

**Minutes  
North Lebanon Township Municipal Authority  
April 8, 2010**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, April 8, 2010 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
Richard Miller	Vice 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 Mike Kneasel, Wastewater Foreman and various residents.

**Comments from the Public**

Darlene Kugler, 163 Northcrest Acres, said she had checked with the City Water Authority and said they told her their landlord receives one bill and he bills the tenants. Solicitor Wolf explained that we are billed by the City for the sewer treatment and we then bill property owners who in turn bill their tenants if they are landlords. We as an authority or the supervisors don't have the right to tell the owner of a mobile home park or an apartment complex how they pass that charge on to their tenants. Solicitor Wolf stated the increase of \$15.00 per month stated on the letter the mobile home park tenants received would be correct for the recent increase in their sewer user rate. Ms. Kugler replied they don't mind paying that fee and understand the \$15 per month increase but do not understand what the 85% stated on the letter means.

George Briscoe, 149 Northcrest Acres, discussed repairs within the park. A discussion of sewer rehabilitation and costs continued including comments and clarifications by the engineer and solicitor.

Solicitor Wolf explained a license is required by the Township that the mobile home park owner must renew each year. Sewer reconnection permits are also required each time a mobile home is removed and replaced.

Janet Good, 584 Doris Drive, stated everyone in her area is complaining about the increase in rates for sewer. Solicitor Wolf explained that part of her increase was due to the unification rates change and also a sewer treatment increase from the city.

Richard Courtney, 40 Northcrest Acres, stated he believes what is being said is that no one can help them out. Secretary Hartman explained to him that the majority of the customers have been paying the higher rate for the past 20 year and he is now paying the same as everyone else.

Charles Allwein, Martin Drive, asked about the \$10.50 meter reading fee the City of Lebanon Authority is charging to which Sheila replied that this is the charge that we receive for each residential customer from the City which we then pass on to our customers.

Paul Sweiger, 145 Northcrest Acres, asked a question regarding the lack of fire hydrants in the park to which Solicitor Wolf replied he would check on it for him.

Question was asked who places the water meters in Northcrest Acres to which the answer was that there is one master meter that generates one bill which we send to the park owner for sewer.

Eileen Mumford, 117 Northcrest Acres, stated there is a meter under the trailer and one outside. Scott Rights reiterated we only get one read from the master meter in the park.

Numerous complaints regarding Northcrest Acres were registered regarding a variety of issues not related to the Municipal Authority. Chairperson Demler thanked the residents for coming to the meeting.

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

**MOTION: Motion was made and seconded to approve the March 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**

### **604 East Maple Street Public Auction**

Solicitor Wolf stated the property at 604 East Maple Street is scheduled for public auction on April 28<sup>th</sup> at 6:00 p.m. by Nelson Ebersole. He explained the resolution which needs to be adopted by the Authority to proceed with the sale. He further explained one member of the Authority must be present to set the terms of the public sale which will be announced that night. He said the terms of the sale will be declared by the Solicitor. Initially when the public sale starts it will be announced that the

Authority reserves the right to withdraw the property from sale for want of a sufficient bid. This amount will be determined by the Authority in executive session. He stated also if it reaches the determined bid it will be announced it will be a final sale and won't be withdrawn for insufficient bid. He further stated any member of the Authority who attends or Sheila can make the determination. Then if the property is sold an agreement of sale will be executed on behalf of the Authority and the successful bidder. He explained there will also be a down payment of 10% of the sale collected and placed in escrow until time of settlement.

**MOTION: Motion was made and seconded to adopt Resolution 01-2010 regarding the auction of the property at 604 East Maple Street. With no further discussion motion carried.**

Solicitor Wolf also mentioned the property will be sold in "as is" condition. He explained due to the fact the property came to the Authority through Sheriff sale it is not necessary to fill out a disclosure form.

### **Spring Creek**

Solicitor Wolf stated there may be a new plan submitted but nothing has occurred yet.

### **Litigation matters**

Solicitor Wolf said they have litigation matters to discuss in executive session.

### **Swatara Township agreement**

Solicitor Wolf stated they would be discussing this project in Scott's report. He did explain there were some concerns which need to be in place to protect our interests if we do this joint venture with Swatara Township.

### **ENGINEER'S REPORT**

#### **Hillside Drive**

Scott was notified that the work was completed. Scott will need to visit the site to verify and check the finished area.

#### **Rockwood**

Scott Rights stated they had done a feasibility study which was sent to the Authority members. He explained he had discussed the costs of the study with Swatara Township. Scott said he went ahead with the study due to time constraints for applying for the H<sub>2</sub>O grant.

Scott explained Act 537 which requires a municipal plan as to how they will sewer every property in their municipality. He explained the original plan in 2000 was that Swatara Township would be doing the project for their residents and also the nine residents in North Lebanon Township. However, that never occurred and at this point DEP is saying that even though Swatara did not do the project we are also in non-compliance with our plan because there are still no sewers in the Rockwood area.

Scott went on to discuss the three options that were presented to the Board. The first option being a gravity system with a central pump station that pumps to our existing Water Street station. The second option would be a low-pressure system which would require individual pumps for each home. There is a great concern about this option due to the high head and the electrical upgrades that would be needed for many of the Rockwood homes. Maintenance of such a system would be expensive and time-consuming. Option 3 was suggested by DEP and routed flow to a manhole near Glenn Lebanon Drive, however this route was much further and involved a State Road (Grace Avenue).

Scott explained the method that DEP requires annualized costs to be calculated. Based on all costs, Option 1, the gravity system appears to have a lower annualized cost than the low pressure sewers.

After billing discussions and concerns, as well as grant concerns, it was decided to make application for H<sub>2</sub>O funding, a program administered through DCED. The application is due July 1, 2010. Scott will be coordinating the project with North Lebanon Township Municipal Authority and Swatara as needed. After the grants are awarded, the Board will have to determine if they wish to proceed with the project.

Mr. Stewart asked if vacant lots in the area would also be sewered. He was told there would most likely be a mandatory connection if the project continues.

### **Crossings at Sweet Briar**

Scott explained we would need escrow money from Landmark Homes to cover the three manholes that need to be lined with SprayRoc and frames and covers that need to be replaced. This would be required before preliminary plans would be released.

### **ASSISTANT MANAGER'S REPORT**

All issues were covered in other reports.

### **SEWER DEPARTMENT REPORT**

Mike Kneasel, foreman, distributed his report and asked if there were any questions.

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

With no more business for the good of the Authority the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Barbara Bertin, Recording Secretary