

Minutes
North Lebanon Township Municipal Authority
December 11, 2014

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, December 11, 2014 at 7:00 at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following Board members present:

Wynanne Demler	Chairperson
Gary Heisey	Vice Chairperson
Brian Hartman	Secretary
Susan Switzer Pierce	Assistant Secretary
Tod Dissinger	Treasurer
Frederick Wolf	Solicitor
Nick Thorton	Steckbeck Engineering
Sheila Wartluft	Assistant Manager

Also in attendance were Amy Leonard, Esquire; Mike Kneasel, Wastewater Foreman; and two guests.

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

Comments from the Public

There were no comments from the public.

Chairperson Demler asked for a motion to approve the minutes from the November Municipal Authority meeting.

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

Chairperson Demler asked for a motion to approve the minutes from the November joint meeting of the Municipal Authority and the Board of Supervisors.

MOTION: Motion was made and seconded to approve the minutes from the November joint meeting of the Municipal Authority and the Board of Supervisors. Motion carried.

Chairperson Demler 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.

SOLICITORS REPORT

Rockwood Project

Solicitor Wolf reported they are nearing the end of the Rockwood Project and that Scott Rights is preparing final invoices for H₂O and PENNVEST. He explained that some of the costs related to land and right of way will not be subject to the grant. He said Swatara Township is ready to settle up on their portion. Sol. Wolf reported that the Burke property is the only property which is not connected and that the person who purchased the property at tax sale will be responsible to connect. He mentioned they have received a check from the tax sale which paid the tapping fee and a portion of the delinquent sewer bill. The new property owner will need to make payment for the remaining portion of the delinquent sewer bill and all legal fees. Att. Leonard would be following up.

Sol. Wolf mentioned that they need to go through the adjoining property to connect Burke.

Moravian Manor

Sol. Wolf explained the process where the Authority is only a conduit for the Moravian Manor. The second part requires Moravian Manor to keep a specific cash reserve on hand. He said we would need a resolution to approve the modification to the original agreement and increase the reserve amounts.

MOTION: Motion was made and seconded to authorize Wynanne as Chairperson to sign the Authority Resolution 4-2014 and agreement to the new amendment with the new amount that Moravian Manor has to keep on reserve. With no further discussion, motion carried.

Easement agreement with Sweet Briar

Sol. Wolf mentioned Scott is questioning an issue about the existing agreement with Landmark and the Christian Academy and Sweet Briar to have access to get to the easements if needed.

Township Meeting

Sol. Wolf mentioned the Township Board of Supervisors meeting will be held on Monday December 15th at 7:00 p.m. He said that Steve Sherk would be first on the agenda to speak about MS-4.

Meeting Dates

Sol. Wolf reported the meeting dates for 2015 have been issued including the two meeting dates with the Board of Supervisors.

On Lot Sewage Violations

Sol. Wolf explained that Sheila received a list of property owners who have not complied with the three year pumping schedule. Sheila sent out letters and a number of them have replied. Att. Leonard sent out letters to the ones who have not complied.

Fisher Connection

Sol. Wolf explained that previously the Fisher's had been offered a \$500 discount as a developer but they had declined. An invoice was sent regarding the fees that were accrued for the work that had been done. These fees exceeded the escrow. Mr. Fisher was apparently upset with the bill. Extensive discussion followed regarding how this issue should be addressed. Sheila explained they would put a note on the sewer permit reflecting the \$500 discount for a developer.

MOTION: Motion was made and seconded that in lieu of Barry Fisher needing to pay the \$421.51 bill directly to the Authority that we credit him the \$500 refund for a tapping fee that a developer would normally get and we in turn will issue him a check for the difference of \$79.49. With no further discussion motion carried.

EDU Reduction

Sol. Wolf explained there has been a longstanding policy stating that once EDU's are purchased that they will always be assessed to that property. Brian Hartman mentioned his opinion was that we may be penalizing someone who is not using EDUs. Sol. Wolf replied that if a commercial property decided they don't need the EDUs and want to decrease their numbers we would be losing a lot of revenue and then we would need to increase sewer rates to take care of the decrease in revenue. Discussion followed. Sol. Wolf explained the court case which was used to determine our policy. He further explained this was the philosophy of the City of Lebanon Authority also. Sheila mentioned there has been very little growth and that except for Godshall's we have only acquired possibly five new homes in the past year. She further explained that if the revenue for the commercial and industrial EDUs are reduced the costs for the residential EDUs will be

increased. Switching of EDU's between property owners was discussed. Capacity overload concerns were expressed. Discussion continued.

Engineer's Report

Nick Thorton, Steckbeck Engineering, explained that they have already covered the project costs for Rockwood. He said that regarding the easements for Sweet Briar everything looks good except the two easements that went across the Landmark property and the access easement to Christian School. We are not clear whether we will have access there.

He reported the two pumps have been ordered for the Orange Street Pump Station and they will be delivered in January. He said they have started the base mapping for the Orange and Jay Street pump stations so we can move forward. We should have more information at the January meeting.

Wynanne asked about the gas line at the 8th Avenue pump station to which the answer was is it is in limbo due to the cold weather. Gary asked if G.F. Bowman had done their portion of the work to which the answer was the same that it couldn't be done due to the weather and the pump station could not be without heat.

Assistant Manager's report

Sheila reported she would be sending plans back with Nick for a Dollar General Store located along Route 72 North between Getty Mart and the District Judge's office, with the other plan being a lot addition where no public sewer is involved. Question was asked if there was enough capacity for the Dollar General Store to which the reply was it would go out the back into the line on Cloverfield Drive.

Miller Street

Miller Street is finally completed and all the properties are connected.

2015 Budget

Sheila explained that she has the budget which is up for approval.

MOTION: Motion was made and seconded to pass Resolution 2-2014 for the Water Operating Budget and Resolution 3-2014 for the Wastewater Budget. With no further discussion, motion carried.

Sheila mentioned she received an email from Jon Beers and the sewer capacity fee will not be increasing next year.

Wastewater Foreman Report

Mike reported they have the Roe connection completed at Rockwood. They did a soft dig at the MGD property to find the force main and they also found the pipe for a second time.

With no more business for the good of the Authority the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Barbara Bertin
Recording Secretary