

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY

73 S. ZINNS MILL ROAD

LEBANON, PA 17042

AUTHORITY BOARD MEETING

August 4, 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) – June 2, 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 complete, 8 new units under construction, 4 connected.
- 7) Operator report – MASS LLC for sewer, and David Bradley for water
- 8) Solicitor report
- 9) Old Business –
 - a. Cornwall Borough – Update to 1991 and 1999 partnership agreement
 - b. Cornwall emergency connection of water systems – City of Lebanon correspondence received.
 - c. New well site – report on test well #2 at Quentin United Church of Christ property. Request Board approval to proceed with test well #3 on Alden Place property, just south of Route 419.
 - d. Stoberdale sewer diversion – no change of status
 - e. Emergency generator – 7 PA Costars quotes received. Request Board award to low bidder Powerton, Inc. of Lebanon PA for Blue Star/John Deere model JD-100-01 at a price of \$42,609.00.
- 10) New Business
- 11) Public comment
- 12) Pay the bills
- 13) Adjourn

Register: PSBT Quentin Sewer

From 06/02/2026 through 06/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2026	3829	HENRY & BEAVER LLP	Accounts Payable	REq 4052 - Legal Svc	500.00	X		1,122,359.78
06/04/2026	3831	Four Girls, LLC	Accounts Payable	Req 4054 - Mgmt &...	2,500.00	X		1,119,859.78
06/05/2026	3830	MASS LLC	Accounts Payable	Req 4053 - Sewer S...	2,700.00	X		1,117,159.78
06/08/2026	Zip Pay	MET-ED	Accounts Payable	Req 4055 - PS Elect...	329.37	X		1,116,830.41
06/12/2026			-split-	Deposit		X	70,022.33	1,186,852.74
			COLA Billing Receipts				26,502.33	
			Tapping Fee Income	4 Iron Mill Towns, ...			21,760.00	
			Tapping Fee Income	4 Iron Mill Towns, ...			21,760.00	
06/21/2026	Zip Pay	VERIZON	Accounts Payable	Req 4060 - Phone Svc	78.86	X		1,186,773.88
06/30/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,576.19	1,189,350.07
06/30/2026	Auto Debit	Peoples Security Bank	Accounts Payable	REq 4058 - Semi an...	30,499.99	X		1,158,850.08

Register: PSBT Quentin Sewer

From 07/01/2026 through 07/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/06/2026	3834	JEFFREY STECKBECK	Accounts Payable	Req 4062 - 6 month...	295.03	X		1,158,555.05
07/06/2026	3835	MASS LLC	Accounts Payable	REq 4063 - Operati...	750.00	X		1,157,805.05
07/06/2026	3837	Four Girls, LLC	Accounts Payable	REq 4065 - Mgmt ...	2,500.00	X		1,155,305.05
07/08/2026	3833	NORTH CORNWALL TO...	Accounts Payable	Req 4061	2,242.48	X		1,153,062.57
07/08/2026	3836	JOSEPH FOLTZ	Accounts Payable	REq 4064 - Meter R...	441.00	X		1,152,621.57
07/10/2026	Zip Pay	MET-ED	Accounts Payable	REq 4070 - PS Elec...	327.24	X		1,152,294.33
07/10/2026	3832	A H Moyer	Accounts Payable	Req 4059 - Manhole...	1,012.06	X		1,151,282.27
07/21/2026			INCOME:01 Quentin:COLA ...	Deposit		X	8,570.69	1,159,852.96
07/21/2026	Zip Pay	VERIZON	Accounts Payable	Req 4071 - Phone S...	78.90	X		1,159,774.06
07/31/2026			INCOME:01 Quentin:Interest ...	Interest		X	2,822.15	1,162,596.21

Register: PSBT Stoberdale Sewer

From 06/01/2026 through 07/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	3,704.50	34,863.75
06/04/2026	1685	Four Girls, LLC	Accounts Payable	REq 4057 - Mgmt, ...	592.00	X		34,271.75
06/05/2026	1684	MASS LLC	Accounts Payable	REq 4056 - Enginee...	125.60	X		34,146.15
06/12/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	3,011.00	37,157.15
06/26/2026	Zip Pay	MET ED	Accounts Payable	REq 4066 - Elec for...	25.20	X		37,131.95
06/30/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	1,641.50	38,773.45
06/30/2026			INCOME:02 Stoberdale:Bank...	Interest		X	79.47	38,852.92
07/10/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	260.70	39,113.62
07/10/2026	1686	Weaver Associates	Accounts Payable	Req 4067 - Envelop...	80.14	X		39,033.48
07/13/2026	1687	MT. GREтна AUTHORI...	Accounts Payable	Req 4068 - WWTP ...	8,733.00	X		30,300.48
07/21/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	237.00	30,537.48
07/28/2026	Zip Pay	MET ED	Accounts Payable	REq 4069 - Electric ...	25.24	X		30,512.24
07/31/2026			INCOME:02 Stoberdale:Billi...	Deposit		X	128.15	30,640.39
07/31/2026			INCOME:02 Stoberdale:Bank...	Interest		X	81.84	30,722.23

Register: PSBT WATER ACCT.

From 06/01/2026 through 06/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/04/2026	1262	Henry & Beaver LLP	Accounts Payable	REq 311 - Legal Svc.	500.00	X		422,159.69
06/04/2026	1268	Four Girls LLC	Accounts Payable	Req 317 - Mgmt & ...	660.00	X		421,499.69
06/05/2026	1269	MASS LLC	Accounts Payable	Req 318 - Engineeri...	240.00	X		421,259.69
06/08/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	776.13	X		420,483.56
06/09/2026	1261	Hackman Fire Equipment	Accounts Payable	REq 310 - annual in...	95.00	X		420,388.56
06/09/2026	1265	RIO Supply	Accounts Payable	Req 314 - Water Me...	1,691.62	X		418,696.94
06/09/2026	1267	Ditchcreek Utility Services	Accounts Payable	Req 316 - Clean up	2,445.00	X		416,251.94
06/10/2026			EXPENSES:01 Bank Fees	Service Charge	15.00	X		416,236.94
06/11/2026			-split-	Deposit		X	92,079.80	508,316.74
			Cost of Goods Sold				29,879.80	
			Tapping Fees and Permit Fees	4 Iron Mill Towns - ...			18,600.00	
			Tapping Fees and Permit Fees	4 Iron Mill Towns - ...			18,600.00	
			Bond Conduit Fee	Lebanon Valley Bre...			25,000.00	
06/11/2026	1266	Kohl Bros., Inc.	Accounts Payable	Req 315 - Chemical...	2,110.00	X		506,206.74
06/15/2026	1263	Pure Test Laboratory	Accounts Payable	REq 312 - Lab Testi...	188.00	X		506,018.74
06/15/2026	1270	Patriot Environmental	Accounts Payable	REq 319 - Geology ...	1,163.40	X		504,855.34

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From 06/01/2026 through 06/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/22/2026	1264	Dennis Bonalle	Accounts Payable	Req 313 - Grass cutt...	875.00	X		503,980.34
06/29/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.06	X		503,755.28
06/30/2026			INCOME:02 Interest Income	Interest		X	1,048.72	504,804.00
06/30/2026	Auto-debit	Peoples Security Bank & Tr...	Accounts Payable	14000025317	31,234.11	X		473,569.89

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From 07/01/2026 through 07/31/2026

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Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/02/2026	Zip Pay	Met-Ed	Accounts Payable	100 014 421 471	811.21	X		472,758.68
07/02/2026	1110	Lebanon Payroll Plus	Accounts Payable	Payroll Svd - Debit ...	67.20	X		472,691.48
07/03/2026	Direct Dep	Payroll - Direct Deposit Bul...	Accounts Payable	Direct Deposit	6,271.67	X		466,419.81
07/03/2026	1271	Patriot Environmental	Accounts Payable	Req 320 - Geology -...	6,231.05	X		460,188.76
07/06/2026	1279	MASS LLC	Accounts Payable	REq 330 - Engineeri...	720.00	X		459,468.76
07/07/2026	1272	Dennis Bonalle	Accounts Payable	Req 323 - Lawn cutt...	675.00	X		458,793.76
07/07/2026	1276	David Bradley	Accounts Payable	Req 327 - postage, i...	354.39	X		458,439.37
07/07/2026	1278	Four Girls LLC	Accounts Payable	Req 329 - Mgmt & ...	550.00	X		457,889.37
07/08/2026	Direct Dep	PA Employment Taxes	Accounts Payable	Direct Deposit	237.75	X		457,651.62
07/08/2026	Direct Dep	USA Employment Taxes	Accounts Payable	Direct Deposit	1,752.38	X		455,899.24
07/10/2026			EXPENSES:01 Bank Fees	Service Charge	15.00	X		455,884.24
07/13/2026	1274	Pure Test Laboratory	Accounts Payable	REq 325 - Lab Testi...	2,042.00	X		453,842.24
07/14/2026	1273	Kohl Bros., Inc.	Accounts Payable	Req 324 - Chemical...	3,088.00	X		450,754.24
07/14/2026	1275	Umberger Tree Svc	Accounts Payable	Req 326 - Tree trim...	1,050.00	X		449,704.24

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From 07/01/2026 through 07/31/2026

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Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/17/2026	1113	Lebanon Payroll Plus	Accounts Payable	Payroll Svc - Debit ...	140.00	X		449,564.24
07/21/2026			Cost of Goods Sold	Deposit		X	12,553.06	462,117.30
07/27/2026	1277	Fry Communications	Accounts Payable	REq 328 - Subscript...	116.60	X		462,000.70
07/28/2026	Zip Pay	Verizon	Accounts Payable	450-293-544-001-81	225.48	X		461,775.22
07/29/2026	Direct Dep	PA DOL Unemployment C...	Accounts Payable	Direct Deposti	6.49	X		461,768.73
07/30/2026	Direct Dep	Keystone Collections	Accounts Payable	Direct Deposit	92.77	X		461,675.96
07/31/2026			INCOME:02 Interest Income	Interest		X	1,119.63	462,795.59

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY
EMERGENCY STANDBY GENERATOR PROJECT
PA COSTARS VENDOR PROPOSALS FOR SUPPLY OF GENERATOR
BID RESULTS - AS OF JULY 31, 2026

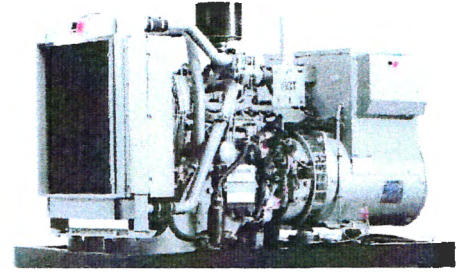
VENDOR NAME & ADDRESS	CONTACT	PRICE	MANUFACTURER NAME	MODEL #	DELIVERY TIME
Powerton Generators 417 King Street Lebanon, PA 17042	(717) 866-6696 Brad Martin	\$ 42,609.00	Blue Star (John Deere)	JD-100-01	27-29 weeks
Cleveland Brothers 336 Fairville Avenue Harrisburg, PA 17112	(717) 304-0245 Jeff Shipplet	\$ 51,674.00	Caterpillar	C4.4	19-22 weeks
Genserve 120 N. 25th Street Lebanon, PA 17042	(717) 269-7347 Casey Rohrer	\$ 52,000.00	Gillette - JD	SPJD 1000	3-4 weeks
Premium Power Svcs 505 Schoolhouse Road Kennett Square, PA 19348	(610) 444-1232 Keith Eller	\$ 53,566.00	Kohler - Rheiko	KD-100	24 weeks
Power House Electrical 278 Main Street Ashland, PA 17921	(570) 754-8409 Caleb Arnold	\$ 54,352.40	Kohler - Rheiko	KD-100	21 weeks
Penn Power Systems 21260 Route 19 Cranberry Twp, PA 16066	(215) 983-3321 Jesse Bridge	\$ 54,476.21	Yanmar	HDI 100F T6U	12 weeks
Premium Power Svcs 505 Schoolhouse Road Kennett Square, PA 19348	(610) 444-1232 Keith Eller	\$ 59,899.00	Gillette	SPJD 1000	3-4 weeks

Ph. 717.866.6696

Fax 717.866.6698



517 King Street
Lebanon, PA 17042



Standby Generator Specialists

West Cornwall Township Municipal
Authority
PO Box 1262
Quentin, PA 17083

Contact Jeffrey Steckbeck
Ph# 717 269 1530
Email westcornwallauthority@gmail.com

Quote Number: QBM260730
Project Name: Stationary Generator –
100 S Zinn's Mill Rd Lebanon PA 17042
Quote Date: 07/30/2026
Valid Until: 08/29/2026

We are privileged to provide this quotation, which includes:

Generator

1. Blue Star JD100, 100kW Diesel Powered Generator – 120/240v, Three Phase, 1800RPM, 60HZ

John Deere Diesel Engine
Auto-Start Control Panel
Starting Battery(s)
Engine Block Heater
Level 1 Enclosure
24 Hour Fuel Tank – 250 Gallons
Battery Charger Unit
300 Amp Main Breaker
Standard Duty Air Filter
Warranty – 2YR Standby Generator Limited Warranty

Transfer Switch(s)

2. None – Customer supplied

Installation, Delivery, Other

3. Delivery of generator to jobsite in Lebanon, PA. Set the generator on the customer's concrete pad.
4. Complete system startup upon completion of installation

Total Cost..... \$42,609.00
Sales Tax Is Additional
Estimated Lead Time.....27-29 Weeks

Options, Notes, Terms

Options:

1. None

Notes:

1. Installation is not included.

Powerton COSTARS # 320 890

Price subject to change upon introduction of any new or unforeseen tariffs costs.

This price does not include Sales Tax. Sales Tax will be charged if applicable.

Estimated availability as shown above is subject to change

Terms: 40% down / 60% at completion

BY:

Brad Martin

Powerton Generators
Brad Martin

Signature of
Acceptance:

Date

AGREEMENT FOR TEMPORARY TRESPASS & EXPLORATION

This AGREEMENT entered into this _____ day of _____, 2026, by and between **Hometown Alden Place, L.L.C. (the “Grantor”)**, with a mailing address at **110 N Wacker Dr., Suite 4500, Chicago, IL 60606-0000**, as the owner of land in Cornwall Borough, Lebanon County, PA with an address of 100 Freeman Drive, Lebanon, PA 17042, Tax Parcel No. 12-2336744-343772-0000, located on the south side of Freeman Drive (S.R. 0419), a portion of which is identified on a map attached hereto and labeled as Exhibit “A” (the “property”), and **West Cornwall Township Municipal Authority (the “Grantee”)**, with a mailing address of 73 S. ZINNS MILL ROAD, LEBANON, PA 17042.

Grantor hereby grants permission for temporary trespass and access to the property by the Grantee for the purposes of the drilling and pumping of a public water supply test well (the “work”), at the location shown on attached Exhibit “A” indicated as an approximate 0.90 acre area. Grantee shall access the site from Freeman Drive within the boundary of the 0.90 acre area surrounding the test well, via a temporary PennDOT driveway permit. Grantee shall complete the work over a duration of three (3) weekdays within ninety (90) days of the date of this agreement. Grantee shall provide one week advance notice of the date that the work will commence. Within fourteen (14) days of the conclusion of the work, the Grantee shall restore the property to a clean and tidy condition including the removal of all debris and trash; and any damage to the native vegetation on the property shall be restored to original grade with landscaper grade grass seed and mulch. The temporary access shall terminate upon completion of the restoration described in the preceding sentence. Consideration for the temporary rights granted herein shall be the amount of one dollar (\$1.00).

Grantee, prior to any such access to the property, shall be required to provide (and shall cause its contractors or subcontractors to provide) Grantor with evidence, reasonable satisfactory to Grantor, evidencing that Grantee (and its contractors and subcontractors, as applicable) maintains insurance at levels and of types customary for the type of work being conducted at the property, Grantee shall be liable for, any costs, expenses or losses incurred by

Grantor as a result of any damage to any property or injury to any person located at the property during the performance of such work or otherwise while Grantee (or its contractors or subcontractors) is on the property.

The parties further agree that if the test well is found to be successful, and the Grantee desires to a permanent ownership and use of the test well site for conversion and use as a permanent public water supply well, an additional Agreement of Sale or Agreement of Lease shall be negotiated between Grantor and Grantee in a manner consistent with Pennsylvania law. It is agreed that no such right of permanent ownership or use is granted pursuant to this Agreement.

Grantor – Hometown Alden Place, L.L.C.

Signature

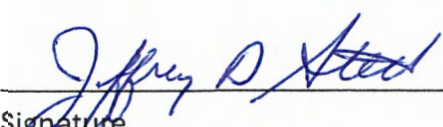
Witness

Name: Printed

Title:

Grantee – West Cornwall Township

Municipal Authority



Signature

Name: Printed

Title: *manager*



Attest



EXHIBIT "A"