

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY

73 S. ZINNS MILL ROAD

LEBANON, PA 17042

AUTHORITY BOARD MEETING

June 2, 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) Approve meeting minutes of previous meeting(s) – April 7, 2026
- 5) Authority Manager report
 - a. Review and approve financial reports
- 6) 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
- 7) Operator report – MASS LLC for sewer, and David Bradley for water
 - a. Sewer clog and back up in Quentin – May 28th and 29th
- 8) Solicitor report
- 9) Old Business –
 - a. Cornwall Borough – Update to 1991 and 1999 partnership agreement *No change*
 - b. Cornwall emergency connection of water systems – City of Lebanon correspondence received.
 - c. New well site – Quentin United Church of Christ – Church approval; DEP approval letter for sanitary inspection and review. Well drilling scheduled week of June 22nd.
 - d. Stoberdale sewer diversion – no change of status
 - e. Emergency generator – PA Costars vendors sent Request for Proposals – due by June 15th.
- 10) New Business
- 11) Public comment
- 12) Pay the bills
- 13) Adjourn

**MINUTES OF THE APRIL 7, 2026 MEETING OF THE
WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY**

The following are the minutes of the meeting of West Cornwall Township Municipal Authority held at the West Cornwall Township building situate at 73 South Zinn's Mill Road, Quentin, Lebanon County, Pennsylvania, on Tuesday, April 7, 2026, at 6:00 p.m. The meeting was duly advertised as required by the applicable statutes of the Commonwealth of Pennsylvania.

Present at the meeting were James Shoemaker, Marty Daigle, Joseph Foltz, Robert Kolb, and Dennis Tulli, Glenn Yanos, and William Matthews, Authority Board members; David Lloyd, Township Supervisor; David Bradley and William White, water system operators; members of the public Margaret Hopkins and Otto Leinhauser; Jeffrey Steckbeck, P.E., Manager/Engineer; and Amy B. Leonard, Esq., Solicitor. Also in attendance was Peter Edelman, Esq., bond counsel for Lebanon Valley Brethren Home.

The meeting was called to order at 6:00 P.M. A public TEFRA hearing was held at 6:00 P.M. to detail the requested tax-exempt financing by the Lebanon Valley Brethren Home, for which WCTMA is requested to issue bonds in an amount not to exceed \$38,000,000. The funds will be used to refund existing debt and build new carriage houses and townhomes. Additional approval from the West Cornwall Township and North Londonderry Township Supervisors will be sought. There were no public comments. The public hearing was closed at 6:05 P.M. Resolution 2026-04-07 was presented, authorizing the issuance of bonds for the Lebanon Valley Brethren Home. Mr. Yanos made a motion, seconded by Mr. Kolb, to approve the Resolution. All voted in favor.

Mr. Kolb made a motion, seconded by Mr. Foltz, to approve the February 3, 2026 meeting minutes. All voted in favor. Mr. Steckbeck reviewed the financial reports for February and March 2026. Mr. Yanos made a motion, seconded by Mr. Daigle, to approve the financial reports. All voted in favor.

Mr. Steckbeck reported that WCTMA was awarded \$25,000 through the Marcellus Shale Grant, and requested authorization to accept and sign the grant contract. Mr. Foltz made a motion, seconded by Mr. Daigle, authorizing Mr. Steckbeck to sign the grant contract. All voted in favor. Mr. Steckbeck indicated the grant funds are to be used toward a generator, with an estimated cost of \$75,000. This will require a bid unless CoStars is used. Mr. Steckbeck will pursue CoStars options and report the results to the Board.

Mr. Steckbeck provided status updates on SRBC permitting, Cavalry at Quentin, Alden Place West, and Iron Mill Townes. He reported that there are no sewer operation issues, but the check valves will be rebuilt. Mr. Steckbeck noted that if well level monitors are installed and connected to the SCADA system, this information can be used for evaluating whether WCTMA is approaching the 100,000 gallons per day threshold that would require SRBC permitting. Mr. Bradley provided a written report regarding the water system and reviewed it with the Authority board.

Mr. Steckbeck stated that Mt. Gretna Authority is in a 5-year cycle and currently waiting for a DEP permit to determine whether its treatment needs will change. They could be waiting a year to hear from DEP. Mt. Gretna Authority will not make a decision regarding transferring its flows to CoLA until it has more information about its DEP permit.

Mr. Steckbeck reported that CoLA has intervened in the discussion regarding the emergency connection between Cornwall and West Cornwall due to certain concerns, including the pH and changing disinfection methods. These issues will be addressed before the project proceeds.

Mr. Steckbeck updated the Authority regarding the geology report for the potential new well site at the Mennonite School. An underground cave was discovered at 127-139 feet. Nitrate contamination was also present, making the location undesirable for the well site. Another location on the Mennonite School site can be considered if the School Board is amenable, at a cost of approximately \$13,000 to

pay the well driller. If another site on their property is not feasible, or approved by the School Board, then an alternate site will be pursued with input from committeemen Matthew and Tulli. Mr. Kolb made a motion to pursue a second test well, with a second from Mr. Matthews. All voted in favor.

Mr. Kolb made a motion, seconded by Mr. Matthews, to pay the bills. All voted in favor. Upon motion from Mr. Daigle, seconded by Mr. Tulli, the meeting was adjourned at 6:31 p.m.

The next meeting of the West Cornwall Township Municipal Authority will be June 2, 2026 at 6:00 p.m.

Respectfully submitted,
Amy B. Leonard, Solicitor

West Cornwall Twp. Municipal Authority

6/2/2026 12:44 PM

Register: PSBT Quentin Sewer

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/09/2026	Zip Pay	MET-ED	Accounts Payable	Req 4041 - Electric ...	348.91	X		1,146,114.76
04/10/2026	3819	JOSEPH FOLTZ	Accounts Payable	Req 4036 - Meter R...	441.00	X		1,145,673.76
04/10/2026	3823	Four Girls, LLC	Accounts Payable	REq 4040 - Mgmt ...	2,500.00	X		1,143,173.76
04/13/2026	3821	NORTH CORNWALL TO...	Accounts Payable	Req 4038 - Shared ...	2,242.48	X		1,140,931.28
04/14/2026	3820	MASS LLC	Accounts Payable	Req 4037 - Operatio...	869.00	X		1,140,062.28
04/14/2026	3822	NORTH CORNWALL TO...	Accounts Payable	Req 4039 - Bond P...	28,875.00	X		1,111,187.28
04/21/2026	Zip Pay	VERIZON	Accounts Payable	Req 4043 - Phone S...	78.84	X		1,111,108.44
04/27/2026			INCOME:01 Quentin:COLA ...	Deposit		X	12,121.76	1,123,230.20
04/30/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,500.07	1,125,730.27

West Cornwall Twp. Municipal Authority

6/2/2026 12:45 PM

Register: PSBT Quentin Sewer

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/08/2026	Zip Pay	MET-ED	Accounts Payable	Req 4049 - Electric ...	377.27	X		1,125,353.00
05/08/2026	3826	Four Girls, LLC	Accounts Payable	Req 4047 - Mgmt &...	2,500.00	X		1,122,853.00
05/11/2026	3825	Cornwall Borough	Accounts Payable	Req 4045 - Shared ...	757.00	X		1,122,096.00
05/11/2026	3827	SESI, Inc.	Accounts Payable	Req 4048 - Engr Svc	137.08	X		1,121,958.92
05/12/2026	3824	Envirep - Cummins Wagner	Accounts Payable	Req 4044 - PS Servi...	4,280.59	X		1,117,678.33
05/15/2026			INCOME:01 Quentin:COLA ...	Deposit		X	3,438.36	1,121,116.69
05/15/2026	3828	MASS LLC	Accounts Payable	Req 4046 - Operatio...	750.00	X		1,120,366.69
05/21/2026	Zip Pay	VERIZON	Accounts Payable	Req 4050 - Phone S...	78.86	X		1,120,287.83
05/31/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,571.95	1,122,859.78

West Cornwall Twp. Municipal Authority STOVERDALE

6/2/2026 2:06 PM

Register: PSBT Stoberdale Sewer

From 04/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

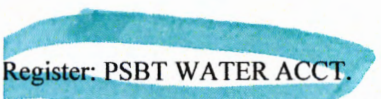
Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/09/2026	1682	Henry & Beaver LLP	Accounts Payable	Req 4031 - Legal Svc	129.50	X		39,887.39
04/14/2026	1683	MASS LLC	Accounts Payable	Req 4032 - Engr Stu...	1,091.20	X		38,796.19
04/23/2026	1681	MT. GRETNA AUTHORI...	Accounts Payable	Req 4030 - WWTP ...	8,733.00	X		30,063.19
04/24/2026	Zip Pay	MET ED	Accounts Payable	Req 4042 - Electric ...	25.55	X		30,037.64
04/27/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	650.00	30,687.64
04/30/2026			INCOME:02 Stoberdale:Bank...	Interest		X	82.23	30,769.87
05/15/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	343.60	31,113.47
05/26/2026	Zip Pay	MET ED	Accounts Payable	Req 4051 - Electric ...	25.20	X		31,088.27
05/31/2026			INCOME:02 Stoberdale:Bank...	Interest		X	70.98	31,159.25

Register: PSBT WATER ACCT.

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/09/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	1,192.06	X		420,989.51
04/09/2026	1249	David Bradley	Accounts Payable	Req W294 - PRWA ...	496.17	X		420,493.34
04/10/2026	Auto Debit	Peoples Security Bank & Tr...	Accounts Payable	14000025317	15.00	X		420,478.34
04/10/2026	Direct Dep	Payroll - Direct Deposit Bul...	Accounts Payable	Payroll Direct Deposit	7,824.60	X		412,653.74
04/10/2026	1103	Lebanon Payroll Plus	Accounts Payable	Payroll Processing ...	217.64	X		412,436.10
04/10/2026	1251	Four Girls LLC	Accounts Payable	Req W296 - Mgmt ...	440.00	X		411,996.10
04/14/2026	1246	Kohl Bros., Inc.	Accounts Payable	Req W291 - Chemic...	2,430.00	X		409,566.10
04/14/2026	1252	MASS LLC	Accounts Payable	REq W297 - Engr S...	728.40	X		408,837.70
04/15/2026	Zip Pay	PA Employment Taxes	Accounts Payable	Payroll Taxes Direct...	284.77	X		408,552.93
04/15/2026	Zip Pay	USA Employment Taxes	Accounts Payable	Payroll Taxes Direct...	1,986.78	X		406,566.15
04/17/2026	1247	Lebanon County Treasurer	Accounts Payable	Req W292 - Real Es...	27.48	X		406,538.67
04/20/2026	1248	Pure Test Laboratory	Accounts Payable	Req W299 - Lab Te...	126.00	X		406,412.67
04/27/2026			Cost of Goods Sold	Deposit		X	18,132.68	424,545.35
04/28/2026	Zip Pay	PA DOL Unemployment C...	Accounts Payable	Payroll Taxes - Dire...	5.71	X		424,539.64

Register: PSBT WATER ACCT.

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/28/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.06	X		424,314.58
04/29/2026	Zip Pay	Keystone Collections	Accounts Payable	Payroll Taxes Direct...	81.60	X		424,232.98
04/30/2026			INCOME:02 Interest Income	Interest		X	919.46	425,152.44

WCTMA Water System

6/2/2026 2:04 PM

Register: PSBT WATER ACCT.

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/08/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	897.11	X		424,255.33
05/08/2026	1257	David Bradley	Accounts Payable	Req W304 - Office ...	215.63	X		424,039.70
05/08/2026	1259	Four Girls LLC	Accounts Payable	Req W306 - Mgmt ...	385.00	X		423,654.70
05/11/2026	Auto Debit	Peoples Security Bank & Tr...	Accounts Payable	14000025317	18.10	X		423,636.60
05/12/2026	1254	RIO Supply	Accounts Payable	Req W301 - Meters	1,983.00	X		421,653.60
05/12/2026	1255	Henry & Beaver LLP	Accounts Payable	Req W302 Legal Svc.	37.00	X		421,616.60
05/13/2026	1256	Mission Communications	Accounts Payable	Req W303 - Subscri...	563.40	X		421,053.20
05/14/2026	1258	Dennis Bonalle	Accounts Payable	Req W305 - Grass c...	350.00	X		420,703.20
05/15/2026			Cost of Goods Sold	Deposit		X	2,871.79	423,574.99
05/15/2026	1260	MASS LLC	Accounts Payable	REq W307 - Engr f...	660.00	X		422,914.99
05/19/2026	1253	Commonwealth of Pennsylv...	Accounts Payable	739069	1,000.00	X		421,914.99
05/28/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.06	X		421,689.93
05/31/2026			INCOME:02 Interest Income	Interest		X	969.76	422,659.69