

**MINUTES
NORTH LEBANON TOWNSHIP
BOARD OF SUPERVISORS
JULY 18, 2016**

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:

Edward A. Brensinger	Chairman
Richard E Miller	Vice – Chairman
A. Bruce Sattazahn	Treasurer
Cheri F Grumbine	Twp Manager
Harold L. Easter	Chief of Police
Frederick Wolf	Henry & Beaver LLP

Also in attendance was several other individuals. The meeting was called to order and the pledge to the flag was done.

COMMENTS FROM THE PUBLIC

A.) Glen Michael Hursh Land Dev Plan; B(est) M(anagement) P(lan) & O(perations)&M(aintenance) Agreement – Kercher Ave

This Land Dev Plan shows the construction of 2 poultry barns along with associated improvements. Mr. Hursh was present to answer any questions regarding the proposed construction. Suv Sattazahn asked if the new driveway will be paved, at least a portion of it where it connects to Kercher Ave. Mr. Hursh replied yes the driveway permit states that the first 15 feet must be paved. Suv Miller asked whether we have recommendations from NLT Planning Commission and Lebanon County Planning. Mgr Grumbine replied we have received recommendations from both for approval of the plan.

Mgr Grumbine explained that as part of the planning process, an agreement for Best Management Practices and Operation & Maintenance Agreement must now be approved and signed by the property owner, the County and the Supervisors. This is a part of the new stormwater ordinance regulations. The Board indicated they were ready to take action on this plan.

MOTION was made and seconded to approve the Hursh Land Dev Plan as well as the BMP/O&M Agreement. Motion unanimously carried.

B.) LV Cold Storage-LVEDC & Planning Module Exemption; Josh Weaber SESI

The Final Subd & Land Dev Plan for Leb Valley Cold Storage is before the Board for approval. Josh Weaber from Steckbeck Engineering was present to answer any questions pertaining to the plan. This is a lot within the Lebanon Rails Business Park. It shows construction being completed in 2 phases. Also shown are associated improvements parking lots, stormwater design, truck movement patterns etc. This plan will also require a BMP/O&M Agreement which is still being processed. Josh stated he will be providing the Agreement to Mgr Grumbine as soon as it is signed by the client. Mgr Grumbine said both the Planning Commission and LCPD have offered recommendations for approval. The Board reviewed the plans with Josh before taking action on the plan submission.

MOTION was made and seconded to approve the Final Subd & Land Dev Plan for Leb Valley Cold Storage/LVEDC and Planning Module exemption contingent upon receiving the BMP/ O&M Agreement. Motion unanimously carried.

C.) Ebenezer Beautification Project – Bob Deck – New St

Bob Deck told the Board he is present to speak about a project that is important to him. He feels strongly that the neighborhood leadership which existed when he was growing up is missing from today's world. He would like to try to bring some of the neighborhood pride back to Ebenezer. A small committee has formed to research and explore the possibility of placing Local Hero banners throughout Ebenezer during spring/summer/fall and during the Christmas season have Christmas lights displayed. The Ebenezer Church has agreed to store the displays when not being used. Contact had been made with the Ebenezer Fire Co in regards to installing the banners and lights. Initially interest had been shown by Fire Co members but Deck said he has not gotten positive responses recently. That is an issue which will need to be worked out.

The Committee has made contact with Met Ed about several items that would need to be worked out with Met Ed. In the course of completing applications, one of the items discussed was a 2 million dollar liability insurance rider in order to be permitted to attach anything to the Met Ed poles. Deck said he thought the Twp might be able to assist with this item. The Committee has already gotten information on purchasing banners and outlining a possible process for getting sponsors for the banners. He repeated that today's world has lost that old neighborhood pride and this committee would like to try to revive some of that feeling.

Suv Sattazahn asked Mr. Deck if he knows how much it would cost a year to purchase this 2 million dollar insurance rider. Deck responded he did not know exactly. He had gotten a guess at under \$200 annually. Suv Brensinger asked Sol Wolf if he might have any idea on the cost of rider such as Deck is talking about. Sol Wolf replied what we should do is contact the Insurance Co to find out how much a rider would be. After some more discussion a Motion was made.

MOTION was made and seconded to authorize the Twp Manager contacting our Insurance Co to research the cost of a 2 million dollar liability rider being added to the Insurance policy. The answer will then be relayed to Bob Deck and on the Agenda for the August meeting. Motion unanimously carried.

Mr. Deck said he has another item he would like to mention. All the turmoil going on right now with the Police community, he would like to know where he can get a sign "Blue Lives Matter" to post in his yard. He is appalled at what is occurring right now. Especially knowing his grandson is a State Policeman and a part of the Police community. Suv Miller told Deck he will take care of the matter of locating signs for him and will be in touch.

D.) Steve Erb – Kimmerlings Rd; Intersection

Mr. Erb told the Supervisors he is very concerned about the lack of attention to the issue of placing a traffic signal at the intersection of Kimmerlings Rd/ Kochenderfer Rd and N 7th St. He has lived on Kimmerlings Rd for a lot of years and is aware this issue has been raised several times. With the most recent accident he fails to understand how anyone can say the intersection does meet warrant mandates for a traffic signal. Mr. Erb quoted to the Board some statistics he had researched regarding accident history for this intersection. He told the Supervisors the traffic in this area continues to get heavier and heavier all the time.

Kimmerlings Rd; Intersection (con't)

Chm Brensinger agreed the traffic is very heavy at times through this intersection. However when developer performed a traffic study a few years ago, PADOT stated the information did not warrant a traffic signal. The Township requested technical support through LTAP and Pat Wright, an Engineer reviewed the intersection for safety-related improvements. At that time a flashing yellow light system and bump-outs of the double centerline was installed. Erb stated the latest accident sent 7 people to the hospital. He finds it hard to believe that it will take a fatality before someone does something about this intersection. More discussion followed about the traffic traveling through this intersection and the fact that the yellow flashing warning lights installed a few years ago does not seem to slow the traffic much. Suv Brensinger stated he is not in favor of “rumble strips” being installed. He can imagine how annoying it would be for the neighboring property owners. After more discussion it was decided to contact Pat Wright again to review the intersection and the possibility of performing another traffic study.

MOTION was made and seconded to authorize Mgr Grumbine contacting Pat Wright to schedule a meeting and review the possibility of additional safety devices for the intersection at Kimmerlings Rd/ Kochenderfer Rd and N 7th St and review the need for another traffic study. Motion unanimously carried.

E.) Mervin Horst – Land Preservation

Mr. Horst told the Board he is here to thank NL Twp for their participation and support in the Land Preservation Program. To date there is 1200 acres of Agricultural land preserved within NL Twp and the continued financial support is appreciated. He presented the Supervisors with a certificate of appreciation for the continued support of the Preservation Program.

APPROVAL OF MINUTES

The minutes from June 9th Joint Meeting with the Authority and the June 20, 2016 are ready for action.

MOTION was made and seconded to approve the Board of Supervisors minutes from the Joint meeting held June 9, 2016 and the June 20, 2016 Supervisor meeting. 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 was unanimously carried.

FIRE CHIEF'S REPORT

There were no Fire Chiefs present to give a report. Chm Brensinger stated that the new 611 report being provided to the Supervisors is much easier to read and understand. He said he is happy with the new reporting process.

CHIEF OF POLICE REPORT – Chief Harold Easter**A.) Monthly Report – June**

Chf Easter reported on the summary of activities for the month of June. A total of 624 citizen/Police contacts was had along with 8,208 miles on the cruisers.

B.) Junkyard License Renewal – Reazer’s

The application from Robert Reazer for renewal of his Junkyard License had been received. The Code Enforcement Officer worked with Mr. Reazer for compliance. Chief Easter stated that he is recommending to the Board they approve the renewal for the Junkyard License.

MOTION was made and seconded to approve the 2016-2017 renewal license for Reazer’s Junkyard. Motion unanimously carried.

C.) Community Support

Chf Easter reported on the out pouring of support the NLT Police Dept has been receiving from the community. The cards, notes, cookies and coffee treats have been very much appreciated by every member of the Police Dept.

TOWNSHIP MANAGERS REPORT – Cheri Grumbine**A.) County Aid Application – Liquid Fuels**

Mgr Grumbine provided information to the Supervisors on the annual Application for County Aid in the amount of \$11,429. Signatures are required from all 3 Supervisors and the Secretary. Jay St paving is listed as the Twp’s project. Authorization is being asked from the Board to complete the application.

MOTION was made and seconded to authorize the Mgr Grumbine to submit the annual Application for County Aid. Motion unanimously carried.

B.) Woodland Contract Closeout-Final Payment

Woodland Contractors had completed the install of the new baseball field and the new stormwater improvements within the last few years. Application #6 for the final payment of \$1000 to Woodland has been made. All punchlist items have been completed and signed off on by the Engineer for this project. Mgr Grumbine is asking for authorization to submit this final payment to Woodland.

MOTION was made and seconded to approve the final payment and closeout for the Woodland Contract. Motion unanimously carried.

C.) 2015 – 904 Grant Application

The Twp Coordinator has completed the 904 grant application based on 2015 recycling tonnage. The amount of the application is for \$13,532. A history of the revenue for the last 10 years has been provided to the Supervisors. The Board is being asked to authorize signatures and submission of the 2015 - 904 grant application

MOTION was made and seconded to authorize signatures and submission for the 2015- 904 Grant Application. Motion unanimously carried.

D.) Park & Rec Bylaws – Proposed Changes

Mgr Grumbine had been asked to review the Park & Rec Bylaws and Ordinance. A draft of the documents showing recommended revisions was provided to the Board for review. Most of the suggested revisions are based on changes that have resulted over the years and are more in line with what is currently happening today. The Board is asked to review the suggested revisions in order to finalize and approve the documents. The Supervisors discussed briefly and were in agreement to table this issue.

E.) Tree/Bench Dedication Agreements – Lenni Lenape

In the Twp's spring newsletter the Tree and Bench dedication program were advertised for Lenni Lenape. As a result several agreements are being presented for approval.

- John Tuscano – Trees #35 & #36
- James & AnnMarie Kush – Tree #32
- James & AnnMarie Kush – Bench #3

MOTION was made and seconded to approve the tree and bench dedication agreements for Tuscano and Kush. Motion unanimously carried.

F.) Pertinent Matters

1. GLRA Invite – Sept 6th County Municipal Officials Event – The annual hotdogs, hamburgers and hayrides event at the landfill is scheduled for September 6 at 6pm. Responses are requested and Mgr Grumbine informed the Board they should let her know who will be going and how many so she can respond.

2. 2015 GLRA Financial Statements – The Board received, online, the 2015 GLRA Financial Statements. This is informational only and no action is required by the Board.

3. Personnel Manual – Recommended changes have been received from the Twp's Labor Attorney regarding the Personnel Manual. A hard copy has been provided to Board members to review in order to be prepared to discuss at the August meeting. Questions and comments should be directed to Mgr Grumbine.

SOLICITOR'S REPORT; Sol Fred Wolf -- Henry & Beaver**A.) Lease for Twp Rental Properties (2)**

Sol Wolf reported on a revised lease agreement for the rental properties that are owned by the Twp. The draft with revised information has been provided to the Supervisors to review. Sol Wolf discussed the contents of the lease for 1779 N 8th Ave with the Supervisors. Upon approval of the language lease for the 8th Ave lease the agreement for the Narrows Dr property will be prepared also. Suv Brensinger pointed out a spelling correction for the word "Landlord" on page 9.

MOTION was made and seconded to approve the new lease agreements regarding the Twp owned properties with the discussed adjustments being made to the document according to the property. Motion unanimously carried.

B.) Misc Ordinance Updates Workshop Dates

Sol Wolf told the Board it is time to schedule a workshop, which will have to be advertised. The workshop is to review, discuss and create a final draft of the updates for numerous ordinances, as well as any new ones. A date should also be selected and advertised to hold a public hearing on the ordinance. Some discussion followed about the process of selecting a date for the hearing.

MOTION was made and seconded to select and advertise a date for a workshop. After the draft has been completed to the Board's satisfaction then advertise for the Hearing as soon as applicable. Motion unanimously carried.

C.) Paul Horst ASA Application – Hearing Date August 15, 2016 @ 7pm

Paul N. Horst had made application to the Twp for inclusion in the AG Security Program for NL Twp. Lebanon County Planning, NLT Planning Commission and the Ag Security Advisory Committee have all recommended approval of the application. A Public Hearing will be advertised for the August 15th Supervisors' meeting to begin at 7:15pm.

Paul Horst ASA Application (con't)

The property will be posted and a copy of Mr. Horst's application will be available for viewing in the main office of the Twp during regular office hours.

D.) Authorization for Signing of Sales Agreement

The Twp has been in negotiations with the owner of the property at 719 Kimmerlings Rd regarding purchase of a tract of land bordering the Twp property. The house located on 719 Kimmerlings has been remodeled for sale. The owner has indicated to Mgr Grumbine that they have a buyer for the house and a subdivision will be required. One of the items that needs to be addressed is the driveway to the existing house, which is located on the portion of land that the Twp negotiated to purchase. The Supervisors discussed making a requirement that the new driveway to the house tract be completed prior to the settlement of the property. During a title search, should easements or right-of-ways surface for this property the Twp would eliminate the easements. A price of \$59,200 has been negotiated with a down payment of \$1 has transpired. Sol Wolf reviewed all the responsibilities of the seller and the purchaser within the sales agreement. Sol Wolf is asking for authorization to sign a sales agreement for purchase of this tract of land adjoining the current 725 Kimmerlings Rd property.

MOTION was made and seconded to authorize the signing of a sales agreement for purchase of the tract of land from 719 Kimmerlings Rd with the language regarding the new driveway for 719 Kimmerlings Rd being included and the Twp being responsible for the subdivision plan (lot addition). Motion unanimously carried.

Steve Erb commented on a title search being completed. He said they will find a "paper street" listed on the property. If the Twp vacates the street or alley, he would like to be notified so he can have his deed adjusted also.

COMMENTS FROM BOARD MEMBERS**A.) 2017-2019 Police Contract**

Chm Brensinger reported the new Police contract effective 2017 – 2019 has been provided to the Police Association to review and sign. A tentative agreement has been reached and the formality of signatures are needed and the Association's review. He feels the negotiations went well.

B.) Demolition of 130 Old Ebenezer Rd Property

Chm Brensinger informed everyone the procedure for the demolition of the structure located on 130 Old Ebenezer Rd has started. The tenant has moved out of the building and Met Ed has been contacted regarding the removal of services from the building. A demolition permit has been applied for and will be started after Met Ed completes the disconnection of services.

Chm Brensinger gave a brief history as to why this property was purchased by the Twp. In the course of Steckbeck Engineering conducting a breach analysis on the dam at Lions Lake, this property was sighted as being the only structure affected should a dam breach occur and flooding results. The choices were to try to purchase this property or spend thousands of dollars on whatever DEP might deem necessary for the dam to be revised. Negotiations started with Harold Dice, owner of this property, for purchase rather than the Twp pursue condemnation of the property as eminent domain. An agreement for sale was reached and now the Twp is planning to demolish the structure located there. That process has now begun.

C.) Jay St Paving Project – Chm Brensinger

Suv Miller questioned the progress of the paving project. Suv Brensinger reported that the project is running on schedule. The idea is to get the whole project finished on Friday. Barring any breakdowns at the plant or any bad weather, the project will wrap up on Friday. Line striping is scheduled and will be completed, hopefully before the school buses begin to roll.

D.) FASP – Ebenezer Fire Co

Chm Brensinger stated he and the Board members, as well as Mgr Grumbine, had attended a housing ceremony at the Ebenezer Fire Co recently. An ambulance for First Aid and Safety Patrol will now be housed at the Ebenezer Fire Co, on duty and off. Chm Brensinger said this should eliminate any concerns about timing for emergency response for people who reside in this area.

With no more business to discuss, meeting adjourned.

Respectfully Submitted

Theresa L. George
Recording Secretary