

WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY
WATER SYSTEM TAPPING FEE WORKSHEET
Update DECEMBER 5, 2023
Prepared in accordance with Act 2003-57

Sewer System Capacity

2020 Census for West Cornwall Township states average persons per household = 2.30
Flow per EDU per Act 57 = 2.30 persons x 65 gpd/capita = 150 gpd/household (EDU)

Capacity of the water system, as reported by the Quentin Water Company, is 115,000 gpd. Using 150 gpd/EDU, capacity = 767 EDUs.

Capacity Part Valuation

Attached work sheet, using the estimate replacement value method, shows Capacity Facilities value at \$2,100,000. Land value should be deleted from this total, therefore Capacity Facilities value for tapping fee purposes is \$1,700,000.

\$1,700,000 capacity value / 767 EDUs = \$2,216 capacity part

Distribution Part Valuation

Attached worksheet, using the replacement value method, shows Distribution Facilities value at \$2,860,700. The entirety of the distribution system is relevant for tapping fee purposes.

Distribution system value	\$	2,860,750
Minus outstanding debt (People's Security Bank & Trust loan)	<	981,000>
Minus outstanding debt (West Cornwall Township)	<	<u>100,000></u>
Net Distribution Part Value:	\$	1,775,750

\$1,775,750 distribution value / 767 EDUs = \$2,315 distribution part

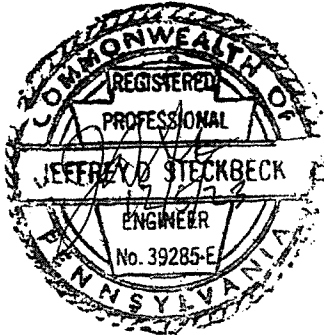
Special Purpose Part

None

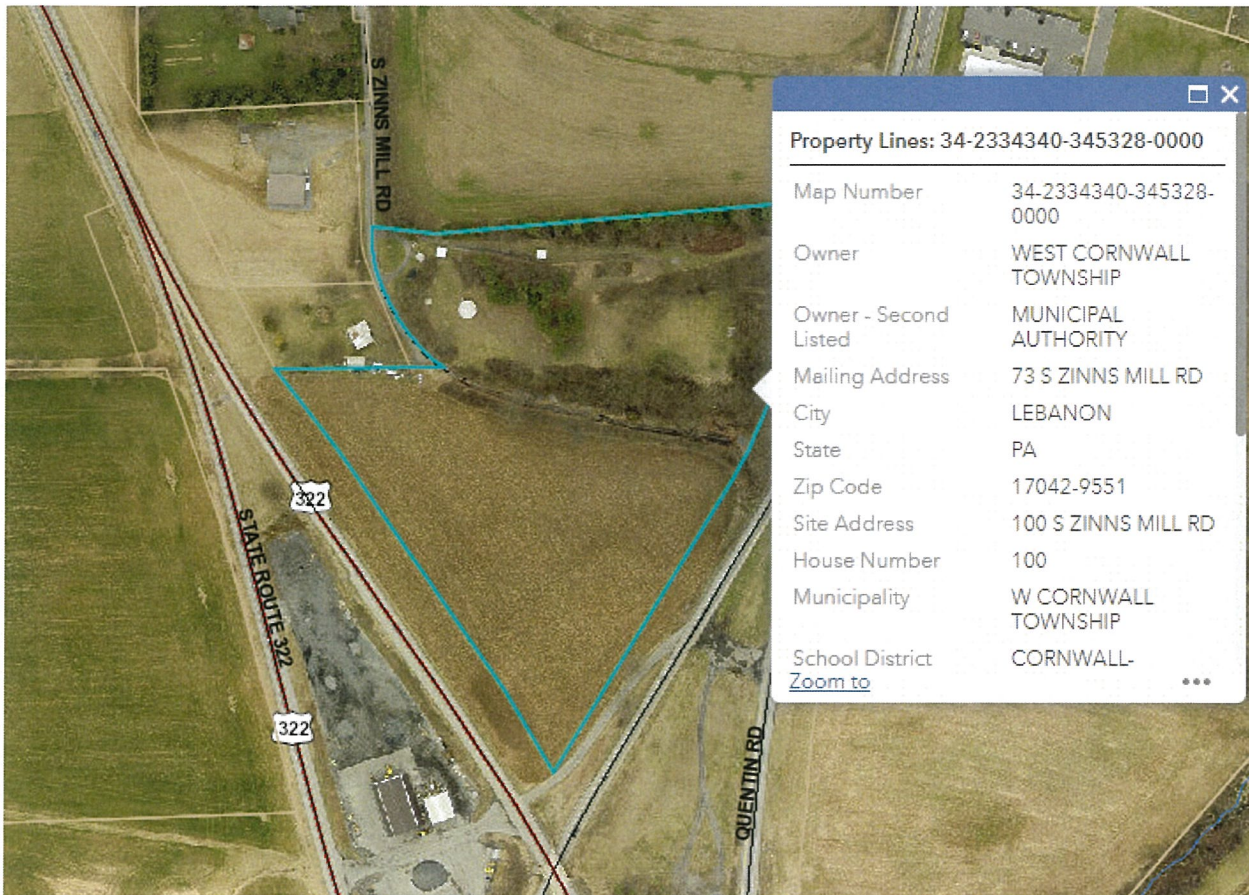
TAPPING FEE CALCULATION (maximum allowed by Act)

Capacity part + distribution part + special purpose part = total maximum tapping fee

\$2,216 + \$2,315 + \$0 = \$4,531 maximum tapping fee



West Cornwall Township Municipal Authority – Public Water Supply Facility



Water Capacity Description

6.09 Acres – Tax Exempt land

Replacement Value

\$ 400,000

Principal Use - public water supply (3 active wells, 3 pump buildings, disinfection, virus control, 1 storage tank)

Storage Tank = 1960 - 125,000 gallon capacity. Painted, welded steel plate.	\$ 500,000
Well #1 – constructed 1949. DEP Permit rating 65 gpm = 94,000 gpd	\$ 100,000
Well #2 – abandoned 2010	\$ 0
Well #3 – constructed 1976. DEP permit rating 125 gpm = 180,000 gpd.	\$ 100,000
Well #4 – constructed 2020. DEP permit rating 75 gpm = 108,000 gpd.	\$ 100,000
Well house #1 – houses the well and chemical feed system.	\$ 150,000
Well house #3 – houses the well and chemical feed system.	\$ 150,000
Pump house #4 – houses 3 booster pumps, controls, chemical feed system.	\$ 450,000
4-log virus removal system – buried pipes, located to the west of the storage tank.	<u>\$ 150,000</u>

Sub-Total Water Capacity Facilities Value

\$ 2,100,000 (subtotal)

EXHIBIT A



Water Distribution System Description

Replacement Value

270'	4" and smaller pipes	\$ 20,250
10,000'	6" A.C. pipe	\$ 850,000
1,800'	6" D.I. pipe	\$ 153,000
1,340'	8" A.C. pipe	\$ 147,400
9,160'	8" D.I. pipe	\$ 1,007,600
33	fire hydrants	\$ 165,000
345	copper service laterals	\$ 517,500

Sub-Total Water Distribution System Value

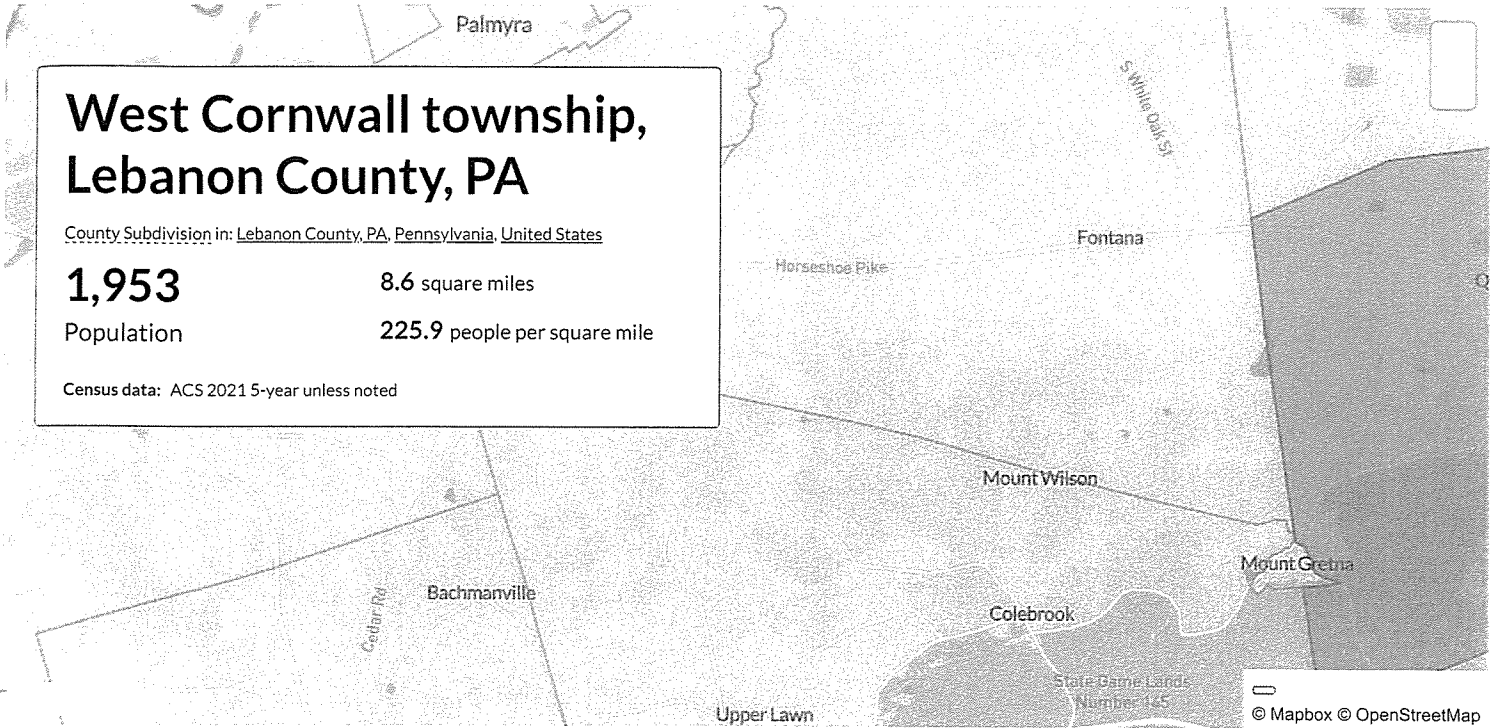
\$ 2,860,750 (subtotal)

Capacity Facilities Value (from page 1)

\$ 2,100,000 (prior page)

TOTAL VALUE – QUENTIN PUBLIC WATER SYSTEM

\$ 4,960,750



West Cornwall township, Lebanon County, PA

County Subdivision in: [Lebanon County, PA, Pennsylvania, United States](#)

1,953

Population

8.6 square miles

225.9 people per square mile

Census data: ACS 2021 5-year unless noted

Find data for this place

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

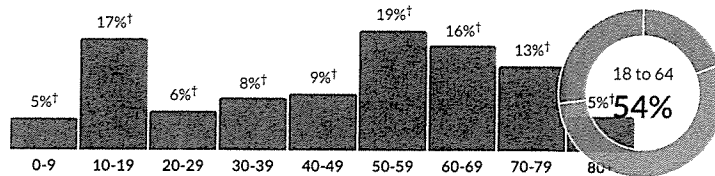
Age

53.3

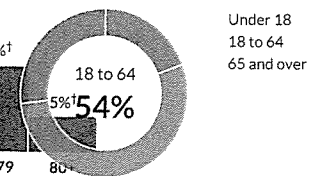
Median age

about 1.3 times the figure in Lebanon County: 40.8
 about 1.3 times the figure in Pennsylvania: 40.8

Population by age range

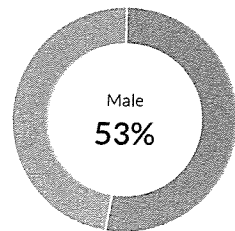


Population by age category

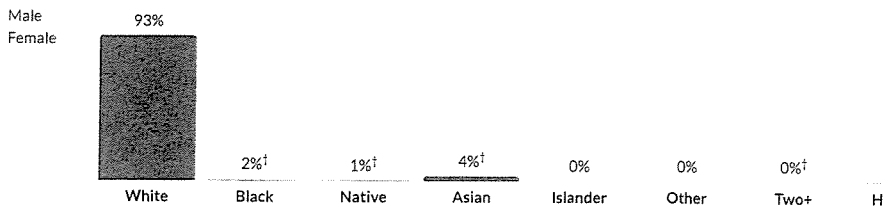


† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



Race & Ethnicity



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Economics

† Margin of error is at least 10 percent of the total

Income

\$37,330

\$70,735

Household income

39%†

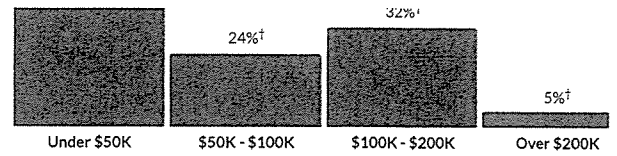
value. Take care with this statistic.

Per capita income

about 20 percent higher than the amount in Lebanon County: \$32,226
 about the same as the amount in Pennsylvania: \$37,725

Median household income

about 10 percent higher than the amount in Lebanon County: \$66,164
 a little higher than the amount in Pennsylvania: \$67,587



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Poverty

4.9%

Persons below poverty line

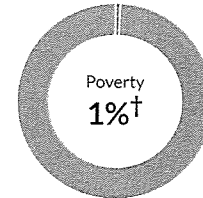
about half the rate in Lebanon County: 10.8%[†]
 about two-fifths of the rate in Pennsylvania: 11.8%

Children (Under 18)



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Seniors (65 and over)



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

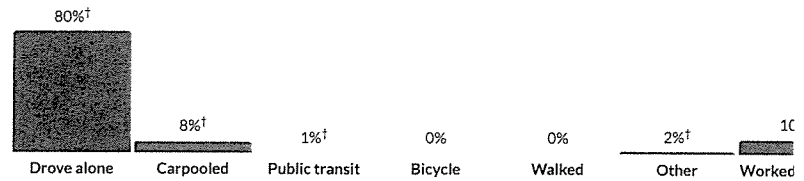
Transportation to work

26.4 minutes

Mean travel time to work

about 20 percent higher than the figure in Lebanon County: 22.5
 about the same as the figure in Pennsylvania: 26.9

Means of transportation to work



* Universe: Workers 16 years and over

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Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Households

784

Number of households

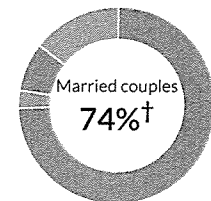
Lebanon County: 54,758
 Pennsylvania: 5,147,783

2.3

Persons per household

about 90 percent of the figure in Lebanon County: 2.5
 a little less than the figure in Pennsylvania: 2.4

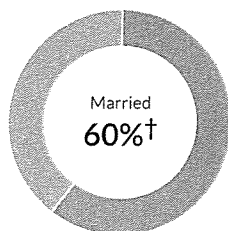
Population by household type



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

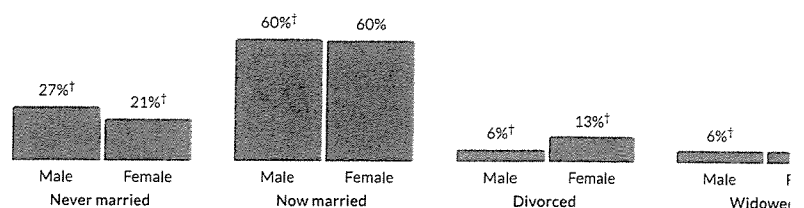
Marital status



* Universe: Population 15 years and over

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Marital status, by sex



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

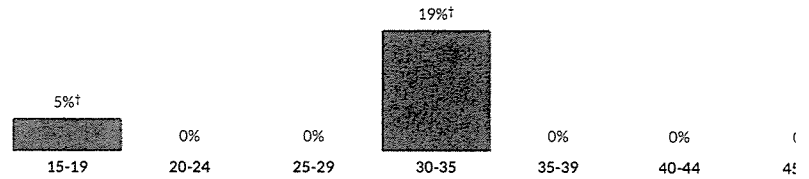
Fertility

3.5%

Women 15-50 who gave birth during past year

about two-thirds of the rate in Lebanon County: 5% †
 about two-thirds of the rate in Pennsylvania: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

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Housing

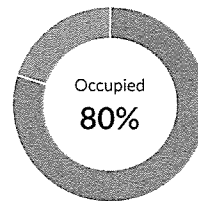
Units & Occupancy

982

Number of housing units

Lebanon County: 58,793
 Pennsylvania: 5,728,788

Occupied vs. Vacant



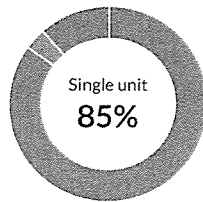
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Ownership of occupied units



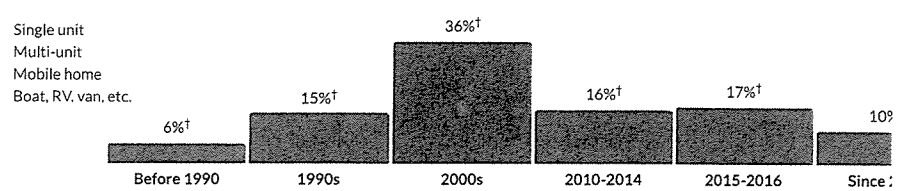
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Types of structure



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Year moved in, by percentage of population



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

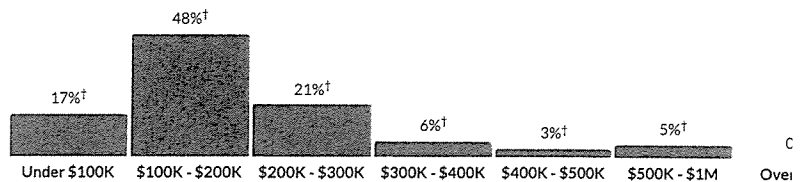
Value

\$161,600

Median value of owner-occupied housing units

about 90 percent of the amount in Lebanon County: \$185,100
 about 80 percent of the amount in Pennsylvania: \$197,300

Value of owner-occupied housing units



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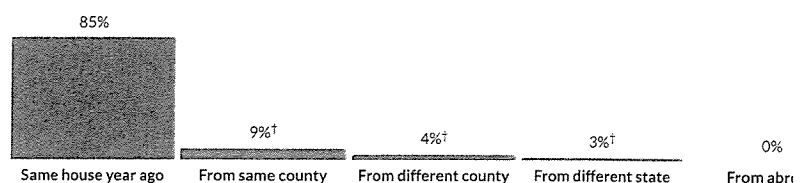
Geographical mobility

15.1%

Moved since previous year

about 10 percent higher than the rate in Lebanon County: 13.3%
 about 1.3 times the rate in Pennsylvania: 11.8%

Population migration since previous year



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

86.5%

High school grad or higher

about the same as the rate in Lebanon County: 87.6%

a little less than the rate in Pennsylvania: 91.4%

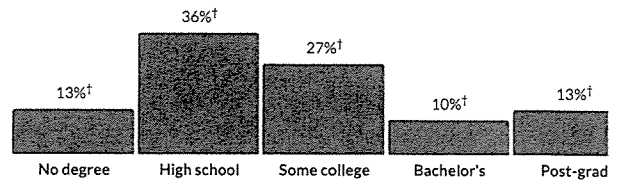
23.8%

Bachelor's degree or higher

about 10 percent higher than the rate in Lebanon County: 22.1%

about three-quarters of the rate in Pennsylvania: 33.1%

Population by highest level of education



* Universe: Population 25 years and over

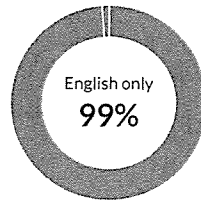
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Language

N/A

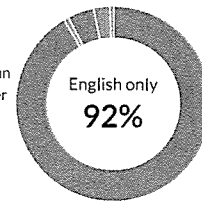
Persons with language other than English spoken at home

Language at home, children 5-17



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Language at home, adults 18+



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Place of birth

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

3.5%

Foreign-born population

about 80 percent of the rate in Lebanon County: 4.2%

about half the rate in Pennsylvania: 7.1%

Place of birth for foreign-born population



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Veteran status

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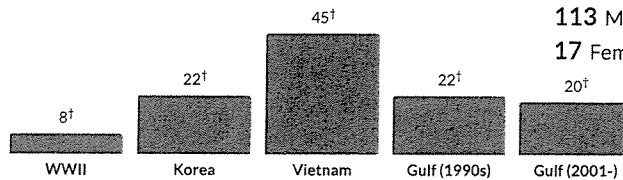
8.2%

Population with veteran status

about the same as the rate in Lebanon County: 8.2%

about 20 percent higher than the rate in Pennsylvania: 6.9%

Veterans by wartime service



* Civilian veterans who served during wartime only

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130 Total veterans

113 Male

17 Female

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2021). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for West Cornwall township, Lebanon County, PA* <<http://censusreporter.org/profiles/06000US4207582752-west-cornwall-township-lebanon-county-pa/>>

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