16/2025

Bill To

West Cornwall Township Municipal Athy
Po Box 1262
Quentin, Pa, 17083

Ship To

MAIN ST. WATER LINE LEAK

PO Number	Terms	Customer #	Service Rep	Project
	10 Days		sean	419-72

Description	Quantity/Hours	Price/Rate	Amount
Repair broken water line on rt 419 at rt 72			
Mini Excavator	5.00	\$110.00	\$550.00
Dump fee	3.00	\$75.00	\$225.00
Dump truck	7.00	\$85.00	\$595.00
pumps tamper cut saw generator			\$225.00
stoen			\$1,123.45
Material			\$546.27
cold patch			\$325.50
flagers			\$1,375.50
Labor man hrs	12.00	\$85.00	\$1,020.00

Amount Paid \$0.00

Amount Due \$5,985.72

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$5,985.72

Total \$5,985.72

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$5,985.72	\$0.00	\$0.00	\$0.00	\$5,985.72



ENVIREP
3705 Trindle Road
Camp Hill, PA 17011
717-761-7884
www.envirep.com

SERVICE AGREEMENT CHECKLIST
GORMAN-RUPP - SUCTION LIFT

Owner: West Cornwall Township
Owners Description: Route 117 Pump Station
Location: Mt. Gretna, PA
Date: 2/28/25 Pump Station Serial #: 11-7724-AL

CONTACT INFORMATION	Envirep	Customer
Name	Darryn Giberson	Dusty Keller
Cell Phone Number	717-736-9757	717-304-1061
Email Address	dgiberson@envirep.com	
Office Phone Number	717-761-7884	

EQUIPMENT DESCRIPTION

Manufacturer: Gorman Rupp
Number of Pumps: 2
Pump Model Number: VS3A60-B
Impeller Material: Ductile Iron
Wear Plate Material: Ductile Iron
Control Manufacturer: Gorman Rupp
Starter Type: SMC
Building/Enclosure Type: 8x12

The following items were performed under this service agreement:

GENERAL

Update the database registry card if the impeller and wear plate material is different than what was originally provided.
Verify that the pump nameplate data matches the database registry card.
Update all customer contacts on Envirep Database (names, phone numbers, email addresses, physical plant address, admin address, etc.)
Confirm photos of application are on Envirep server
Visual inspection of exterior and interior of the pumping station and equipment
Pump wet well down to check condition of wet well (if applicable)
Confirm there are no openings between wet well and pump room that will allow sewer gas from wet well to enter pump room
Clean pump station to best of service tech's ability
Inspect/change wet well aeration inlet filter if applicable

OK

OK

OK

OK

OK

OK

OK

OK

OK



West Cornwall Township
Route 117 Pump Station
Mt. Gretna, PA

PUMPS

Check pump operation for excessive noise or vibration
Change oil in seal cavity and bearing cavity
Adjust clearance between impeller and wear plate
Inspect pump interior if needed, check condition of impellers and wear plates
Compare pump speed to startup data
Verify suction flap valve is operating properly
Compare suction and discharge gauge readings to startup data
Perform shutoff head test and record results
Check operation of high temperature sensors
Record force main static gauge reading and compare to equipment startup report data (NCP = no connection point)

OK
OK
OK
OK
OK
OK
OK
OK
OK
OK

ENCLOSURE/BUILDING

Check entrance doors, weather stripping and latches
Check heater and thermostat
Check vent fan and thermostat operation
Adjust thermostatically controlled intake and exhaust louvers if needed
Check operation of exterior and interior lighting
Check operation of emergency lighting
Check operation of sump pump

OK
OK
OK
N/A
OK
N/A
N/A

MOTORS AND DRIVES

Check motor operation for excessive noise or vibration
Grease motor bearings (if applicable)
Check alignment of v-belt drive sheaves and adjust (if applicable)
Check condition of belts and adjust belt tension

OK
OK
OK
OK

VALVES

Lubricate and inspect air release valves
Confirm ARV discharge pipe is unclogged
Exercise shutoff valves
Confirm proper check valve operation, clean if needed

OK
OK
OK
OK



West Cornwall Township
Route 117 Pump Station
Mt. Gretna, PA

CONTROLS

Check operation of control panel components including HOA switches,
elapsed time meters, and lights
Replace filter on air pumps and exercise standby air pump
Check Humidisorb moisture & corrosion packet - recommend
replacement if over 10 years old
If panel has VFD's or SMC's confirm exhaust fan operation and clean/replace
filters
Check level control operation
Check level control settings
Check pump lead/lag operation
Verify backup float system is operating properly
Test high water alarm and high pump temp alarms
Verify alarms are functional and calls are received by customer's alarm system
Test dry well flood alarm (if applicable)

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

N/A

****Customer will be charged for additional parts used during optional
services listed below unless parts are provided by the customer
beforehand****

OPTIONAL ITEMS

Install new impeller and/or wearplate
Replace suction flap valve
Perform drawdown test to determine pumping rate
Replace mechanical seal and pressure check
Install new belts and/or sheaves
Rebuild automatic air release valve
Repair/rebuild air pumps
Install replacement air pump
Install replacement air pump in-line check valve
Replace defective float (low, lead, lag, high, high-high)

RECORDINGS	Pump #1	Pump #2	Pump #3	Pump #4
Pump Serial Number	1490973	1490974		
Pump Speed, RPM	1836	1832		
Suction Gauge, FT	-18	-18		
Discharge Gauge, FT	141	142		
SH Suction Gauge, FT	-17	-17		
SH Discharge Gauge, FT	185	186		
Elapsed Time Meter, Hrs.	2116	1777		
Force Main Static Gauge Reading, FT	39'			



West Cornwall Township
Route 117 Pump Station
Mt. Gretna, PA

OMNISITE PROGRAMMING

Model: XR-50

Unit/Serial Number: 23829

Pump 1 Max GPM (x 1.25)	500
Pump 2 Max GPM (x 1.25)	500
Pump 3 Max GPM (x 1.25)	1000
Wet Well Shape	Cylinder
Decimal Position	xx.x
Stop-Lead (Lead Pump Operating Range)	01.0'
Wet Well Diameter (If Cylinder)	8.0'
Lead Volume (Gallons)	375g

Verify that all OmniSite critical alarms such as primary power, battery status, signal strength, and communication check are set to alarm

OK

Verify that callout list contains all three medium notification types (call, email, txt)

OK

Verify that communication check is set to alarm after 30 hours

OK

ADDITIONAL ITEMS USED DURING SERVICE:

8 QTS of 30w non detergent oil.

COMMENTS AND RECOMMENDATIONS TO IMPROVE EFFICIENCY, PERFORMANCE, SAFETY, AND RELIABILITY:

1. Pumps are online and functioning properly at this time.

Service performed by: Darryn Giberson, Service Technician
Envirep, Inc.
717-736-9757
Email: dgiberson@envirep.com

MR. REHAB, LLC.

Your Sewer System Rehabilitation Expert

Three Long Lane, Mechanicsburg PA 17050

Telephone: (717) 697-1242

Fax: (717) 697-1028

Quotation for Sewer for Line Inspection & Maintenance Equip w/ Operator Contract # COSTARS- 016-E22-220

Date: March 28, 2025	
Client: West Cornwall Township Municipal Authority P.O. Box 1262 Quentin, PA 17083	Project Location: Quentin, PA
Contact: J. Steckbeck, Manager Phone: 717-269-1530	Mr. Rehab Contact Allen Clark Ext. 211

Description of Approved Products to be Provided:

Line Inspection and Maintenance Equipment with Operator

Cleaning and CCTV Inspection of approximately 21,200 LF of 8" Sanitary Sewer located in West Cornwall Township.

Installation Services

(All installation services are to be done in accordance with manufacturer specifications)

CCTV Inspection, Video, Reports and Documentation.

Exclusions: Prevailing Wages, Bonds, Permits, Specialty Insurances

Schedule for delivery and installation

Barring any unforeseen circumstances, Contractor is prepared to begin installations within **90** day(s) of Client's acceptance and authorization to proceed.

Compensation

Compensation for the described products & installation will be on the basis of following rates/unit prices:

Mobilization / Demobilization		-Included-
Light Cleaning and CCTV of 8" Sanitary Sewers	21,200 LF @ \$ 2.00 per LF	\$ 42,400.00
Traffic Control	3 DAYS @ \$ 2,500.00 / DAY	\$ 7,500.00
Video, Reports and Documentation		-Included-
Heavy Cleaning (Only if required and authorized. Heavy Cleaning consists of grit removal requiring more than 2 passes, grease cutting, root cutting and tap cutting).	\$ 495.00 per HR	-Contingent-
Included; Distribute Notices and provide deliverables; Logs and DVD video	Total:	\$ 49,900.00

Note: Actual billings on unit based projects will be based upon actual units authorized and expended; Therefore, actual billings may be higher or lower than the estimated billings. Related invoice(s) will be due and payable with 30 days upon receipt.

Client Responsibilities:

This quotation is based on Client providing the following and bearing all related costs:

MH's located and exposed, access to manholes

Water from Fire Hydrant or other suitable source

Coordination with any required property owners.

Disposal of any waste generated as part of this project

Additional Terms and Conditions

The installation of COSTARS approved products may be subject to prevailing wage, bonding, and other regulatory requirements. It is the sole responsibility of the client to determine and inform the contractor if any such requirements apply and; if so determined, pricing is subject to revision. As with any public works project, you should consult with your solicitor and/or legal team for assistance in determination of proper procurement requirements.

Acceptance and Authorization to Proceed

If the terms and conditions of this quotation are acceptable to Client, a suitable PO in compliance with COSTARS requirements must be issued and acknowledged by Contractor.

All purchase order agreements issued under COSTARS shall bind both parties to the following DGS documents:

Instruction to Bidders for COSTARS Contracts
COSTARS Contract standard terms & conditions

MR. REHAB, LLC.

By:

Robert Checchia

Robert Checchia

Title:

President



1737 W MAIN ST, EPHRATA, PA 17522

717-733-1536 | Fax: 717-738-4183 | OwnALandmark.com

February 27th, 2025

Jeff Steckbeck
West Cornwall Township
73 S. Zinn's Mill Road
Lebanon, PA 17042

Re: Water Facilities Bond 800162350 Request for full Release

Dear Jeff:

Please accept this letter as our formal request for the full release of bond 800162350 for water facilities improvements at the apartments at 419.

Thank you for your consideration.

Sincerely,

Trentin Brubaker
Land Development

Prepared By:

Tyler J. Eshelman, Esq.
Landmark Homes
1737 West Main Street
Ephrata, PA 17522

Parcel ID # - 34-2333082-347602-0000
West Cornwall Township

DEED OF DEDICATION FOR UTILITY LINES AND EASEMENTS

THIS INDENTURE, made effective this ___ day of _____ 2025 (the “Effective Date”), by and between

419 POINT PARTNERS, LLC, a Pennsylvania limited liability company, hereinafter referred to as “Grantor”

AND

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY, Lebanon County, hereinafter referred to as “Grantee.”

Recitals

WHEREAS, Grantor is the developer of certain lands located in West Cornwall Township, Lebanon County, Pennsylvania, more particularly described by the deed recorded with the Recorder of Deeds of Lebanon County at Deed Book 2320, Page 6688 (the “Property”); and

WHEREAS, Grantor, in conjunction with the development of the Property, has constructed certain 8” HDPE and 8” DICL water main lines and related facilities on the Property (collectively, the “Facilities”) as described and depicted on Exhibits A-C attached hereto (collectively, the “Plans”); and

WHEREAS, Grantor and Grantee have previously entered into a Developer’s Agreement, dated November 1, 2023, providing for the dedication of the Facilities following completion of construction; and

WHEREAS, Grantor desires to dedicate all of Grantor’s interest in the constructed Facilities to Grantee for the public use, and Grantee desires to accept such dedication to be evidenced by this Deed of Dedication; and

WHEREAS, Grantor desires to dedicate to Grantee, a twenty (20) foot permanent easement and ten (10) foot permanent easement (over the portion of the Facilities adjacent to W. Main Street (S.R. 0419)) over the Property as depicted on the Plan in Exhibits B and as described in the legal description in Exhibit A attached hereto and incorporated herein to allow Grantee access to the Facilities for testing, inspection and ongoing maintenance and repair.

DEDICATION OF FACILITIES:

NOW, THEREFORE, the Grantor, for and in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and other good and valuable consideration, hereby dedicates, grants and conveys unto the Grantee, its successors and assigns, all of Grantor's right, title and interest, legal and equitable, in the Facilities connecting to Grantee's existing sanitary water system within, through and under the permanent access easement set forth herein, for public use by Grantee.

Grantor represents and warrants that it is the lawful owner of the Facilities, and that they are free and clear of all encumbrances and liens, and that Grantor has the right to dedicate the Facilities to Grantee. By executing this Deed of Dedication, Grantor binds itself and its successors to warrant and defend Grantee's right, title and interest in and to all of the Facilities against the lawful claim of all other persons.

Grantor, for itself, its successors and assigns, promises and agrees that neither the Grantor, nor its successors and assigns, shall nor will at any time hereafter ask, demand or receive from Grantee, its successors and assigns, any sum of money as and for damages for the taking and use of the Facilities being dedicated.

GRANT OF PERMANENT ACCESS EASEMENT:

NOW, THEREFORE, Grantor, for and in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto said Grantee, its successors and assigns, (1) a non-exclusive, permanent utility right-of-way twenty (20) feet in width over the Facilities as more fully described in and depicted in Exhibits A-B attached hereto; and (2) a non-exclusive, permanent utility right-of-way ten (10) feet in width as more fully described in and depicted in Exhibit A-B attached hereto for that portion of the Facilities adjacent to W. Main Street (S.R. 0419), respectively.

SAID PERMANENT EASEMENT shall remain open, and Grantor, including any successors in title, shall not construct, plant or maintain any surface structures, fences, trees, shrubbery, etc. within said permanent utility easement in order to ensure a free and clear access to the Facilities. The easement area may contain pavement, curbing and other utility facilities which do not materially, adversely interfere with the rights being granted to Grantee.

SAID PERMANENT EASEMENT is granted together with the right to enter upon said permanent utility easement for the purpose of maintaining, in any manner, the Facilities. Grantee shall not store any materials and supplies or construction vehicles and equipment within the easement area without the prior written consent of Grantor. Grantee shall be responsible for restoring the area of the permanent easement that is disturbed to a condition similar to that which existed prior to Grantee's access for work being undertaken.

THIS CONVEYANCE IS BEING MADE AS A DEDICATION OF WATER FACILITIES AND EASEMENTS TO ACCESS SAID FACILITIES TO THE WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY AND IS THEREFORE EXEMPT FROM REALTY TRANSFER TAX.

Nothing in this Deed of Dedication, express or implied, is intended or shall be construed to confer upon or give to any person, firm, or corporation, other than Grantee, any remedy or claim, under or by reason of this Deed of Dedication, or any term, covenant or condition thereof; and all of the terms, covenants, conditions, and promises contained in this Deed of Dedication shall be for the sole and exclusive benefit of Grantee, and its successors and assigns.

[Remainder of Page Blank – Signatures Follow]

IN WITNESS WHEREOF, the Grantor has caused this Deed of Dedication and Utility Easement to be executed the day and year first above written.

WITNESS Tusti Bork

GRANTOR:

419 POINT PARTNERS, LLC

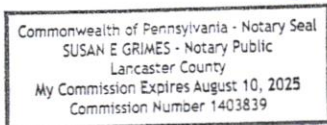
BY: Clifford L. Weaver
Clifford L. Weaver, Operating Manager

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

ON THIS, the 27 day of Feb., 2025, before me, the undersigned officer, personally appeared **CLIFFORD L. WEAVER**, who acknowledged himself to be the Operating Manager of **419 Point Partners, LLC**, a Pennsylvania corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Susan E. Grimes
Notary Public



ACCEPTANCE

The undersigned, being a duly authorized officer of the West Cornwall Township Municipal Authority, signs this Acceptance for the purpose of evidencing that West Cornwall Township Municipal Authority accepts this Deed of Dedication and Utility Easements and the provisions thereof.

WEST CORNWALL TOWNSHIP MUNICIPAL
AUTHORITY

By:
Name:
Title:

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LEBANON)

ON THIS, the ____ day of _____, 2025, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of **West Cornwall Township Municipal Authority**, Lebanon County, a municipal authority duly organized under the laws of the Commonwealth of Pennsylvania and that he/she, as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such _____.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

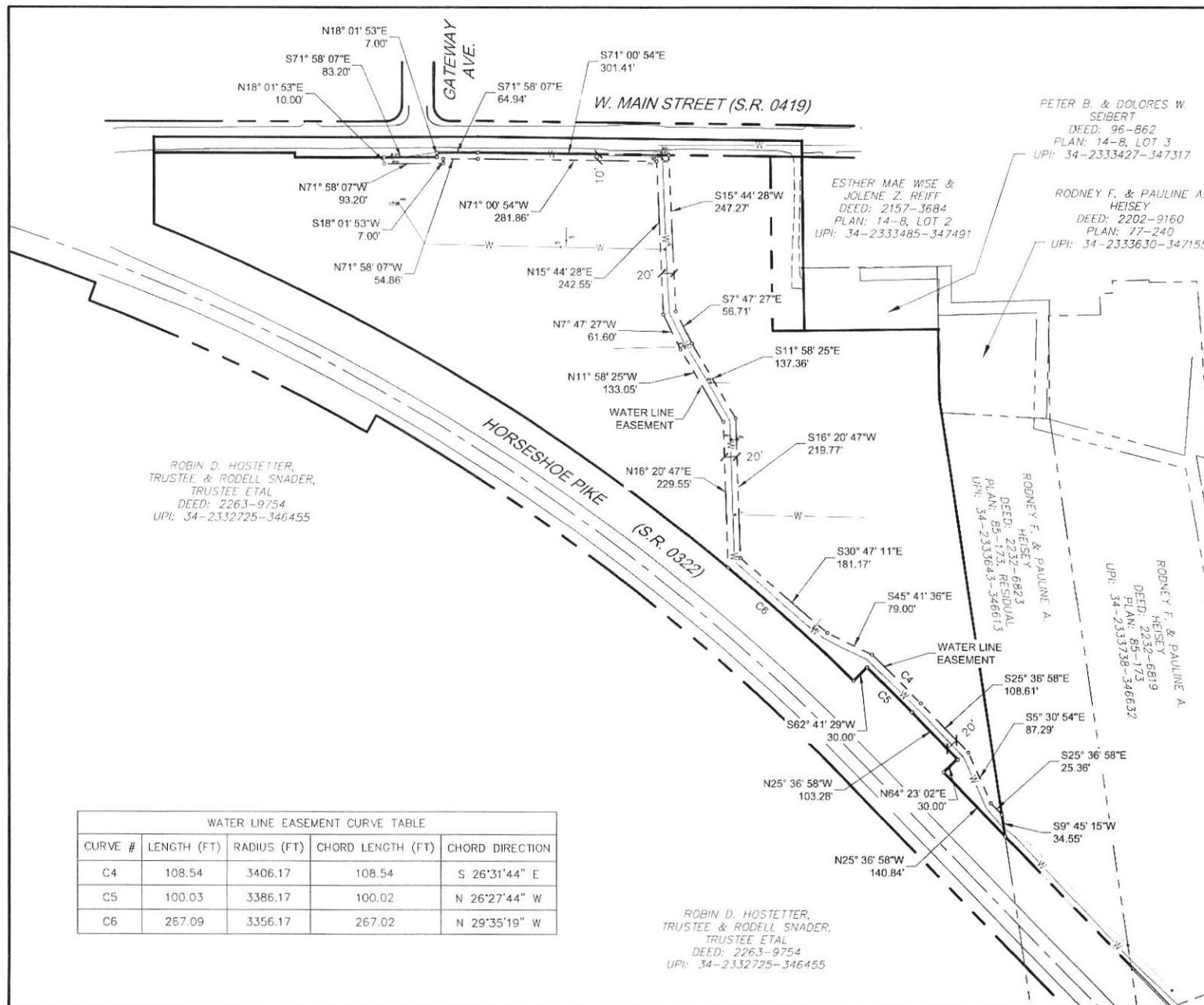
Notary Public

Domestic Waterline Easement
through lands of
419 Point Partners, LLC (Deed 2320-6688)

All that certain domestic waterline easement situate on the north side of Horseshoe Pike (S.R. 0322) through lands of 419 Point Partners, LLC as shown on the "As-Built Waterline Easement Exhibit for 419 Point Partners, LLC Apartments at 419" prepared by Steckbeck Engineering & Surveying, Inc., being more particularly bounded and described as follows to wit;

Beginning at a point on the northern right-of-way line of Horseshoe Pike (S.R. 0322), said point being the southwest corner of lands of Rodney F. Heisey & Pauline A. Heisey and the southeast corner of the herein described; thence going along said right-of-way line the six following courses and distances; (1) North 25°36'58" West a distance of 140.84' to a point; (2) North 64°23'02" East a distance of 30.00' to a point; (3) North 25°36'58" West a distance of 103.28' to a point; (4) with a curve turning to the left with an arc length of 100.03', with a radius of 3386.17', with a chord bearing of North 26°27'44" West, with a chord length of 100.02' to a point; (5) South 62°41'29" West a distance of 30.00' to a point; (6) with a curve turning to the left with an arc length of 267.09', with a radius of 3356.17', with a chord bearing of North 29°35'19" West, with a chord length of 267.02' to a point; thence going through lands of 419 Point Partners, LLC the nine following courses and distances; (1) North 16°20'47" East a distance of 229.55' to a point; (2) North 11°58'25" West a distance of 133.05' to a point; (3) North 07°47'27" West a distance of 61.60' to a point; (4) North 15°44'28" East a distance of 242.55' to a point; (5) North 71°00'54" West a distance of 281.86' to a point; (6) North 71°58'07" West a distance of 54.86' to a point; (7) South 18°01'53" West a distance of 7.00' to a point; (8) North 71°58'07" West a distance of 93.20' to a point; (9) North 18°01'53" East a distance of 10.00' to a point on the southern right-of-way line of W. Main Street (S.R. 419); thence going along said right-of-way line the four following courses and distances; (1) South 71°58'07" East a distance of 83.20' to a point; (2) North 18°01'53" East a distance of 7.00' to a point; (3) South 71°58'07" East a distance of 64.94' to a point; (4) South 71°00'54" East a distance of 301.41' to a point; thence going through lands of 419 Point Partners, LLC the ten following courses and distances; (1) South 15°44'28" West a distance of 247.27' to a point; (2) South 07°47'27" East a distance of 56.71' to a point; (3) South 11°58'25" East a distance of 137.36' to a point; (4) South 16°20'47" West a distance of 219.77' to a point; (5) South 30°47'11" East a distance of 181.17' to a point; (6) South 45°41'36" East a distance of 79.00' to a point; (7) with a curve turning to the right with an arc length of 108.54', with a radius of 3406.17', with a chord bearing of South 26°31'44" East, with a chord length of 108.54' to a point; (8) South 25°36'58" East a distance of 108.61' to a point; (9) South 05°30'54" East a distance of 87.29' to a point; (10) South 25°36'58" East a distance of 25.36' to a point; thence going along lands of Rodney F. Heisey & Pauline A. Heisey, South 09°45'15" West a distance of 34.55' to the point of beginning.

Containing in area: 33,411 square feet, 0.767 acres



LEGEND

- PROPERTY BOUNDARY LINE
- - - ADJOINERS BOUNDARY LINE
- LIMIT OF WATERLINE EASEMENT

GRAPHIC SCALE

150' 0' 75' 150'

1 inch = 150ft

SESI
Stackbeck Engineering & Surveying Inc.
279 N Zinns Mill Rd. Suite A
Lebanon, PA 17042
Phone: 717.272.7110
Fax: 717.272.7348

AS BUILT WATERLINE EASEMENT EXHIBIT
for
419 POINT PARTNERS LLC
APARTMENTS AT 419
located in
West Cornwall Township
Lebanon County, Pennsylvania

SCALE: 1"=150' 12/10/24

Tax Parcel No. 34-2333082-347602-0000

MAINTENANCE GUARANTY AND WARRANTY

THIS GUARANTY AND WARRANTY is made this 27th day of February, 2025, by 419 Point Partners, LLC, a Pennsylvania limited liability company, of 1737 West Main Street, Ephrata, Pennsylvania 17522 (hereinafter referred to as the "OWNER").

WITNESSETH:

WHEREAS, Owner has constructed or caused to be constructed certain improvements, namely the 8" HDPE and 8" DICL water main lines located within the 419 Apartments development, which have been offered for dedication to West Cornwall Township Municipal Authority; and

WHEREAS, Owner has furnished financial security in the amount of \$32,397.00, said amount being 15% of the cost of construction, guaranteeing the entire work against defective materials and/or workmanship (materials and labor) in connection with the work for a period of eighteen (18) months from the final acceptance of the improvements by West Cornwall Township Municipal Authority.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that Owner, a Pennsylvania limited liability company with its principal address at 1737 West Main Street, Ephrata, Pennsylvania, 17522, intending to be legally bound hereby, agrees to remedy all defective work and/or material relating to the construction of the water facilities discovered during a period of eighteen (18) months from the date of acceptance by West Cornwall Township Municipal

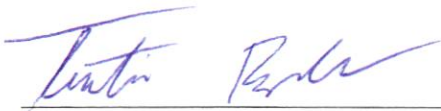
Authority, of said water facilities as part of the public water system owned and administered by the West Cornwall Township Municipal Authority, and hereby warrants that said water facilities have been constructed in a good and workmanlike manner and in accordance with the standards set forth in the applicable West Cornwall Township Municipal Authority ordinances, resolutions, and policies.

Owner agrees that it shall pay or cause to be paid all damages, loss, and expense which may result by reason of defective materials and/or workmanship (materials and labor) in connection with the work, occurring within eighteen (18) months from final acceptance of the water facilities by West Cornwall Township Municipal Authority. Owner shall save and hold harmless West Cornwall Township Municipal Authority from all damages, loss, and expense resulting from any failure of Owner to remedy all defective work and/or materials and/or pay or cause to be paid all damages, loss, and expense resulting therefrom.

IN WITNESS WHEREOF, 419 POINT PARTNERS, LLC has caused this Maintenance Guaranty and Warranty to be executed this 27th day of February, 2025.

419 POINT PARTNERS, LLC

Witness:



By: 
Clifford L. Weaver, Operating Manager



MAINTENANCE BOND

BOND NO. 800191863

KNOW ALL MEN BY THESE PRESENTS:

That we 419 Point Partners, LLC as Principal, and
Atlantic Specialty Insurance Company as Surety, are held and firmly bound unto West Cornwall Township
Municipal Authority, 73 S Zinns Mill Road, Lebanon, PA 17042
as Oblige in the sum of Thirty Two Thousand Three Hundred Ninety Seven & 00/100
 Dollars (\$ 32,397.00) for which sum,
we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, on the _____ day of _____, _____, Principal entered into a contract with the
Obligee for:
419 Apartments Water Facilities

Which contract is by reference made a part hereof and is hereafter referred to as the Contract.

NOW THEREFORE, the condition of this obligation is such, that if the Contractor shall make good any defect in material
or construction that shall appear within 1.5 year(s) from the date of the substantial completion,
(March 4, 2025) this shall be null and void and otherwise remain in full force and effect.

Signed, sealed and dated this 24th day of February, 2025.

Witness

BY:

Principal 419 Point Partners, LLC

ITS:

Atlantic Specialty Insurance Company

BY:

Attorney-In-Fact Leonard E. Callahan

Witness Katie Celano



605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Bryan Johnson, Leonard E. Callahan, Steven T. Johnson**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

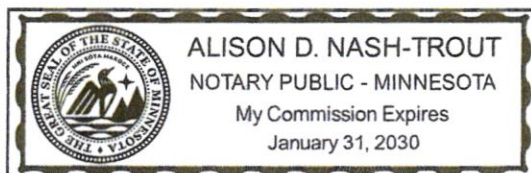
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 24th day of February, 2025.



This Power of Attorney expires
January 31, 2030

Kara L.B. Barrow, Secretary

WCTMA Water Company Operator's Report

April 1st, 2025

I. Meter Replacement

The operators have been in the process of replacing the meters in the system with Radio Read Meters. (Neptune Meters). The following information is the status of the Meter Replacements.

1. Number of Meters replaced. (179)
2. Number of Meters to be replaced. (165)

II. Service Line Inventory Project

1. Number of responses and entered service Line information. (118)
2. The total entry of the Initial inventory of 341 entries has been submitted to DEP through the DWELR system. Three Years to complete the final verifications and requirements for the service Lines.
3. Second Notice to Customers with Unknown and Galvanized connections was sent out at the beginning of November 12th. Total of 131 Notices were sent to the customers. **Verification Form to be completed.**
4. Mapping has been entered through Diamond Maps application for the Valves, Curb Stops, and Fire Hydrants.
5. Five Years to complete the Service Line Inventory.

6. Update on CCR and Web Site

III. Overdue Accounts to be processed in the third Month to have the Water Turned off.

1. Working on Procedures for Disconnect Notice on Service locations and turning the water off.

IV. March 3rd Main Breaker for Well three and four

1. Kohl Brothers Called in for Repair.
2. One Day to get Breaker.
3. Running on Back up Generator. Getting Specs for Backup Generator for the system.

V. Main Street Leak near intersection of Rt 72 and Rt 419.

1. Main was found to be on solid rock and split in half.
2. Dynamic Leak Response found the leak. Called in on March 7th.
3. S.A. Way & Son Excavation did the excavation work and main Pipe repair.
4. Tank level back to normal running.

VI. Well depth Reading for each of the wells to measure Levels.

1. Option One: Water level Meter – 500' Medium Reel \$648.00
2. Option Two: Readers for each Well – Ultra Sonic Approx 94.99 Each Checking with Scada Provider.

VII. CCR Report to be completed and added to the Web Site.

VIII. PRWA Conference Report and Update.

1. Gas Chlorination and On-Site Hypochlorite Generation Technology

- a. Generate Chlorine On-Site
 - b. Current process is good for water company.
- 2. Phosphorus – A Holistic Approach to Corrosion Control and Water Quality
- 3. Disinfection for Small Water Systems.
- 4. Water Loss Management
 - a. Data Loggers for Monitoring Main Pipe
 - b. Advantage for early detection of Leaks.
- 5. A.I. (After Inventory) Lead and Copper Rule Improvements
 - a. Five Years to complete the Service Line Inventory
 - b. Detail documentation for Service Lines Inventory
 - c. Galvanized connections may not need to be replaced.
- 6. Storage Tanks – Pros and Cons
 - a. 3-5 Year inspection
 - b. Rehabilitation options for current Tank.