

Minutes
North Lebanon Township Municipal Authority
February 12, 2009

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, February 12, 2009 at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following Board members present:

Wynanne Demler	Chairperson
Brian Hartman	Secretary
Susan Switzer Pierce	Assistant Secretary
Tod Dissinger	Treasurer
Frederick Wolf	Solicitor
Scott Rights	Steckbeck Engineering
Sheila Wartluft	Assistant Manager

Also in attendance were seven guests and Mike Kneasel, wastewater foreman.

Comments from the Public

Mr. Chad Weaver from H.R. Weaver Building Systems stated the property in question is a five acre tract on Tunnel Hill Road. He stated initially they assumed they would be able to put in an on lot septic system but found out they would be within the five hundred feet to put in public sewer. He stated they had met with Sheila and Mike regarding where they would be able to place the line. He stated at first they asked several property owners to do a land swap to run the sewer line. However, this option did not succeed. He stated eventually they were able to obtain permission from one of the homeowners for a right of way through their property to run the line. He stated the one clean out would be in the township right of way and the other on their property. He said they are asking for entrance onto the Township right of way and also boring from their property side. Sheila explained that if there were problems in the line they would be the responsibility of the property owner.

MOTION: Motion was made and seconded to allow H.R. Weaver Building Systems to proceed with their sewer plan as presented. With no further discussion, the motion was approved.

Chairperson Demler asked if there were any other comments from the public. Mr. Fortna, 853 Kimmerlings Road, stated he would like to hear if there was anything new about the sewer coming through on the east end of Kimmerlings Road and how it could tie in to the Crossings at Sweet Briar. Solicitor Wolf stated their plan is still in process with other issues. Sheila, Mike, and Scott are reviewing the plan as far as sewer.

Chairperson Demler asked for a motion to approve the January minutes.

MOTION: Motion was made and seconded to approve the January minutes. Motion approved.

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

Hillside Drive Project

Solicitor Wolf stated LVEDC has selected a contractor and we are trying to coordinate with them. He stated one of the issues was regarding the right of way which takes the sewer line from where LVEDC stops across the Windsor property up to Hillside Drive. He stated at one time we were negotiating with them that they would allow us to take the fence out along the property. He stated after further discussion they wanted us to remove the fence from the entire property not just the right of way which turned out to be too large of a job.

Solicitor Wolf stated we would need an agreement with the property owner on Hillside Drive to allow the right of way in exchange for them being allowed to connect to public sewer because our project would be disturbing their property. Scott stated they would like to proceed as quickly as possible. Solicitor Wolf stated they need approval for entering into the right of way agreement with Michael Leonard to allow us to take his trees down with no compensation in exchange for requiring him to connect. He stated he would also like to have authorization with the second property owner. If he is willing to sign a right of way agreement, he would like to get this resolved before the next meeting. He said they would first like to get something worked out but, if not, they would need to file for a taking so they would immediately be allowed to start the construction work.

MOTION: Motion was made and seconded that we enter into right of way agreements for the Michael Leonard property where we would take the trees if needed and there would be no fees assessed on our part and he would not be paying connection or capacity fees, and then it would be considered even, but he would be required to connect; and further we have authorization for the right of way agreement for the adjoining Armstrong property at the prevailing rate for the front footage for construction. Furthermore, to authorize once those things are in place we have the authority to proceed with the bid process for the elimination of the Hillside Drive pump station and sewer project all subject to approval. With no discussion, the motion approved.

Sterling Tobias

Solicitor Wolf stated Mr. Tobias is in the process of getting prices for connecting to sewer.

Water/Sewer

Solicitor Wolf stated other than those who were excused due to health reasons there are only three people who haven't connected to the water system, two of which have been given an extension of time by agreement. He stated there is only one property owner who has not paid the tapping fees nor connected. He stated there were three properties which were up for sheriff sale. He stated two of these filed bankruptcy. He stated on another water customer one half of the balance due was paid, and was issued a continuance at which time the balance will be due. One sewer claim was paid in full.

On Lot Report

Solicitor Wolf stated two people didn't comply with the last letter which went out from County Planning. He stated he filed a complaint and they are in the process of getting that resolved with County Planning.

Right to Know Law

Solicitor Wolf stated there is a new Right to Know Law. The Township already has one in place but the Authority needs to adopt their own document. A Right to Know officer must be appointed and in the case of the Authority it would be Sheila with the alternate to be Cheri Grumbine, Township Manager, with it being reversed for the Township. He stated the charges are set forth by DCED. He stated the Authority would need to adopt the resolution so that the Authority is in compliance with the Right to Know law.

MOTION: Motion was made and seconded to adopt Resolution 02-2009. With no discussion the motion carried.

Bank Proposal

Solicitor Wolf stated they are looking at receiving information from local banks to receive proposals to pay off the existing bonds and replace them with a bank loan. He stated the purpose would be to reduce our annual cost in servicing the loan and also the interest rate. Those requests for proposals have been issued to the local banks. He stated they will be submitted to everyone to look at and reviewed at the next meeting.

Easement Issue

Solicitor Wolf stated part of what they looked at tonight during public comment, regarding the easement issue is that the basic rule for sewer and water service laterals is not to go across anyone's property in order to make the connection. He stated this problem goes back to the first sewer project, and this rule was put into place at that time to keep the Authority out of the matter of laterals running through neighbors' properties. He stated we will need to look at each particular problem as it arises. Sheila explained the matter of a project on Kochenderfer which may be coming up in the future.

Swatara Township

Sheila stated she had received a letter from Swatara and also spoke with their engineer requesting information regarding fees and capacity available at our pump station.

ENGINEER'S REPORT

Televising contract

Scott Rights, Steckbeck Engineering, stated he had sent the contract for sewer televising over to Mike to take a final look at it. He stated this contract is for one-year which can be renewed for two additional one year terms.

MOTION: Motion was made and seconded for the sewer televising providing Mike, Scott, Fred, and Sheila all agree upon the contract which would be for one year with possible two additional years added to that with the skilled labor increase per year for the two extra years. With no discussion the motion carried.

Manhole rehabilitation contract

Scott stated Mike had asked them to put together some specs for a five year contract which would be the same as the previous contract for one year with the option of renewing it so that he wouldn't need to obtain quotes each time he would like to do it. He stated the legal aspect would be similar to the televising contract.

MOTION: Motion was made and seconded providing Mike, Scott, Fred, and Sheila agree upon to have a bid put out for the relining of various manholes with a one year contract with additional years and that bid will include the CPI index. With no discussion the motion carried.

Always Bagels

Scott stated he, Mike, and Sheila had a meeting regarding their discharge. There has been a draft of a permit which is being reviewed.

Crossings at Sweet Briar

Scott stated he had received a call from their engineer and they are putting together a set of plans in response to our last set of comments.

Landmark GPS Survey

He stated he had received a call from Landmark Homes who is the developer of Briar Lake and Narrows Glen. They are going to do an as built survey of those development's sewer system with all the manholes and GPS them. We will be able to take the information and import it into the Authority's GPS monitor at developer cost. He stated that will be the plan for any new development when they are done.

Weavertown Road HOP

Scott stated they had made application for Weavertown Road Highway Occupancy Permit to raise some manholes there.

Miller Street

Scott stated regarding the Tobias's they are claiming that the suppliers of the pumps won't give them a price until there is a design for the entire system that takes into account all the homes that connect to the low pressure sewer. He stated there are only four pumps which would be running ten to fifteen minutes per day and the odds of them all running at the same time would be miniscule.

ASSISTANT MANAGER'S REPORT

Sheila stated this is the year to do the cleaning on Harvest Drive. She stated they met with one property owner who has a manhole in the middle of his property within his fence. She stated they had worked with another property owner who had agreed to remove a portion of his fence. She stated she believed there is only one property owner who has a shed on the right of way which has not yet been resolved.

SEWER DEPARTMENT REPORT

Mike stated they are waiting for the weather to break so they can begin to work on various projects.

MOTION: Motion was made and seconded to accept Mike's report. Motion carried.

With no more business for the good of the Authority the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Barbara Bertin
Recording Secretary