

Minutes
North Lebanon Township Municipal Authority
June 13, 2019

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, June 13, 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
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
Absent:	Brian Hartman

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

COMMENTS FROM THE PUBLIC

James Cikovic, Jon Wingate, and Kipley Wingate were in attendance. There were no comments from the public.

Lori received a phone call from a realtor regarding 866 Kimmerlings Road. The couple present at the meeting are the prospective buyers. Their septic system certification has failed and is putting their bank loan at risk. The PSMA inspection cited there was ponding in the drainfield which according to their standards is a malfunction and the system fails the septic certification. According to the Sewage Enforcement regulations which govern onlot sewage systems, such a condition it is not a regulatory malfunction as indicated by law because the water is not surfacing to the ground. Knowing the Authority is considering extending public sewer on Kimmerlings Road in the near future, after the 5-year moratorium, they don't want to spend the money putting in another septic tank and drainfield and then in a couple of years be mandated to connect to the public sewer system. Lori spoke with Scott and Ed and is asking the Authority where they stand on the issue in terms of extending public sewer. If it will be longer than 2021, then the potential owners may want to install a new septic system to last them until public sewer would become available. If sewer would be extended within the next couple of years, then they could write a letter to the bank informing them of this plan and that the property will be required to connect to the public sewer once available.

Fred questioned how many homes we would acquire when extending the sewer. Lori responded that it would all depend on how far the Authority chooses to go. Right now, public sewer ends at the Crossings of Sweetbriar development. Scott had included the

cost estimates in the 10-year plan done last year at budget time. To extend segment one on Kimmerlings Road which would drain to the Crossings entrance, it was estimated to be \$170,569.00. Segment two would drain out to the Mount Zion Road entrance of the Crossings and is estimated to be over \$800,000.00. Over the past few years there have been a few residents from that area calling with an interest in the possibility of connecting to public sewer due to an onlot system failure. When the time comes, Fred suggested they start to inform the residents at least a year in advance so that they can plan for it. Tod asked Scott to review the costs again to see what might have fluctuated. The Authority would not need a permit because they are not putting in a new pump station. South Lebanon had done a survey in their township within a certain area to find out the public sewer interest. Gary thinks this would be a good idea to see how many have an interest and if it is worth moving up in their 10-year plan.

Jon Wingate mentioned the current owner didn't even realize there was a potential issue with her system. It was discovered only when being probed for the septic system certification. Jon asked how much connecting to the public sewer would cost. With the different fees associated with the location, the estimated cost would be a little over \$8,000.00 plus the cost of their plumber. There would be a quarterly bill after the initial connection. A new septic system can cost anywhere between \$10,000.00 and \$15,000.00. The couple is trying to weigh their options as to who would pay for it and feel this is something they would be able to negotiate. The usage shouldn't change drastically as the house currently has one resident living inside, and the buyers are just two people. The Authority would hope to get the survey letter out soon and have an answer next month.

James Cikovic asked Ed if there is enough capacity in the pump station currently. Ed assured him there is and there is also room to upgrade the pump for additional capacity. James also questioned if they are talking about the newly paved section of Kimmerlings Road. Ed and Lori both answered yes and that is why they would have to wait until at least 2021 when the moratorium is over.

The perspective owners were told to talk to Dave Siminitus, the Sewage Enforcement Officer, and ask him if he would write a letter to the bank informing them that from a regulatory standpoint the system is not considered to be malfunctioning at this time. Unfortunately, there is no guarantee that it won't fail down the road. Kipley questioned what will happen if the survey comes back and all residents are happy with their septic systems. The Authority explained to her it is currently listed as a future project within the 10-year plan, unless forced to complete the extension by DEP sooner or more onlot system failure complaints come in.

Lori was directed to send a needs/wants survey to the potential properties that may be required to connect to public sewer.

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

MOTION: Motion was made and seconded to approve the May 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 next Joint Meeting held between the Municipal Authority and the Board of Supervisors will occur in November to discuss the budget.

Orange Lane Pump Station – The easement agreement has now been signed by all parties. It will be up to Ed as to when the work will be completed. The stormwater work will be taken care of this summer. The goal for the Orange Lane Pump Station was to have the agreement set in stone before the time of elimination is necessary. Tod wanted to verify with Ed his intentions for the project, as Hershey Bare questioned when the work will begin. It is on the list of projects, but it is not a priority for now.

Moravian Manor – Tod asked the status of Moravian Manor. Fred explained that in order for them to proceed, they must have a certain number of sales before the bank will give them money to build.

ENGINEERS’ REPORT – Scott Rights

Project Oak / Project Oak at Windsor Drive – Last month a “plan B” was submitted as a backup plan for the project. They have since decided to pursue the original plan in anticipation of working something out with Steve Dresch regarding Charlotte Street. It was requested that the Authority review the plans from the original submission. Steckbeck has already done so and provided their comments.

Mapledale Estates – Plans were recently submitted, and the review fee was paid today. Steckbeck Engineering will have comments before next month’s meeting. Gerald Musser is currently requesting sewer capacity for 38 EDU’s for the 38 lots within the proposed development.

On paper, Mr. Musser’s request of 38 EDU’s will overload the North 8th Avenue pump station. The Authority has agreements guaranteeing capacity to the Crossings and the 50 or so lots for the Kimmerlings Road expansion.

A letter was sent back in January to Mr. Musser informing him of the need to upgrade the pump station to allow for the additional requested EDU’s even though the pump station may not need these upgrades for another 10 years until the guaranteed capacity on paper is built out. The letter stated we would provide the cost estimates after the details are finalized with our pump representatives and would require this money to be put into an escrow account for the future upgrades to the pump station.

It was suggested to use the initial cost estimate and add 10% per year for 10 years to compensate for inflation. Dawn and Fred liked that idea.

Ed heard that Landmark may be interested in the Babe Farm again. If that would become an actual proposal, they may be responsible for another upgrade at the pump station to increase capacity.

James Cikovic asked how the pumps are structured and if there were primary and secondary pumps that could be switched month to month. Ed clarified that the pumps currently alternate for each run time. On occasion, both pumps will run depending on the flow during a large storm. There are about 400 EDU's connected to the pump station now and it is designed for 500 EDU's. Lori and Fred will need to work on an agreement for Gerald Musser for the pump station upgrade costs.

MOTION: Motion was made and seconded to have Mapledale Estates deposit money into an escrow for the pump station upgrade. Motion approved.

Pertinent Issues

Nothing has developed with the Mount Lebanon Camp Meeting water request. After Lori provided the two interested parties with the information, they determine the costs were too high for them at this time.

The Toyota Bennett plans were approved last month by the Authority. We are still waiting for them to pay the fees and sign the Capacity Agreement and the Developers Agreement. They also must provide Lori with a resolution with their authorizing signature.

ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books

Orange Lane Pump Station – Lori has the Orange Lane Pump Station Right of Way (ROW) Agreement between the Authority, Mr. & Mrs. Hershey Bare and Mr. & Mrs. James Santana. This agreement will create a permanent ROW for the future elimination of the Orange Lane Pump Station by providing access across both the Bare and Santana properties to run gravity sewer.

MOTION: Motion was made and seconded to approve the agreement for the Bare and Santana Tracts permanent ROW. Motion approved.

2555 E Cumberland Street – Lori received a letter from Matthew & Hockley Associates. They have a client who is interested in buying the tract at 2555 E Cumberland St. Their letter is requesting a waiver for the mandatory connection to public sewer. They would like to utilize an on-lot septic system. The closest connection to gravity sewer would be Narrows Drive, which is approximately 2500 feet to the west. There is public sewer directly in front of the property itself, but it is a force main. The Authority discourages connections into a force main which could lead to future maintenance issues.

MOTION: Motion was made and seconded to accept the proposal from Matthew & Hockley and to allow their client to use an onlot septic system for 2555 E Cumberland St. Motion approved.

Resolution 3-2019 – This resolution is regarding the Special Purpose Tapping Fee VI. This

has been included in the rate resolution since 2008 and has always been labeled “to be determined”. Now that there is some interest in purchasing the affected lots, Lori and Fred thought it necessary to set the fee. It was estimated that the project would cost \$200,000.00 and they would split the costs 30% for the two Windsor Lots and 70% for the business park. Lori explained they took the Authority’s actual costs to eliminate the pump station and the costs to run the line from Hillside Drive to the business park and deducted the amount of the grant money received. Lori used the same rational (30%/70%) with the actual costs incurred and came up with a total of \$40,800.00 for the two Windsor Lots, which would mean \$20,400.00 for each lot. This amount covers the Authority’s portion of eliminating the pump station and bringing public sewer to the two lots.

MOTION: Motion was made and seconded to adopt Resolution 3-2019 in the amount of \$40,800.00 for the Special Purpose Tapping Fee VI for the two Windsor Lots. Motion approved.

Jay Street Pump Station – Lori had sent pictures to each member of the damage received to the pump station fence after a tree had fallen on it during one of the storms. Ed is getting quotes to repair the fence. The Township’s insurance has a deductible of \$1,000.00. Depending on the quotes, we may or may not submit a claim to the insurance company.

Rockwood Pump Station – Lori provided pictures of the Rockwood Pump Station for each member. It was clogged with wet wipes which causes problems with the flow. Ed plans on disconnecting the Muffin Monster for 6 months to see if the performance changes. The Muffin Monster is there to grind items up, but the wet wipes continue to stick together like glue and get stuck. The Water Street pump station is the same size and does not have a Muffin Monster and the crew does not have nearly as many issues.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

May Activity Report – Each member was provided with Tommy’s report. There was an issue with the air release valve on Water Street. It was discovered when one of the residents called in about water leaking from a manhole. The valve has since been replaced and has been working just fine.

In addition to the report, Ed mentioned he had been out to each pump station and sprayed weed killer around each station to help with the weeds. The tree down at Jay Street is off the right-of-way but hasn’t been cleaned up yet. With all the storms so far this year, there have been no pump station issues and we haven’t lost electric through any of them.

USG came this past Monday and repaired the two I & I issues. One was located at the Kochenderfer pump station wet well and the other on Route 72. The flow from 72 did not affect any of the pump stations, but on Kochenderfer it was all draining into the wet well.

The new Ford 550 Chassis has been delivered to Hondru. The paperwork for signatures will be mailed shortly, and at that point they will ship it to EM Kutz for the upfit.

Ed is still waiting for the quote from Steve Dove for the repairs at the Jay Street Pump Station. He is certain it will be more than \$1,000.00.

The crew is currently working on replacing stormwater pipes on Water Street. They have been busy keeping up with the mowing at the parks, the stormwater pipes, and the paving on Narrows Drive. Water Street should be paved before school starts.

ATTORNEY REPORT- Amy Leonard

Delinquent Sewer Updates – Amy is preparing to issue a Writ of Execution on #6. #16 was foreclosed at the Sheriff’s Sale in April and a partial payment was received from the new owner. The full sewer bill was paid, but the lien fees remain. The motion for special service was filed for #17. Amy is just waiting for an order/hearing date from the court. The previous owner’s children were notified but have not come forward at this point. Amy explained the process that she is taking with this property to the other members.

Additional Comments and Questions

Gary announced that the Board will be moving into Executive Session.

The Board reconvened at 8:37 p.m.

The Authority discussed increasing the on-call pay. The amount being paid by the Authority is significantly less than other local authorities and has not been adjusted for several years.

MOTION: Motion was made and seconded to increase the on-call pay from \$35.00 to \$50.00. Motion approved.

With no more business for the good of the Authority, the meeting was adjourned at 8:38 p.m.

Respectfully Submitted,

Molly Lum
Recording Secretary