

Minutes
North Lebanon Township Municipal Authority
May 9, 2019

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, May 9, 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
Frederick Wolf	Solicitor, Henry and Beaver, LLP
Scott Rights	Engineer-Steckbeck Engineering
Lori Books	Assistant Township Manager
Edward Brensinger	Roadmaster/Supervisor
Amy Leonard, Esq.	Henry and Beaver, LLP

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

COMMENTS FROM THE PUBLIC

William McMichael was in attendance. There were no comments from the public.

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

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

SOLICITOR'S REPORT – Fred Wolf

Joint Meeting – The Joint Meeting held in June between the Authority and Supervisors will be cancelled as there is nothing pressing to discuss. We will hold the joint meeting in November.

Orange Lane Pump Station – The Right-of-Way agreement between the Authority, Mr. & Mrs. James Santana, and Mr. & Mrs. Hershey Bare has been prepared. The Bares have already signed the agreement. The Santanas had a few questions about the location of the sewer lines and manholes. Scott and his crew went out to the property to mark everything for them. The Santanas also asked about the plans for the stormwater and

what the product is going to look like. Ed answered all their questions and concerns. Mr. & Mrs. Santana should be in to sign shortly.

The Crossings at Sweetbriar, Phase I - Water Line Dedication – The Authority approved and signed the agreement for the conveyance of the water lines in the Crossings Development, Phase 1 from Landmark to the Authority during their meeting last month. Lori has now received the signed copies back from Landmark.

Refinancing – Last month, the Authority’s financial consultant presented information on whether it was worthwhile to refinance the current loans. After reviewing everything with Lori and Cheri, the cost and potential savings do not outweigh the current plan. Lori will continue to make additional payments on the principal as income allows. This will help to continue to reduce the outstanding debt balance.

Possible Water Extension for Camp Meeting – Lori received a request from two property owners within the Mount Lebanon Camp Meeting Association inquiring about connecting to the Authority’s water line. They both currently have their water supply through a well. These two lots sit in the back, butting up against Woodridge Court. They have access to the public sewer through a right-of-way between two homes. This is where they would like to access the public water. The request is strictly for these two property owners, not the entire camp meeting. Their first step would be to obtain a right-of-way easement for the water line which would need to be between the Camp Meeting Association as it is their land, and from the two homeowners on Woodridge Court. They would be responsible for all construction costs as well as all tapping fees and permit costs.

ENGINEERS’ REPORT – Scott Rights

Toyota Bennett Land Development Plan – Revised plans were submitted. Scott, Ed, and Lori all had a chance to review them. They are in favor with the changes made. The proposal includes a 6-inch line which will dump into a grinder pump on the property. A brand-new grinder pump will be installed, and they will tap into the existing lateral. There are still a few comments from the Board of Supervisors that need to be addressed by Toyota Bennett, but on the Authority side things are good.

MOTION: Motion was made and seconded to approve the plans from Toyota Bennett. Motion approved.

Lori received the Planning Module Mailer Exemption for Toyota Bennett. They indicated they will need a total of 10 EDU’s. The property currently has 4 EDU’s, so they are requesting 6 additional EDU’s.

MOTION: Motion was made and seconded to approve the Planning Module Exemption for Toyota Bennett. Motion approved.

The Sewer Capacity Agreement and the Developer’s Agreement have not been signed by the owners yet for the Toyota Bennett Plan as they were just completed today. Lori is asking for the Authority’s approval tonight and will have the owners complete as soon as possible. The Sewer Capacity Agreement states the owners are requesting 6 additional

EDU's. A car wash is being installed.

MOTION: Motion was made and seconded to approve the Sewer Capacity Agreement and the Developer's Agreement with Toyota Bennett. Motion approved.

Project Oak Land Development Plan – A submission was made for a large warehouse in the business park. There are some issues with the plan concerning an easement which goes through this lot. This easement is a private right-of-way (Charlotte Street) which leads back to one property within the business park. There are also a few minor sewer issues that need to be addressed. As of today, the proposed warehouse will need 18 EDU's. The business moving into the facility is unknown to all as the group submitting the plans simply builds the warehouse and then sells or leases it to a company. This fact brings much pause to the approval process due to the uncertainty of what is being requested for approval. The small description provided mentioned they will have approximately 385 employees. Lori did send them a strong waste application which needs to be completed and submitted for the Authority to review. We are still working on the capacity and developer's agreement. We are waiting for paperwork from the project owners before we can proceed.

Pertinent Issues – Lori reported that since the incident at Lebanon Valley Cold Storage, they have contacted the Township Office and left a message with Tony for their grease trap inspection. They are starting to cooperate with our requirements. The new maintenance manager is very accommodating to our requests.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

April Activity Report – Tommy provided the board with his monthly report for review. Ed informed the Authority that the new hire will begin Monday the 13th. He will be required to get his Wastewater License and Pesticide License within one year. He will be a cross trained Township employee. It will be beneficial to have another employee with these qualifications as weekend emergencies require a licensed worker to aid in the solution.

The new truck chassis is going to be delivered from Ford to Kutz shortly. The design of the body has been approved.

The Authority is on the schedule with USG for some manhole repairs which include the wet well at the Kochenderfer Pump Station. He is optimistic that all the work will be completed by the next meeting. The crew is checking other manholes to make sure they are operating correctly and are not leaking. Our guys also cleaned all the pump stations and wet wells.

Brian asked about an update on the Greater Lebanon Refuse Authority lines and if they are keeping them clean. Tommy and Tony were out at the facility for a class and spoke with one of the workers. They have been a little short staffed but have it on their schedule this summer.

Gary asked about the drainage line that was put in at Rockwood. Ed said it hadn't been

checked on recently, but it appears to be flowing well. It is always a good thing to lower the water levels around wet wells.

ATTORNEY REPORT- Amy Leonard

Delinquent Sewer – Updates – The list has slimmed down quite a bit. #18 is still on the list and is accruing sewer bills, stormwater bills, and maintenance fees as the Township is mowing the grass at this property. There is a lien on the property already. Due to the fact that all mail gets returned, Amy recommends any future notices be posted on the property. The Authority has had a lien for quite some time and would have the ability to list the property for Sheriff Sale at any time.

Additional Comments and Questions

Lori provided the Board with the latest audit. There is plenty of time to review as Brian and Jim from BSSF could not come to this meeting as scheduled due to an emergency. They will attend the July meeting to review the audit and answer any questions.

Brian announced that he, Tod, and Dawn would like to go into Executive Session with the Authority Board. Everyone was asked to leave except for the Board members and the attorneys.

The Board reconvened at 8:03 p.m. With no more business for the good of the Authority, the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Molly Finley
Recording Secretary