

Minutes
North Lebanon Township Municipal Authority
April 13, 2017

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, April 13, 2017 at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following Board members present:

Gary Heisey	Chairperson
Dawn Hawkins	Vice Chair
Tod Dissinger	Treasurer
Brian Hartman	Secretary
Fred Wolf	Henry and Beaver, LLP
Lori Books	Administrative Assistant
Edward Brensinger	Roadmaster/Supervisor

Also in attendance were Amy Leonard, Esquire, and Dan Cannistraci, from Steckbeck Engineering.

Absent: Rodney Lilley
Cheri Grumbine
Scott Rights

The meeting was called to order by Chair Gary 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 March minutes.

MOTION: Motion was made and seconded to approve the March minutes. Motion carried.

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

Holding Tank Ordinance – Fred provided an outline/explanation on what it is and how it works. This issue usually comes up when someone has a malfunctioning septic system that cannot be fixed or replaced on the lot. They may have to put in a holding tank which holds all sewage flows. The tank must have an alarm installed within it which makes the owners aware as to when they need to have it pumped. The other situation which can be more common is when a public sewer project is ongoing. The owners could install a temporary holding tank in the interim until the public sewer is available. Holding tanks are only allowed in these two situations; as a last resort option. Amy made some clarifications about the tank; it is cleaned out regularly and is underneath the ground. This situation came up due to the issue where a property with no current sewage facilities which was used for storage only wanted to convert the property into three businesses and thought they could rely on a holding tank to sustain them. Tod mentioned that he thought a business on 422 put in a holding tank but Lori corrected him in saying that they installed an on-lot elevated sandmound system. Lori had spoken to Gordie about the holding tank ordinance and the Township's intentions of said ordinance. Our current holding tank ordinance is vague and needs to be updated to clarify the appropriate uses for holding tanks. Brian brought up a point, mentioning that since the property was bought back when holding tanks were permitted and he may have been planning on going in that direction. Lori informed him that the owner did not go through the proper procedures and it was always a requirement to request permission from the Board of Supervisors for any installation of holding tanks as per the current Holding Tank Ordinance. This resident went to County Planning and spoke with Gordie, so he was misinformed about the holding tank ordinance. In the past, the board has enforced a separate ordinance which requires property owners within a certain distance to connect to the public sewer system. The Board has required other residents to hook up to public sewer system who had further distances than the resident on W. Maple St. It is hoped that with this revised ordinance we can avoid this issue in the future. Next month the topic will be revisited.

Moravian Manor - Last year the Authority acted as a conduit for Moravian Manor. Plans for reconstruction were mentioned. The board was informed that last year the construction was for half of the project because the IRS put a limit on how much money they can borrow. The deal with the board would be the same as last year with the fees and cost they pay as well as the fact that the board won't be held liable for anything. We have been notified that the manor is ready to proceed and will have more details of their project for next month's meeting. The board will review and possibly approve the resolution just like before. Following the meeting, the township will review and approve. A public meeting about the project will be held at a later date.

Crossings - We received the signed agreement from The Crossings, Phase 1 for the conveyance of water and sewer lines and the conveyance of the right of way. Their corporate name changed, therefore the agreement had to be changed to match their new name.

Joint meeting - Will be held in June; next month the agenda will be discussed.

Always Bagels - Lori will report about the additional EDU's purchased.

Pump replacement - No agreement has been made yet as to who's fault this was. The pump was fixed but cost was about \$1,779.15 that we paid for. It was agreed on site that the wiring was done wrong but the employee who sided with the faulty wiring no longer works there. Ed suggested we try to split the cost because the disagreement isn't worth the cost. No counter offer has been received yet.

Abel Recon - Contract for relining - The agreement was structured to be carried on for multiple years with the Authority deciding each year which sections would be done. A video of some of our lines was taken and revealed that some lines did not need to be redone at that time. The contractor would like his bond released if he will not be doing any more work. Scott suggested we record the last of these clay lines. Ed mentioned the last time the lines were videoed was in 2006. We received our new televising equipment today, however, training on how to run it will only be on the 27th of April. The board still has money in the budget and it would be in our best interest to get the contractors to sign with us again.

New Covenant Christian School - Will be adding some temporary buildings for their growing student population. Based on their numbers now, there is a dilemma as to how many EDU's they should have now. NCCS started with 9 EDU's which was fit for the numbers they had back then. Since that time, the student enrollment has nearly doubled. Lori asked the board, do we make them buy full capacity at \$2,290 for capacity and \$3,100 for collection which totals \$5,390 per EDU or sell each EDU at \$1,500 as additional capacity for existing customers. Two temporary modular buildings, each containing two classrooms, will be put in. The addition to the existing building is mainly for a gymnasium and several classrooms in the near future. Brian mentioned that the board should try to be consistent with decisions and discounts. Lori also threw out the fact that the school is paying for 9 EDU's and only used 5.5 this past quarter, yet need to have double that amount according to the formula within the City's chart. Fred suggested we get more facts about the upcoming modular buildings being placed at the school, a final number of students that will be in those classrooms, and charge the regular amount. They are also going to consider how other schools were handled when it came to purchasing more EDU's to be consistent and fair.

Lincoln MHP - All past due sewer bills have been paid, however, they have not yet replenished the escrow account. Fred will call the owners.

ENGINEERS' REPORT – Dan Cannistraci

Crossings Phase 2 Update - The issue dealt with the proposed sewer line under Kimmerlings Road and a meeting was held to discuss this. They had originally proposed

it go down the center of the lane but moved it closer to the edge of the roadway due to the paving but it would still require a cut. Ed did mention stipulations that would go along with this cut. The one call has already been made.

Pump Stations - Update on punch list - This was mentioned above in the solicitor's report. Dan clarified that the board would like to get B & R to pay for the burned-up pump and that B & R is at fault for the wiring. Paving should start next week.

Chapter 94 Report Update - The form was completed and submitted to the City of Lebanon Authority to be included with their report to DEP.

Abel Recon 5-year contract for sliplining - There is a list of what still needs to be completed which contains lines with and without deficiencies. The televising report will include some samples of certain areas.

ADMINISTRATIVE ASSISTANT REPORT – Lori Books

Crossings Phase 2 - Capacity agreement and developer's agreement - The owners called and verified the necessary fees and are working on getting the money in as well as the signed agreements.

New Covenant Christian School - Additional capacity- Discussed in solicitor's report.

Leshner Properties - EDU reduction agreements - There are 4 different agreements, 3 were properties with demolished buildings (123 N 25th St, 125 N 25th St, 137 N 25th St) where they want to return each EDU while another (2700 Cumberland St, buildings 4-5) has 6 EDU's and they want to return 4. Lori needs the board to approve and sign the agreements. Tod brought up the point that these properties have been allowed to transfer EDU's among each other.

A motion was made to approve the 7 EDU reductions for Leshner Real Estate. Tod did not take part in this vote.

MOTION: A motion was made and seconded to approve the 7 EDU reductions for Leshner Real Estate with one extra where they may move to any of their addresses. Motion approved.

Always Bagels - Additional capacity agreement- Always Bagel signed the agreements and paid the full capacity fees. Lori needs the Board to approve the additional capacity request and sign the agreements.

Dawn made a motion to accept, approve, and sign off on the additional EDU capacity for Always Bagels.

MOTION: A motion was made and seconded to approve, accept, and sign the

additional EDU capacity for Always Bagels. Motion approved.

PA Natural Chicks Update - Water usage is being monitored and we will receive the meter reads in May.

Holding Tank Ordinance - This was discussed in solicitor's report.

City of Lebanon Authority - Update on CAP - Lori received an email from John Beers stating they submitted their 6-month CAP report and requested to have the CAP lifted. DEP approved their request and we are no longer under a CAP.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

March activity report

- The waste water guys helped with the Stella Storm; all the pump stations were plowed.
- Ed plans to have a meeting with B & R and hopefully sort things out.
- The guys were out crack sealing roads and Tommy noticed some of the pump station lots have cracked paving.
- The camera trailer arrived today and the training will be April 27th. Ed has the bill which will be taken care of in the future and Bonnie will add it to the insurance of the township.
- The 27th of April is also when Dave L. & Tony will take their waste water license test.

ATTORNEY REPORT- Amy Leonard

Delinquent Sewer – Updates - #10 and #13 have paid in full but have some attorney fees to pay. The amount will be added to their sewer bills and hopefully will get paid. #21 was on the sheriff sale list this week and was foreclosed. #25 was also foreclosed and is being handled by a realtor who paid the entire sewer and the lien is still in place. #27 was initially on the sheriff sale list but did not go forward. #29 has not had much action or letters but the lien is in place. #31 will be moved to the payment plan group. A few are paid in full and one that came in last week but didn't make it on the list.

Additional Comments and Questions

With no more business for the good of the Authority the meeting was adjourned at 8:33 p.m.

Respectfully Submitted,

Molly Finley
Recording Secretary