

**MINUTES
NORTH LEBANON TOWNSHIP
BOARD OF SUPERVISORS
August 17, 2020**

The regularly scheduled meeting of the North Lebanon Township Board of Supervisors was held at 7:00 PM at the Municipal Building located at 725 Kimmerlings Road, Lebanon, PA with the following people present:

In person:	Richard Miller	Chairman
	Ed Brensinger	Vice-Chairman
	Arden Snook Sr	Treasurer
	Cheri Grumbine	Township Manager
	Amy B. Leonard	Henry & Beaver LLP
	Harold Easter	Chief of Police

Also, in attendance were Tom Mulhern, Linda Wolford, Thomas Miller, John Harvey, Ron Rubenstein, and Bruce Sattazahn, NLT residents, Nicole Leach, Ebenezer PTE, Clyde Patches, President of Tri-Valley Contractors, Douglas Stump, LDN, Donald Steiner Sr., Weavertown Fire Chief, Allen Firestine, Rural Security Fire Chief, along with several members of the Rural Security Fire Co., Heather Wenrich, NLT employee, and a few members of the public.

The meeting was called to order and the pledge to the flag was made.

COMMENTS FROM THE PUBLIC

A.) 614 N. 4th Ave

Engineer: Chrisland Engineering

Land Development Plan

Clyde Patches, President of Tri-Valley Contractors, was present to discuss the plan. The plan proposes the construction of a 576 sq. ft. single-family dwelling, an access driveway onto N. 4th Ave., and stormwater management structures and features. The lot is an existing lot of record. The property will be serviced with connections to public water and public sewer. A clean letter from LCPD has been received. Our Planning Commission recommended approval at their August 10, 2020 meeting. Mr. Patches expressed his objection to the requirement to have a plan prepared for stormwater.

MOTION to approve the 614 N. 4th Ave. Land Development Plan, including Stormwater and Bonding, was made and seconded. Motion unanimously carried.

B.) GQM New Ventures II, LLC

Engineer: Matthew & Hockley

Subdivision/Lot Addition

Mgr. Grumbine explained that the property is located at 1415 Weavertown Road. The plan proposes a 12-acre lot addition (Lot Addition A), which will be added from the lands owned by GQM New Ventures II, LLC to their existing facility, Godshall's Lebanon County Enterprises. After conveyance, the residual lands will result in 47.3818 acres. The lands owned by Godshall's Lebanon County Enterprises will result in 21.9310 acres. There are no improvements proposed as a part of this plan. A clean letter from LCPD has been received. Our Planning Commission recommended approval at their August 10, 2020 meeting.

MOTION to approve the GQM New Ventures II, LLC Subdivision/Lot Addition Plan was made and seconded. Motion unanimously carried.

**C.) Tom Mulhern – 402 Birch Lane
Lion’s Lake Park Discussion**

Mr. Mulhern stated he has spent approximately four months volunteering his time at Lion’s Lake helping to weed certain areas. He has cleaned all headstones at each of the trees and cleaned the area at the Girl Scout Memorial and the Veteran’s Memorial. He also helped a church group, that was volunteering at the park, spread mulch. Mr. Mulhern suggested to the Board, placement of a “donation” box at Lion’s Lake, next to the blue building, to help defer the costs for maintaining the park. He said the “donation” box would consist of a cement slab, pole, and a wooden box with writing around the top of the box that says, “Thank you for your donation.” He said, to prevent vandalism, a camera could be placed on the blue building at the park that would look down onto the “donation” box. Mr. Mulhern states that he has spoken to several hundred people, while being at the lake, and they are all in agreement that a “donation” box is a great idea.

Mr. Mulhern also discussed the issue of algae growing in the lake. He feels as if the algae problem has gotten worse the past two weeks and thinks that the lake needs to be treated more than once a year. He says that the lake has been losing a lot of fisherman due to this issue. Supv. Brensinger states that the algae issue may be due to the goose droppings and the weeds blowing around from when the area is mowed. Supv. Brensinger states that the lake was treated on 06/10/20 at a cost of \$1,400.

Mr. Mulhern feels that more needs to be done to maintain Lion’s Lake. Supv. Snook thanked Mr. Mulhern for his efforts in tidying up the park and states that they are slowly seeing improvements at Lion’s Lake since hiring on another full-time Park & Rec employee. He said that there are three other parks that the Township maintains so it is a lot of work to keep up with. Supv. Snook also stated North Lebanon Township may need to contact the supplier for the algae treatment to see if they would recommend doing two treatments a year based on temperature.

Chairman Miller stated that the Board has no objection with Mr. Mulhern placing a “donation” box at Lion’s Lake. Supv. Brensinger stated that the Township will check into the price for a second treatment for the algae issue.

**D.) Nicole Leach – Ebenezer PTE
Race for Education**

Ms. Leach appeared before the Board to ask for road closure at the circle directly in front of the Ebenezer school again this year to conduct the annual “Race for Education” event held by the Ebenezer PTE on October 16, 2020 from 9:00 a.m. until 3:00 p.m. with a rain date of October 23, 2020. She is also requesting someone to direct traffic during the event. Chief Easter stated that he will have the Fire Police Chief contact Ms. Leach about what is needed for the “Race for Education”.

There were no objections from the Board for Ebenezer PTE to hold the “Race for Education” on the date stated or with the rain date, if needed, and closing of the road.

**E.) Allen Firestine – RSFC Chief
Purchase of New Apparatus**

Allen Firestine, along with Robert Firestine, President of the RSFC, Steve Matthews, Chief Engineer, Gary Boyer, Deputy Chief, and Shawn Hoyer, Assistant Chief were present. They have been working for the past few months coming up with a design for their new Pumper Tanker. A drawing of the Pumper Tanker was presented to the Board. They have been pre-approved for

financing. Mgr. Grumbine stated a letter from the Fire Co. President, along with the minutes that officially approve the equipment purchase, which would be the total amount, and then a formal resolution needs to be adopted regarding the piece of equipment. Chairman Miller questioned whether the information needed can be brought before the Board by their next meeting, which is scheduled for September 21, 2020 so it can be approved. Robert Firestine answered that he will get everything needed and bring it to the next Board meeting.

Supv. Snook questioned the cost of the truck. The cost of the truck will be approximately \$720,000.00.

F.) Bruce Sattazahn – Weavertown Rd.

Mr. Sattazahn thanked Roadmaster Brensinger and the road crew for the repair work done on the transition from Mt. Zion Rd. to Weavertown Road. He said they did a super job and that the residents in the area that he spoke to, praised the work done.

He also questioned Chairman Miller, that per the Governor's requirement, whether we agree with it or not, that masks are mandatory. The sign on the Township meeting room door also mandate the use of masks. He questioned why two members of North Lebanon Township present at the Board table were not abiding by the rule. One member stated that it is his personal choice and that he is not within 8 feet of anyone in the room. Chairman Miller stated that the two members without masks this evening will be required to wear them at the next meeting if the Governor's requirements are still in order.

G.) John Harvey – 239 E. Kercher Ave.

Mr. Harvey made a complaint about a neighbor who is racing motocross bikes in their backyard. The neighbor, who moved in approximately 18 months ago, is building a motocross track in his backyard. It is creating noise and dust. The issues with this neighbor occur in the evening and on weekends. He has been threatened by this neighbor that if Mr. Harvey contacts the police something will be done to him.

Mr. Harvey also spoke about speeding on E. Kercher Ave. between Mt. Zion Rd. and 7th St.

Chairman Miller instructed Mr. Harvey to speak to Chief Easter about these issues. Chief Easter stated that North Lebanon Township officers have been dispatched to this area before for the same issues.

H.) Thomas Miller – 238 E. Kercher Ave.

Mr. Miller stated he has lived in this area for about 26 years and he takes care of foster, disabled, and non-verbal type children. He is having the same issues with Mr. Harvey's neighbor. He states the neighbor drag races after hours on the road with no vehicle lights on. His says there was one instance where he and his family were away, and another neighbor called him up to tell him that these neighbors were shooting fireworks into his yard. He stated that the neighbor brought in stone and heavy equipment last week to reinforce the dirt track they are building and are burying pipe to make the motocross jumps bigger. He stated there are late night parties occurring with noise going until 11:30pm – 12:00 midnight, which disturbs the sleep of his disabled children.

Chairman Miller instructed Mr. Miller to also speak with Chief Easter about this issue and that when these issues are occurring, he should not hesitate to contact the police.

I.) Ron Rubenstein – 256 E. Kercher Ave.

Mr. Rubenstein states that he agrees with the concerns of Mr. Harvey and Mr. Miller. The noise prevents him from being able to sit outdoors and he can also hear the noise when he is in his home.

J.) Linda Wolford – 1508 Orange Lane

Ms. Wolford appeared before the Board with questions about the Project TV (Heilmandale Rd.) plans. She is against these plans due to traffic, noise, and light pollution. She does not think that this is a good location for a warehouse. She feels that this area should stay farmland. She feels that the fire company will be affected by this distribution center because it will be causing more traffic on Route 72. She also feels that property values are going to go down for the homes in the area. She stated that she has 70 individual petitions. Mgr. Grumbine told Ms. Wolford that no decisions will be made in September 2020. She instructed Ms. Wolford to keep checking the North Lebanon Township website and calling the Township office for information pertaining to this plan. She told Ms. Wolford that these plans will go to the Planning Commission first, who will make recommendations prior to it going before the Board of Supervisors.

Mgr. Grumbine informed Ms. Wolford the Planning Commission meets the second Monday of the month. Ms. Wolford should bring the petitions to them and Mgr. Grumbine will make copies for the Supervisors.

Supv. Brensinger did explain to Ms. Wolford how zoning works in the Township and that this area, where Project TV is being proposed, is zoned Industrial and has been zoned Industrial since zoning was put in place. If the proposed plan meets all requirements for zoning and no variances or special exceptions are being requested, North Lebanon Township is compelled to approve it.

K.) Robert Firestine, President of Rural Security Fire Co.

Mr. Firestine wanted to thank the Supervisors, Township Manager, and North Lebanon Township residents for keeping the Fire Co. in business and being safe for the past 65 years.

APPROVAL OF MINUTES

The meeting minutes from the 07/20/2020 Supervisors meeting are ready for action.

MOTION to approve the 07/20/2020 Supervisors meeting minutes was made and seconded. Motion unanimously carried.

APPROVAL OF PAYROLL, FUND BALANCES and PAYMENT OF INVOICES

MOTION was made and seconded to approve payroll, fund balances, and invoices for payment subject to audit. Motion unanimously carried.

REVIEW OF STORMWATER CREDIT APPLICATIONS/ BMP O&M Agreements

None to review this evening.

FIRE CHIEF'S REPORT – Donald Steiner, Sr.

A.) Discussed the number of calls, responses, trainings, and aid for the month of July.

B.) Discussed the effects of Covid-19 on the Fire Co.

Mr. Steiner reviewed the loss of income for Weavertown Fire Co. due to Covid-19. The loss of income from not being able to have sub sales for April and May 2020 amount to approximately \$2,100. The loss of income from not being able to hold Bingo from March 2020 through July

2020 amount to approximately \$35,000. They had to make payments for electric & mortgage, for five months during the shutdown, amounting to approximately \$19,777 (\$3955/month) without having income from Bingo. Future expense of Rescue Engine #28 has a payment due on October 22, 2020 with a total of \$49,688.44. Mr. Steiner stated the steps they will be taking for the remainder of 2020 are having applied for the State Grant for Covid-19 on August 1, 2020, resuming sandwich sales in September, October, November, and December, sending out an annual fund drive letter to residents via the postal service on October 1, 2020, and placing the BlueMax Bingo Hall for sale on the Real Estate market as of August 17, 2020.

Supv. Snook questioned why they placed the Bingo Hall up for sale when Sunset Market still has their Bingo hall open. Mr. Steiner stated he talked to a gentleman by the name of Chris from Governor Wolf's office and was told that Bingo falls under Bar/Restaurant guidelines, which state 25 people maximum, including help, so with having 5-6 people helping with Bingo, they would only be able to have 19-20 people in to play Bingo. Mr. Steiner contacted the Lebanon County Treasurer's office to ask whether anything was going to be enforced with the Bingo laws and they stated that is up to the State. Thoughts from the Fire Co. are, with the Covid-19 State Grant, if the Governor held 12 million dollars from Lebanon County, it would be nothing for him to hold the \$12,000 grant for the Fire Co. so they are not opening the Bingo Hall because of this.

Chairman Miller questioned Mr. Steiner on the number of people coming into play Bingo under normal conditions (pre-Covid). Mr. Steiner reported on average they would be receiving approximately 100 people. He did say that Bingo has slowed down over the years.

CHIEF OF POLICE REPORT – Chief Harold Easter

A.) Calls for Service

Chief Easter read the report on various calls for service for the month of July. There was a total of 8,067 miles reported for patrol.

B.) Monthly Code Enforcement Report (Brenner & Haase)

The Board received a written report on Code Enforcement from Brenner & Officer Haase.

TOWNSHIP MANAGERS REPORT – Cheri Grumbine, Twp Manager

A.) Park & Rec Board Memo

At the August 4, 2020 Park & Rec meeting, Virginia Miller-Witmer, Robert Eastlack, and Steve Kissinger were in attendance representing a group of approximately 15 people who enjoy playing pickleball at North Lebanon Township Community Park. They play pickleball every weekday morning from 8:00 a.m. to 10:00 a.m. They also play Monday, Wednesday, and Friday evenings from 6:00 p.m. to 8:00 p.m. They anticipate playing through October, as weather permits.

Lori Books prepared a memo to the Board of Supervisors outlining the requests from the pickleball players. These requests consisted of creating two or four pickleball courts perpendicular to the tennis courts, purchasing a wind screen, opening the restrooms or moving the portable toilet closer to the court, purchasing a portable storage unit/shed with lock to store personal net and equipment, and finishing putting gravel around the bottom of the fence to prevent the ball from going outside of the fenced area. Mgr. Grumbine did state that the placing of gravel has been taken care of.

The Park & Rec board did recommend creating a second pickleball court on the opposite side of the one currently being played on by either painting or taping lines. The Park & Rec board did not recommend purchasing a second net. The Park & Rec board recommended purchasing a wind

screen this year or next year after looking at the budget. The Park & Rec board also discussed allowing someone from the pickleball group to have access to a key to unlock the restrooms when they are at the court. The subject of a rental fee came up. This was not favorable as the group is not an organized athletic group like baseball or soccer. The Park & Rec board did not feel it was fair to make an investment of a storage unit for such a small group of people and only allowing them to access it. If the Township were to purchase such items, all residents should have access to them.

Supv. Brensinger states that the portable toilets could be moved closer to the courts and the Board will look into pricing of a wind screen and taping or painting the lines for the 2021 Budget. Supv. Snook agreed with Supv. Brensinger.

B.) Tree Dedication #11 (Frantz) at Lenni Lenape

A signed agreement and payment for a tree dedication (#11) at the Lenni Lenape Park was received from Robert Frantz.

MOTION to approve the signed agreement for the Tree (#11) Dedication Agreement for Lenni Lenape for Robert Frantz has been made and seconded. Motion unanimously carried.

C.) Request for Release of 2020 Cap Reserve Funding for Weavertown FC

North Lebanon Township received a letter from Mike Michaels, President of the Weavertown Fire Company asking for the release of their annual \$30,000 from the Capital Reserve Fund to put towards their 2020 loan payment. This would be for the purchase of the 2020 Seagrave Rescue Engine, previously approved by the Board. This money will be used in combination with other funds from Weavertown FC to make their yearly loan payment. North Lebanon Township received Weavertown's 2019 audited financial statements and 990 forms.

MOTION to approve the release of \$30,000 from the North Lebanon Township Fire Company Capital Reserve Fund to Weavertown FC for the 2020 loan payment was made and seconded. Motion unanimously carried.

D.) Pertinent Matters

1.) **SW Consortium** - The next meeting for the SW Consortium is scheduled for August 18, 2020 at 10:00 a.m. in the North Lebanon Township meeting room and via Zoom. The August meeting is the Annual Business meeting for the Consortium.

SOLICITOR'S REPORT; Solicitor Amy Leonard -- Henry & Beaver

There were no pertinent matters or other legal issues to be discussed at this time.

COMMENTS FROM BOARD MEMBERS

A.) Manhole Risers – Old Ebenezer Road

Supv. Brensinger stated that he appreciates the accolades from Mr. Sattazahn for himself and the road crew. Supv. Brensinger did have a concern from a resident via a post on the North Lebanon Township website regarding Manhole Risers and the way the finished product turned out on certain roads that were paved this summer. He stated that it is not an exact science and they occasionally do get a depression where the manhole is. They try to remedy it with different solutions, and he is still not satisfied with the solutions that were used this year. Before the summer is over, the road crew will be going back and looking at those manholes to try to correct them. He said North Lebanon Township is always striving for excellence.

Supv. Snook complimented Jared Balsbaugh's work for his attention to detail and for how he is training the road crew that works with him. He also complimented Mgr. Grumbine for coming back from vacation to attend the Planning Commission meeting when the Project TV plans were being received. He said that shows she cares about her job and the concerns of the Township residents.

With no further business to discuss, meeting adjourned.

Respectfully Submitted,

Heather M. Wenrich
Recording Secretary