

**Minutes**  
**North Lebanon Township Municipal Authority**  
**May 10, 2007**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, May 10, 2007 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 Chairman
Tod Dissinger	Treasurer
Ron Ensminger	Secretary
Susan Switzer Pierce	Assistant Secretary
Frederick Wolf	Solicitor
Scott Rights	Steckbeck Engineering
Sheila Wartluft	Assistant Manager

Also in attendance were two North Lebanon Township residents.

**COMMENTS FROM THE PUBLIC**

There were no comments from the public.

Chairperson Demler asked for a motion to approve the April minutes. There were two corrections to the minutes. Ron Ensminger stated he had attended the April meeting and Wynanne Demler asked for a correction of the spelling of her name.

**MOTION: Motion was made and seconded to approve the April minutes as corrected. 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**

**Homestead Acres IV agreement**

Solicitor Wolf stated regarding the developer agreement for Homestead Acres IV the developer has already paid for the sewer capacity of 38 EDUs. The developer will need

to complete a pre-construction meeting with the Authority. After the conveyance they will need to furnish an integrity bond for the sewer system for a period of eighteen months. Right of way agreements will be issued to be included in the deeds to each lot.

### **PA Natural Chicks**

Solicitor Wolf stated regarding PA Natural Chicks that they have been billed for the additional EDUs because of their high water consumption. They have been put on notice that they will need to come up with a plan to reduce their water consumption in order to lower their EDUs. Sheila stated their consumption for the latest quarter was over a million gallons. Discussion followed regarding their usage and possible solutions to this problem. It was agreed that a meeting with PA Natural Chicks would be appropriate.

### **Spring Creek**

Solicitor Wolf stated there is nothing going on with that plan at this time. He stated that if they find a new developer they would need to have a new agreement similar to the one which they had with the previous developer who decided not to go ahead with this development.

### **Bison Plan**

Solicitor Wolf stated he had sent a letter to the Bison's regarding this plan off of Tunnel Hill Road. There were processing a subdivision plan for a one-lot addition to the Friends of Union Canal. They marked where the sewer line would go for this one lot addition and then everything stopped. He stated he sent them a letter and stated they would need to set up a meeting. It was discussed they would need to get an agreement in writing.

### **Webster Property**

Solicitor Wolf stated regarding Mike Webster's project and connecting to the water that he was finally allowed to connect and his project is complete as far as the Authority is concerned.

### **Other projects**

Solicitor Wolf stated there are several other projects in process.

Mike stated that regarding the townhouses on Mechanic Street there is a problem with the gas line placement. The developer may be paying the wastewater department to raise the manhole on Sandhill Road.

Regarding Cedar Grill Mike stated they are finished except for lining of the manhole and restoration of the asphalt.

Solicitor Wolf asked about the mobile home park off of Narrows Drive. Mike stated the extension of the sewer line is complete, but there is some confusion regarding inspection of individual lots.

### **Restoration Connection**

Solicitor Wolf stated that nothing is changing with this project.

### **Santana Property**

Solicitor Wolf asked if they were connected to which Mike answered they were to be connected as of Wednesday and asphalt was to be replaced Thursday.

### **Lebanon Valley Economic Development Corporation**

Solicitor Wolf stated they have some issues with both the Township and the Authority. He stated the issues with the Authority are they never received the bonding. He stated they would not accept conveyance of the line until this is resolved. He stated part of the agreement was to extend the line from Hanford Drive to a point where the Hill Street pump station could be eliminated. He stated the date to complete that is the end of this year. They have contacted us to tell us they haven't had any other projects going and would like to extend the time to complete the line. Discussion followed regarding allowing an extension of time, and it was decided by the Board that they should be notified they need to complete their part of the project in accordance with the time set forth in the agreement.

### **Right of Way - Homestead Acres**

Treasurer Dissinger asked Solicitor Wolf what was happening with the right of way problems in Homestead Acres. Solicitor Wolf stated the wastewater department had been busy with other projects and had not been able to go out to follow through with this problem. Mike stated they would need to get into that area to clean the lines next year. Discussion followed regarding this issue. It was suggested that Mike and Officer Wengert, codes enforcement officer, go out and check to see if anyone followed through with moving items from the right of way, send thank you letters to those who complied, and another letter to those who haven't that they will need to follow through with the directions they had previously received.

## **ENGINEER'S REPORT**

### **Seyfert Lot Add-On**

Scott Rights stated the only plan up for approval is the Seyfert lot addition. Sheila stated she didn't believe they had everything they needed to approve this plan.

### **Maeder Plan**

Scott stated this plan is on the southeast corner of Tunnel Hill Road and Windsor Drive. It is being divided into two lots using the existing lateral for one of the homes. He stated that they had finished the comment section on this plan.

### **Sandhill Road and Beta Avenue Plan**

Scott stated this plan for Brooke LP is for two lots.

### **Grossfillex**

Scott said before this plan comes up for approval they want to see the building plans.

### **Evelina Krall Plan**

Scott stated that all the lots are tapping into the existing main. They are all in the special purpose area.

### **J.C. Associates**

Scott said this plan is an onlot and will ultimately be commented on by Gordie Sheetz.

### **Televising of sewer lines**

Scott demonstrated to the Board how the televising of the sewer lines, which Mr. Rehab had done, looked after it was loaded on the system and integrated with the GIS system.

## **ASSISTANT MANAGERS REPORT**

Sheila stated she had nothing to report that was not already discussed.

## **SEWER DEPARTMENT REPORT**

Mike Kneasel stated they are working on Sandhill Road. They have eight manholes complete out of 22. He said they are getting about one and a half done per day. They can only be on the road from 9:00 a.m. until 3:00 p.m. He said they are pleased with

the outcome so far. He explained the process of the work they are doing on the manholes.

Mike stated he and Sheila had been called out late in the evening on a problem with the line on Route 72. He said they worked on this for several days and found there was a clog. Sheila stated they received a bill for almost \$900 to take the debris to the landfill and then a bill for \$980 from their plumber. Question arose who was responsible for the bills. Solicitor Wolf said if it were our line it would be our responsibility. Mike stated it was not clear if it was our problem. It was decided to pay the bill for the work.

**MOTION: Motion was made and seconded to accept the report. Motion was approved.**

With no more business for the good of the Authority the meeting was adjourned at 9:35 p.m.

Respectfully Submitted,

Barbara Bertin  
Recording Secretary