

**Minutes  
North Lebanon Township Municipal Authority  
April 8, 2021**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, April 8, 2021 at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following people were present:

Gary Heisey	Chair
Dawn Hawkins	Vice Chair
Tod Dissinger	Treasurer
Brian Hartman	Secretary
Rodney Lilley	Assistant Secretary/Assistant Treasurer
Amy Leonard	Henry and Beaver, LLP
Scott Rights	Engineer-Steckbeck Engineering
Lori Books	Assistant Township Manager
Edward Brensinger	Roadmaster/Supervisor

Molly Lum, Sewer Billing Clerk, was also in attendance.

The meeting was called to order by Chair Heisey and the pledge to the flag was recited.

**COMMENTS FROM THE PUBLIC**

There were no comments from the public as no public was in attendance.

Chair Heisey asked for a motion to approve the March minutes.

**MOTION: Motion was made and seconded to approve the March minutes. Motion approved.**

Chair Heisey asked for a motion to approve the invoices and requisitions for payment all subject to audit.

**MOTION: Motion was made and seconded to approve invoices and requisitions for payment all subject to audit. Motion approved.**

**SOLICITOR'S REPORT – Atty. Amy Leonard**

Rebecca Alley Sewer Easements – One more agreement has been signed, notarized, and returned to Amy for the Rebecca Alley Easements. Clint Weidman, resident of 354 Ebenezer Road, has returned his paperwork. There are three (3) properties who have yet to sign and return their agreements. Amy will send a follow-up letter to these property owners before the next meeting.

**MOTION: Motion was made and seconded to approve the permanent easement agreement between the Municipal Authority and Clint Weidman, homeowner of 354 Ebenezer Road. Motion approved.**

Orange Lane Sewer Extension – NLTMA will be constructing a portion of the sewer extension on the property located at 1625 Heilmandale Road. The developer will be constructing their portion which upon completion and approval will be dedicated to the Municipal Authority. As a result, both temporary construction easements and permanent easements will be needed. Amy had provided a draft of the Easement Agreement and Exhibits to the developer's counsel for their review. Unfortunately, these exhibits must now be revised to match the new easement area. Amy submitted this change to their counsel today.

H & K reached out to Scott regarding the design of the sewer line that they were contracted to install. They informed Scott that the drawing provided by the Municipal Authority and the drawing received from the Developer are different. Much time had passed between the approval granted by the Municipal Authority Board and the approval granted by the Board of Supervisors. The last set of plans reviewed by the Municipal Authority Board was set #7 and the Final Plans were deemed set #11. Ultimately, the change of sewer line does benefit the Municipal Authority as the stormwater level spreader now will not sit on top of the sewer line. However, this does add 50 feet to the length of the line and will increase the cost \$1,800.00 for the Municipal Authority as the change was made within its section of the sewer line.

Scott explained that although the cost is increasing slightly, the Municipal Authority is still saving money with this project. It would be paying this increased fee if the new plans had come before the board and the bid would have gone out for the correct footage. The Authority Board by consensus agreed to pay the additional \$1,800.00. Scott also asked that the Municipal Authority grant H & K a 45-day contract extension. The 90-day period was crucial if another contractor would have won the bid but with the same contractor completing both sides of the sewer line (Developer portion and Municipal Authority portion), the timing is not as tight.

With the new knowledge of the sewer design being slightly different, the previously prepared exhibits going along with the easement agreement are now not accurate. The sewer line was moved south which is just out of the easement area. The agreement itself will remain the same but Scott had to prepare updated exhibits for Amy to attach. She sent out the revised exhibits today and is waiting to hear back from the developer's counsel. She does not see this being an issue. Amy would like a motion to approve the easement agreement pending the approval of the changes of the revised exhibits by the developer's counsel.

**MOTION: Motion was made and seconded to approve the Easement Agreement for temporary construction easements and permanent easements with Heilmandale Road Owner LLC contingent on the approval of the revised exhibits by the developer's counsel. Motion approved.**

**MOTION: Motion was made and seconded to grant a "Notice to Proceed" conditional upon approval of the revised easement exhibits. Motion approved.**

**MOTION: Motion was made and seconded to approve the additional \$1,800.00 change order of the sewer line and to grant a 45-day contract extension. Motion approved.**

Nolt, Weaver & Stoltzfus Sewer Connection – Two properties located within Swatara Township would like to connect to the North Lebanon Township Municipal Authority’s sewer system. Their onlot septic systems have failed. The Authority Board was in favor of granting this request as the homeowner would be responsible for covering any fees associated and paying the hook-up costs.

Amy and Lori reviewed the Rockwood agreement and noticed one of the parcels was already included in the agreement as a potential sewer customer as because it had frontage to Grace Avenue. The amendment would solely be to add the second, adjacent parcel that fronts Quarry Road into the agreement. A \$5,000.00 escrow has already been posted by the property owner to cover this work. The Municipal Authority Board previously approved the amending of this agreement. The Swatara Supervisors are meeting tonight to discuss what exactly needed to change in the agreement. Once Amy hears back from Swatara, she will move forward with the revisions to the existing agreement. Once the amendment has been completed, the Authority Board will need to pass a resolution in order to add the amendment to the existing agreement.

891 Kathleen Street – Last month the Authority Board discussed the property at 891 Kathleen Street connecting to public sewer. The plans proposed a grinder pump connection to the existing manhole at the intersection of N. 9<sup>th</sup> Street and Laurel Street. An initial review was completed, and a comment letter was sent March 24<sup>th</sup> which stated they should seek permission from the Township regarding the sewer service line being within the Township right-of-way. The Township decided it was not in their best interest to allow the Developer to install a private sewer service line/lateral within the Township right-of-way as originally proposed. The line to be installed was originally intended to remain private and be the responsibility of the homeowner. This proposal would have required the Township to grant an easement to the homeowner to maintain the line, thereby also granting the homeowner approval to cut into the Township road if they would ever need to repair their private sewer lateral. Scott notified the Developer about the Township not granting the property this easement and is awaiting the resubmittal.

Amy stated she would rather see the Developer extend the public sewer line by installing a manhole in front of the property and a gravity line to the existing manhole on the corner of Laurel Street and N 9<sup>th</sup> Street. This sewer line would then be dedicated to the Municipal Authority and become part of the municipal sewer system. This property could then connect the private lateral into the new manhole.

Ed pointed out the resident has a few other options, including installing a pressure main or boring the line, if they are not in favor of Amy’s suggestion. There is a chance this property owner could receive an easement from the neighboring property, remove any trees in the way, and run the line outside of the right-of-way.

Delinquent Sewer Accounts – Amy provided an updated copy of her lien report.

### **ENGINEERS’ REPORT – Scott Rights**

Plan Review – Steckbeck Engineering continues to work with the Municipal Authority staff in reviewing plans for the following projects:

1. AutoSuds Car Wash – A land development plan was submitted to construct a car wash on the NW corner of W Cumberland Street and N 25<sup>th</sup> Street. A new grinder pump will be installed and connected to the existing 3-inch low pressure sewer line in N 25<sup>th</sup> Street. This property currently has 5 EDU's and will be purchasing 2 more. The property will be monitored for one year to confirm that 7 EDU's is sufficient or whether they will need to purchase additional capacity. Revised plans were received addressing some of the engineering comments. There are some minor drafting issues regarding the labeling of lines and manholes to match the Municipal Authority's details as well as an unlabeled box/square on the plans. A water reclamation system will be installed to recycle a percentage of the water used. A grease trap or oil separator will also be required. The Municipal Authority board members chose to grant approval contingent upon the drawings meeting the requirements of Scott, Lori, and Ed as the plan is going before the Board of Supervisors this month for approval.

**MOTION: Motion was made and seconded to approve the Sewer Design and Land Development Plans for AutoSuds West, LLC contingent on the satisfaction of Scott, Lori, and Ed when reviewing the revised plans. Motion approved.**

2. 1214 Lochwood Drive (Artz) – A 2-acre lot is being subdivided off the Artz farm at the end of Lochwood Drive for a proposed single-family dwelling. The initial review has been completed and a comment letter was sent March 17<sup>th</sup>. The Municipal Authority is awaiting submission of the revised plans.
3. 1715 E. Cumberland Street – Land development plans have been submitted for storage units along E Cumberland Street. A lateral connection will be made for the office restroom. The initial review has been completed and a comment letter was sent March 17<sup>th</sup>. The Municipal Authority is awaiting submission of the revised plans.
4. Mapledale Estates – A Final Subdivision and Land Development Plan was submitted to the Municipal Authority. The sewer design appears to be identical to the Preliminary Plans previously approved on February 13, 2020. A review is being done and a few comments are being made requesting the Developer show the sewers in Lantern Drive now that the work has been completed. It will also be requested that they replace several standard details included on the drawings with the Municipal Authority's recently developed details.
5. GQM New Ventures – Preliminary/Final Land Development Plans were submitted proposing building additions to the existing site situated at 1415 Weavertown Road. There is no indication of a new connection/tap into the sewer system. The plans are currently under review.

Sewer Specs – Updated administration procedures continue to be revised.

### **ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books**

Illegal Discharge – During heavy rain events, our Water Street Pump Station experiences very high flows. As a result, the wastewater crew have been videoing our sewer lines to

determine from where the infiltration is coming. Two properties on Hunters Chase Lane were notified of broken laterals back in 2019 and again in 2020. These laterals were videoed again in 2021 and are still broken, allowing groundwater into the lines. Lori mailed a final notice to both property owners giving them thirty (30) days to repair their broken line. The Township received a One Call about potential work at the homes, but nothing further happened. The thirty (30) days have passed. Amy will be sending a notice to each homeowner informing them of their responsibility to fix the issue.

The Municipal Authority Board asked Amy what the next step would be and if we could repair the leak ourselves and bill them? Amy responded in the affirmative. The next step would include filing with the courts and receiving permission to enter the property and have the wastewater crew remedy the issue and all costs associated would be paid by the homeowner. Or the court could order the residents to complete the work, and after an additional thirty (30) days, if it still is not completed, then the Municipal Authority would move forward with the work.

A third break was discovered on Sandhill Road. The video shows there are two breaks within a private lateral. The second break showed the entire lateral is full of water, the force of which is pushing gravel into the pipe, which will eventually cause a blockage and sewage backup in their line. Lori mailed the first notice to the property owner in March and the homeowner did reach out to the office and came in to view the video. A potential contractor for the job came in a few days later and also viewed the video. No further communication has occurred. Lori will send a second notice to the property owner.

A separate issue of grease build up was discovered on Fawnwood Drive the last week of March. Tommy provided a video for Lori to share with the Municipal Authority board members. Our main sewer line was cleaned out last year in August and is already showing signs of a grease buildup. The grease is covering the lateral and surrounds the connection within the main line. Ed said the lateral is at least 6 inches and the video showed about half is clogged with grease. There is no reason a residential home should be producing that much grease and it should never be put into the sewer system. Lori sent the homeowners a notice on March 25<sup>th</sup> informing them about the buildup and the dangers. No communication has been made with the Township by the homeowners.

AutoSuds West LLC – The Sewer Capacity Agreement has been signed, paid, and returned. Lori is looking for a motion of approval from the Municipal Authority Board.

**MOTION: Motion was made and seconded to approve the Sewer Capacity Agreement between the Municipal Authority and AutoSuds West, LLC. Motion approved.**

The Developer’s Agreement has been signed, paid, and returned. Lori is looking for a motion of approval from the Municipal Authority Board.

**MOTION: Motion was made and seconded to approve the Developer’s Agreement between the Municipal Authority and AutoSuds West, LLC. Motion approved.**

The Sewage Facilities Planning Module Exemption has been signed and returned. Lori is

looking for a motion of approval from the Municipal Authority Board.

**MOTION: Motion was made and seconded to approve the Sewage Facilities Planning Module Exemption between the Municipal Authority and AutoSuds West, LLC. Motion approved.**

**WASTEWATER DEPARTMENT REPORT – Ed Brensinger**

March Activity Report – The Authority Board members were provided a copy of Tommy's report.

There were 89 PA One Calls. One (1) was an emergency during work hours. Tony completed 5 grease trap inspections and there were 6 new homes connected to the sewer system.

All service to the Rockwood, Water Street, and N 8<sup>th</sup> Avenue pump stations is complete. The oil was changed, check valves were cleaned, and the pumps were taken apart for inspection.

The Water Street pump station has a considerable amount of wear on the impellers and wear plates. These parts are on order and will take 5-10 weeks until they are delivered. Once the new units are replaced, the old units will be rebuilt as there are no other spares.

The Rockwood pump station impellers have medium wear and will most likely need to be replaced next year. The wear plates are in good shape. The check valves had lots of rags and string-like material hanging on them. They have been cleaned along with the muffin monster.

The N 8<sup>th</sup> Avenue pump station impellers have medium wear along with the wear plates. There were lots of rags and string-like material hanging on the check valves.

Tommy and Tony are continuing to televise and flush the lines. They discovered lots of stone in the line along Ashton Drive. All of Martin Drive was flushed and vacuumed.

A massive amount of grease was discovered on Fawnwood Drive. A letter was sent to the homeowner as the lines backed up in 2020 due to a grease issue. All of Fawnwood Drive was flushed and a large depression in the line was found. Repairs to this line will be made this summer when the ground water levels have dropped.

The line from the terminal manhole on Lake Drive to Water Street was cleaned and vacuumed. Before flushing the line, they televised the line and found lots of grease build up at the sag. After cleaning the line, we televised the line again and discovered a sag in the line that has been there for a long time. The only way to fix this sag would be to replace the entire stretch of pipe.

The Wastewater crew has been assisting the Township in constructing the new pavilion at Lenni Lenape.

Ed reported that AC Shultz will be re-piping at the Hill Street pump station. The original

pipes will be replaced with stainless steel pipe. This work should be completed within the next few weeks.

Ed asked Tod about the new lock on the gate at the Rail Trail. Tod explained that they were directed by the County to install the lock. Ed asked that he get a key for the lock as they occasionally need access to the sewer lines. Tod also confirmed with Ed that if a tree falls across the trail, the Township can certainly clear it to get through and the Rail Trail group will clean up the rest.

**Additional Comments and Questions**

With no more business for the good of the Authority, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,

Molly Lum  
Recording Secretary