

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY

73 S. ZINNS MILL ROAD

LEBANON, PA 17042

AUTHORITY BOARD MEETING

April 7, 2026 6:00 PM

AGENDA

- 1) Convene meeting and Pledge of Allegiance
- 2) Attendance
- 3) Comment on Agenda only / changes or additions to Agenda
- 4) PUBLIC HEARING – WCTMA to serve as a “conduit” for issuance of \$38 million of tax-free Healthcare Facilities Revenue Bonds for Lebanon Valley Brethren Home pursuant to the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA)
- 5) Approve meeting minutes of previous meeting(s) – February 3, 2026
- 6) Authority Manager report
  - a. Review and approve financial reports
  - b. Grant award - \$25,000 Marcellus Shale grant approved by LEBCO Commissioners
- 7) Engineer report
  - a. SRBC permitting – no activity until new well site identified
  - b. Cavalry at Quentin – construction of water & sewer utilities underway
  - c. Alden Place West – plan still under review by county engineer
  - d. Iron Mill Townes – 8 units constructed with two units sold and occupied
- 8) Operator report – MASS LLC for sewer, and David Bradley for water
- 9) Solicitor report
  - a. Resolution 2026-04-07 - Re: Healthcare Facilities Revenue Bonds for Lebanon Valley Brethren Home
- 10) Old Business –
  - a. Cornwall Borough – Update to 1991 and 1999 partnership agreement
  - b. Cornwall emergency connection of water systems – City of Lebanon Authority has temporarily halted this project, with correspondence forthcoming.
  - c. New well site – Geologist’s report and water quality test results for test well #1. Authority to authorize new location for test well #2.
  - d. Stoberdale sewer diversion – Mt. Gretna Authority correspondence
- 11) New Business
  - a. Authority Board authorize the engineer to move ahead with purchase and installation of new back-up emergency generator for water facilities with estimated cost in range of \$50,000 to \$70,000 (after applying \$25,000 grant). Pa CO-STARS will be first option pursued.
- 12) Public comment
- 13) Pay the bills
- 14) Adjourn

Register: PSBT Quentin Sewer  
 From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
02/05/2026	3813	Four Girls, LLC	Accounts Payable	Req 4019 - Mgmt &...	2,500.00	X		1,123,618.12
02/09/2026	Zip Pay	MET-ED	Accounts Payable	REq 4012 - PS Elec...	364.32	X		1,123,253.80
02/11/2026	3808	Cornwall Borough	Accounts Payable	REq 4014 - Shared ...	704.00	X		1,122,549.80
02/11/2026	3809	Selective	Accounts Payable	REq 4015 - Insurance	4,272.50	X		1,118,277.30
02/11/2026	3810	MEDIA ONE PA	Accounts Payable	Req 4016 - Advertis...	305.88	X		1,117,971.42
02/12/2026	3811	HENRY & BEAVER LLP	Accounts Payable	REq 4017 - Legal Svc	92.50	X		1,117,878.92
02/18/2026	3812	MASS LLC	Accounts Payable	Req 4018 - O&M &...	1,774.00	X		1,116,104.92
02/23/2026	Zip Pay	VERIZON	Accounts Payable	REq 4022 - Phone S...	78.89	X		1,116,026.03
02/28/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,350.33	1,118,376.36

Register: PSBT Quentin Sewer  
 From 03/01/2026 through 03/31/2026  
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/09/2026			-split-	Deposit		X	35,026.33	1,153,402.69
			COLA Billing Receipts	February payment			2,410.97	
			Other Billing Receipts	Refund of duplicate ...			1,029.00	
			Tapping Fee Income	2 EDUs sewer plus ...			10,580.00	
			COLA Billing Receipts	March payment			21,006.36	
03/10/2026	3818	Four Girls, LLC	Accounts Payable	Req 4027 - Mgmt &...	2,500.00	X		1,150,902.69
03/11/2026	ZipPay	MET-ED	Accounts Payable	REq 4034 - PS Elec...	359.90	X		1,150,542.79
03/12/2026	3817	MASS LLC	Accounts Payable	REq 4026 - O&M	852.00	X		1,149,690.79
03/17/2026	3800	JAMES SHOEMAKER	Accounts Payable	REq 4008a - Board ...	350.00	X		1,149,340.79
03/17/2026	3815	SESI, Inc.	Accounts Payable	Req 4024 - Engr. Svc.	437.50	X		1,148,903.29
03/18/2026	3814	HENRY & BEAVER LLP	Accounts Payable	Req 4023 - Legal Svc.	500.00	X		1,148,403.29
03/18/2026	3816	SESI, Inc.	Accounts Payable	REq 4025 - Engr. S...	4,390.00	X		1,144,013.29
03/23/2026	Zip Pay	VERIZON	Accounts Payable	Req 4035 - Phone Svc	78.89	X		1,143,934.40
03/31/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,529.27	1,146,463.67

Register: PSBT Stoberdale Sewer

From 02/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/12/2026	1679	Henry & Beaver LLP	Accounts Payable	REq 4020 - Legal S...	166.50	X		32,574.72
02/25/2026	Zip Pay	MET ED	Accounts Payable	REq 4028 - Grinder ...	25.17	X		32,549.55
02/28/2026			INCOME:02 Stoberdale:Bank...	Interest		X	68.52	32,618.07
03/09/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	5,640.65	38,258.72
03/10/2026	1680	Four Girls, LLC	Accounts Payable	Req 4029 - Quarterl...	592.00	X		37,666.72
03/19/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	1,872.50	39,539.22
03/26/2026	Zip Pay	MET ED	Accounts Payable	Req 4033 - Grinder ...	25.17	X		39,514.05
03/31/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	420.00	39,934.05
03/31/2026			INCOME:02 Stoberdale:Bank...	Interest		X	82.84	40,016.89

Register: PSBT WATER ACCT.

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/05/2026	1228	David Bradley	Accounts Payable	REq W269 - Expens...	815.90	X		432,587.73
02/05/2026	1233	Four Girls LLC	Accounts Payable	Req W274 - Mgmt ...	550.00	X		432,037.73
02/09/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	1,054.50	X		430,983.23
02/10/2026			EXPENSES:01 Bank Fees	Service Charge	18.10	X		430,965.13
02/10/2026	1229	Kohl Bros., Inc.	Accounts Payable	Req W270 - Repair ...	13,690.00	X		417,275.13
02/10/2026	1230	Ellinger Electric	Accounts Payable	Req W271 - Repair ...	1,577.84	X		415,697.29
02/11/2026	1231	Selective	Accounts Payable	Req W272 - Insurance	4,272.50	X		411,424.79
02/11/2026	1232	Pure Test Laboratory	Accounts Payable	REq W273 - Lab Te...	104.00	X		411,320.79
02/28/2026			INCOME:02 Interest Income	Interest		X	876.82	412,197.61

Register: PSBT WATER ACCT.  
 From 03/01/2026 through 03/31/2026  
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/02/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.08	X		411,972.53
03/06/2026	1241	David Bradley	Accounts Payable	Req W284 - PRWA ...	425.00	X		411,547.53
03/09/2026			-split-	Deposit		X	20,786.40	432,333.93
			Cost of Goods Sold	February Payment			3,446.40	
			20 Repairs, Maint, Assoc Exp	Insurance Claim less...			12,690.00	
			Tapping Fees and Permit Fees	1 tapping fee plus 1 ...			4,650.00	
03/10/2026			Cost of Goods Sold	Deposit		X	22,107.62	454,441.55
03/10/2026			EXPENSES:01 Bank Fees	Service Charge	15.00	X		454,426.55
03/10/2026	1235	Negley's Well Drilling	Accounts Payable	REq W278 - Test W...	13,363.50	X		441,063.05
03/10/2026	1242	Four Girls LLC	Accounts Payable	Req W285 - Mgmt ...	440.00	X		440,623.05
03/11/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	1,111.79	X		439,511.26
03/13/2026	1243	David Bradley	Accounts Payable	Req W287 - Bill W...	425.00	X		439,086.26
03/17/2026	1239	Steckbeck Engineering & S...	Accounts Payable	Req 282 - Engr. Svc.	688.75	X		438,397.51
03/17/2026	1245	PA Rural Water Association	Accounts Payable	Req W289 - Dues	510.00	X		437,887.51
03/18/2026	1236	Mission Communications	Accounts Payable	Req W279 - Subscri...	563.40	X		437,324.11

Register: PSBT WATER ACCT.  
 From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/18/2026	1237	Pure Test Laboratory	Accounts Payable	REq W280 - Lab Te...	580.00	X		436,744.11
03/18/2026	1238	Henry & Beaver LLP	Accounts Payable	Req W281 - Legal S...	500.00	X		436,244.11
03/20/2026	1234	Patriot Environmental	Accounts Payable	REq W277 - Geolog...	7,321.35	X		428,922.76
03/20/2026	1240	Dynamic Leak Response, Inc.	Accounts Payable	Req W283 - Emerge...	750.00	X		428,172.76
03/20/2026	1244	S. A. Way	Accounts Payable	REq W288 - Repair ...	6,711.51	X		421,461.25
03/30/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.08	X		421,236.17
03/31/2026			INCOME:02 Interest Income	Interest		X	945.40	422,181.57

April 6, 2026



**Patriot**  
Environmental Management, LLC

Mr. Jeffrey Steckbeck, P.E.  
Municipal & Authority Support Services, LLC  
266 North Zinns Mill Road  
Lebanon, Pennsylvania 17042

P.O. Box 481  
Gilbertsville, PA 19525  
PH 610-323-4634  
FX 610-323-4834  
[www.patriotenviro.com](http://www.patriotenviro.com)

*Sent Via Electronic Mail:  
jsteckbeck@mass.llc  
Original will only be sent upon request*

RE: West Cornwall Township Municipal Authority Water Supply Source  
Quentin Mennonite School Parcel  
West Cornwall Township, Lebanon County, Pennsylvania

Dear Mr. Steckbeck:

Pursuant to your request, Patriot Environmental Management, LLC (Patriot) is pleased to provide the following summary of the efforts to locate a suitable water supply source for the West Cornwall Township Municipal Authority (WCTMA).

As you are aware, well drilling activities were initiated at the subject property on February 3, 2026 under the supervision of Patriot. The six-inch diameter test well borehole (TW-1) was advanced through limestone bedrock to a total depth of 300 feet below ground surface (bgs). Based upon drilling observations, TW-1 was estimated to produce greater than 25 gallons per minute (gpm). However, a solution cavity or void was encountered in the borehole from 127 feet bgs to 139 feet bgs. While this void likely produces the bulk of the well yield, it could pose a risk of future well borehole collapse.

On March 10, 2026, Patriot conducted a short-term aquifer pumping test in an effort to measure well yield and determine background groundwater quality. The testing confirmed that the test well will produce at least 25 gpm and possibly more as suggested by the high specific capacity that was calculated. However, a groundwater sample collected at the conclusion of the test contained elevated iron and nitrate concentrations above Pennsylvania drinking water standards. The presence of elevated iron is a geologic background condition, but the nitrates are likely attributed to agricultural activities and surface water runoff affecting the water-bearing zones within shallow bedrock.

While TW-1 is likely an acceptable yielding well, background groundwater quality would likely require some form of perpetual treatment and final construction of the water supply well could prove to be problematic. Based upon this possible outcome, Patriot reviewed the potential of as many as four different locales within West Cornwall Township and Quentin Borough where access for a water supply well was previously preapproved by the private property owners. Following a review of geologic information and available historical well drilling records for these locations, Patriot has concluded that another attempt to drill a second test well should be made on the Quentin Mennonite School parcel. It is believed that the void encountered in TW-1 could be avoided at another location on that property. In that event, water-bearing zones may be encountered at a greater depth within the borehole, thus limiting the potential for background nitrate impact.

Mr. Jeffrey Steckbeck, P.E.  
April 6, 2026

Should you have any questions regarding the information that is presented in this correspondence, please do not hesitate to contact either of the undersigned at (610) 323-4634.

Respectfully,



Hudson S. Green, Jr.  
President



Andrew K. Markoski, P.G.  
Project Geologist



**Table 1**  
**Test Well Water Analytical Data Summary**  
**March 10, 2026**

**Quentin Mennonite School Property**  
**West Main Street**  
**West Cornwall Township, Lancaster County, Pennsylvania**

Sample Location (Lab ID)	Analyte / Parameter								
	Sulfate	Arsenic	Iron	Manganese	Total Hardness	TDS	TSS	Nitrate	Nitrite
TW-1 (410-269311-1)	0.48 J	ND 0.0019	0.62	0.014	320	380	14	12	ND 0.0080
PADEP Drinking Water Maximum Contaminant Level	250	0.01	0.3	0.05	NS	500	NS	10	1

Notes:

- All concentrations reported in milligrams per liter (mg/L)
- J: Estimated concentration
- NS: Not standard established
- ND 0.0019: Not detected at the concentration indicated
- TDS: Total Dissolved Solids
- TSS: Total Suspended Solids
- Concentrations shaded yellow indicate exceedance of applicable contaminant level

# WCTMA Water Company Operator's Report

April 7, 2026

- 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 Installed YTD. (9)
  2. Number of Meters replaced. (189)
  3. Number of Meters to be replaced. (161)
  4. Number of New Meters for development. (4)
- 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. Two Years to complete the final verifications and requirements for the service Lines.
  3. Mapping has been entered through Diamond Maps application for the Valves, Curb Stops, and Fire Hydrants. We have attached the pictures with the data in Diamond Maps.
  4. The update for Service Line Information has started.
- III. A Water Main Leak detected February 12th.
  - a. A leak was indicated from the water output from the main Entry point to the distribution system by the Gallons Per Minute (GPI) being distributed. February 11th 2026.
  - b. Called in a company to locate the leak on February 12th 2026.
  - c. Located the leak and called in the excavating company to work on the location of the leak.
  - d. Called DEP and Notified the Customers affected with the Boil Water Advisory on February 12th, 2026.
  - e. Excavating Company Located the leak and the water was turned off on February 13th, 2026 at 8:30 AM.
  - f. Excavating company fixed the leak and two service lines that were damaged when locating the leak.
  - g. Water was turned on to the main at 12:30 pm. for all Customers.
  - h. Excavation was completed by 1:30 PM.
  - i. Lab tested the water on February 13th and February 14th. Received the Results on February 15th to Cancel the Boil Water Advisory.
  - j. Distributed the Cancelled Boil Water the Problem Corrected documents to all Customers affected.
- IV. Bill White has started marking and working the Valves on the Water System. He will be updating the Diamond Maps with the correct information.
- V. Bill White is also painting and reviewing the Fire Hydrant locations to update Company information and Diamond Maps.
- VI. Well Depth device for water company to connect with SCADA System.

- VII. Emergency Generator for Water Company
  - 1. Reviewing power generators and options for the Water Company. Grant application has been submitted for financing.
- VIII. Reports CH110 Report and CCR report.
  - 1. CH 110 Report has been completed and submitted to DEP.
  - 2. CCR report will be completed and submitted this month.
- IX. Service Line Inventory Service Verification.
  - 1. Number of service lines to check.
    - South Side = 66
    - North Side = 68
    - Main Street = 37
    - Route 72 = 4
    - Total = 175
    - 20 % = 35 - If DEP Approved
  - 2. Quote from Ditch Creek Utility Services, Inc.
    - Daily Rate if at the 20% or 35 = Approx \$2,500
    - If above the 35 count Approximately \$300.00 per Grass Dig, \$475.00 with Pavement or Sidewalk. Around 15-20 Per Day
  - 3. Will be getting additional quotes for the digs
- X. Conference at Penn State March 23 – 26, 2026.
- XI. DialMyCalls new Public Alert Software.
  - 1. Replaced Public Alert Software previously used by QWC and WCTMA
  - 2. Additional Features and Capabilities.
  - 3. Used for Boil Water advisory for leak on February 12<sup>th</sup>.
  - 4. Will be used for sending out the notifications for the CCR report.