

Minutes
North Lebanon Township Municipal Authority
March 14, 2019

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, March 14, 2019 at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following Board members present:

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

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 there was no public in attendance.

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

MOTION: Motion was made and seconded to approve the February 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 – Fred Wolf (as presented by Amy Leonard)

Orange Lane Pump Station – Fred prepared the draft agreement for the proposed sewer Right-of-Way that is needed to eliminate this pump station. Scott provided the exhibits which show the location of the Right-of-Way on both the Santana and Bare properties. Fred does not believe the Board should review and approve the agreement before Ed and Scott provide the draft agreement to the property owners for their review and comment.

ENGINEERS' REPORT – Scott Rights

Crossings at Sweetbriar – Phase 1 – Amy explained that Landmark Builders have been in contact regarding dedicating the water lines in Phase 1 of the Crossing to the Authority. Fred will draw up the agreement to officially convey the water lines to the NLTMA. Landmark provided a few drawings which reflect where the water lines are located within the various streets. Fred would like to confirm that all the water lines have been inspected and approved. Scott has already contacted the City of Lebanon Authority (CoLA) as they are the entity responsible for the water line inspections. The CoLA will not receive the dedicated facilities until the Municipal Authority's water loan is paid off. Scott explained it would be wise to have CoLA inspect the lines now to make sure they have the verification they need that the lines were installed to their standards. Fred is working on the agreement and Amy requested Landmark to provide a written legal description of exactly what they are conveying. She would like to know an exact footage of water lines in each street that are being dedicated to the Authority.

The question was raised if we can see the water lines on our GIS mapping. Unfortunately, the answer is no, but it could be as simple as asking CoLA to share their data with us. Scott is going to do some research on that and get back to the Board.

Chapter 94 Report – This report is used to reflect the 5-Year Hydraulic Loading data. Scott pointed out that 2018 is highlighted in yellow. In comparison to other years, the average daily flow for 2018 has increased quite a bit. Scott stated he did take into consideration all the rain we had this past year. Scott went over the numbers with the board and explained why there may be a variance. He also explained the prediction of EDU's that will be connected over the next few years and how they are based on agreements and plans that have already been approved but not yet built. The Authority was given time to ask any questions or for any clarification of the document. Scott would like the Authority to approve this report, pending any other changes from Lori or Ed. The deadline for submittal to DEP is March 31st, 2019.

MOTION: Motion was made and seconded to approve the Chapter 94 Report, pending any edits from Lori and Ed. Motion approved.

Scott & Linda Artz – The Board discussed the subdivision plan submitted for Scott and Linda Artz. The only comment made on the plans was the location of where they planned to connect to our sewer line. The engineer thought the sewer line ended further away than it actually does. The sewer lines run directly in front of the proposed lot, which means they can now make their run a lot shorter.

MOTION: Motion was made and seconded to approve the Artz Plan for subdivision, pending any changes that Lori and Ed want to make. Motion approved.

Project Oak – Project Oak is proposed in the business park on Hanford Drive. The plan proposes the construction of a large industrial facility with 35 loading docks and affiliated facilities. The sewer lines are already installed so the new building will simply need to connect at the main. The line would not be dedicated to the Authority. Stormwater management facilities are also proposed for this lot. They intend to raise the elevation at certain spots to create a swale. This may be a concern to the Authority because the swale

will be located on top of our sewer lines. They are requesting 4,000 gallons per day of capacity. That is equivalent to 18 EDU's. Scott confirmed we have the capacity to grant their request. The City of Lebanon Authority has already granted the water capacity and the capacity to treat the sewage flows. Lori is going to send them a letter stating that we have the capacity for collection and conveyance of the sanitary sewer flows within our lines. They must still complete the planning module.

Toyota Bennett – A car dealership is proposed to go in across from Dairy Queen West, at 2635 W. Cumberland Street. They plan to demolish all existing buildings and construct a new building which will connect into the existing grinder pump and the existing sewer lateral. There have not been any submissions in reference to EDU's or capacity. The Authority will wait until they receive a plan to take action.

ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books

Scott & Linda Artz Plan – Covered in Scott's report

Lebanon Valley Cold Storage – Lori stated she continues to monitor their usage as their November and February flows were very high. Lori informed them they are still over their approved capacity. Pete, the new maintenance manager, explained to Lori that a portion of the water they are using stays in their product and does not flow into the sewer system. Lori suggested he get in contact with Chuck from CoLA to see if a deduct meter would be a possibility for the property. The Board suggested we have them install a meter on the outflow to get an actual number as to what is entering our system. Lori will update the Board next month.

Pertinent Issues – Brian mentioned that PA Natural Chicks had a similar issue with using more water than capacity purchased. He asked if everything has been resolved since the Authority started monitoring their usage. Lori updated the Board that they haven't had an issue with being over capacity since they purchased additional EDU's, however she continues to monitor their flows quarterly.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

February Activity Report – Tommy provided the monthly report for the Authority. Ed said they are currently working on an issue with Lake Drive. They have been having an excessive amount of grease buildup in the lines. There is a section of the pipe that isn't smooth which allows the buildup to begin. Ed called Abel Recon to get an estimate to line sections of this area.

The manhole in the triangle where the pump station used to be on Route 72 has been leaking profusely. The Kochenderfer pump station has also been leaking when the water level gets high. These issues will be checked out by USG.

ATTORNEY REPORT- Amy Leonard

Delinquent Sewer – Updates – Last month the Board discussed moving forward on #15. Amy received a request for a payoff the following day. This is not the first time a payoff

was asked for this particular property. Amy informed the new requester of the deadline for when this money would need to be paid because it is scheduled to be listed for Sheriff Sale. Amy was thrilled to let the Board know that a check has been received with the full amount needed! She also reported that #17 sold at Sheriff Sale in February.

Another positive point Amy reported is that the Sheriff's Department has finally agreed to include our Municipal Claim in their disbursement. Typically, she is expected to wait for a new deed to be filed, find contact information for the new owner, and send them a letter informing them that they have a lien they must clear for the property they recently purchased. The Sheriff's Department is supposed to include the full amount of the claim in the disbursement but have not been doing so in the past. After many years of pushing, the department has finally agreed to include the Municipal Authority claim through the date of sale.

Additional Comments and Questions

With no more business for the good of the Authority, the meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Molly Finley
Recording Secretary