

**Minutes  
North Lebanon Township Municipal Authority  
May 8, 2008**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, May 8, 2008 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
Brian Hartman	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 and Mike Kneasel, wastewater foreman.

**COMMENTS FROM THE PUBLIC:**

There were no comments from the public.

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

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

**Development agreements**

**Rudolf Agreement**

Solicitor Wolf stated this is the agreement regarding the Rudolph property on Miller Street and the Pushnik properties across the street. Scott said he is working on a draft letter to send the property owners involved that it would be mandatory to connect within three years. Sheila stated Gordie Sheetz from County Planning has stated that

they would allow one of the properties in question to use the existing septic system on the property until the sewer goes through.

### **Brooke LP – Sandhill Road Project**

Sheila received the letter of credit and the fees have been paid.

### **Maeder Plan**

Solicitor Wolf stated the status of this plan has not changed. The agreement is finished, not signed, and payment has not been received.

### **Marlin's Auto Diagnostic – Suzy Street**

He stated the agreement has been signed, paid, and is complete.

### **The Hotel**

Solicitor Wolf stated they are ready for their developer agreement. He stated we would like that they be required to have someone designated to take care of the pump station and have something in the agreement that if they can't be contacted we can go in or contract someone. Sheila mentioned rather than an escrow that we could possibly tack any costs on to their sewer bill if we incur any costs. Mike stated he wanted information on the components which are going into the pumpstation.

### **Restoration Connection**

Solicitor Wolf stated the residents on the other side of the street had come to the prior Authority meeting to discuss the project. Letters will be sent to these residents.

### **Machamer Lot Addition**

Solicitor Wolf stated he and Sheila reviewed the plan and legal description. He stated the deeds still need to be revised.

### **Heist Lot Addition**

Solicitor Wolf stated they have completed everything they need to do. At this point there is no plan of development for this lot along Route 72. He stated when they are actually ready to develop it they would need to present a land development plan as to where the sewer connection would be made. They are combining two lots on the legal description. Sheila stated they need to be aware to not develop over the sewer right of ways.

### **Right of Way Ordinance**

Solicitor Wolf stated the Authority has completed everything they would like in the ordinance but it still needs to be reviewed by the Board of Supervisors. He stated after it is reviewed by the Board of Supervisors it will be scheduled for adoption.

### **Capacity fee**

Solicitor Wolf stated they had set the capacity fee for those who use additional sewer after they have paid their original tapping fee. He stated that was approved by the Authority at \$1,500. This sets the stage for Godshall's because they are using more capacity than what they originally were allocated. He stated he and Sheila are in the process of finalizing an agreement that would calculate the additional EDUs they would need by the \$1,500. He stated they are recommending to the Board that in the agreement we will allow them to pay that over a period of possibly three to five years.

### **PA Natural Chicks**

There is no change.

### **Arnold Plan**

It is proceeding.

### **Spring Creek**

Spring Creek has paid the escrow fee. This plan may be changing to combine with The Crossings.

### **Relining on Sandhill Road**

Solicitor Wolf stated Scott turned over the bonds to the contractor and the contract information. He stated everything looks to be in order. Scott stated the project will begin in mid-June.

### **LVEDC**

Solicitor Wolf stated there have been no changes. He stated he is reviewing the right of way documents. He stated he, Sheila, Cheri, and Mike will meet to make sure the documents are in order and then it will come back to the Authority and the Township for final approval.

### **Swatara Township**

Solicitor Wolf stated there has been no word from Swatara Township.

### **Spruce Park**

Mike stated they had the televisions come in last Friday and they saw a little grease building up. He stated the best solution will be to run the root saw up the line once a year to clean it out.

### **City of Lebanon Authority**

Solicitor Wolf stated they would like to resolve some of the issues with the City of Lebanon Authority. He reviewed the history of the litigation when the City of Lebanon tried to take over the City of Lebanon Authority. He stated the six municipalities who had combined to fight the takeover had won the PUC hearings. He stated they are hopeful that the Authority and the Township will be reimbursed for their expenses for the litigation. In regards to the water billing, he stated there has been some confusion on their part on the payments for debt service to us.

### **Additional questions**

Chairperson Demler asked if PA Natural Chicks had reduced their consumption? Sheila reported their numbers had come way down and they are almost where they should be as far as their consumption.

### **ENGINEER'S REPORT**

#### **Brooke LP Plan**

Scott stated they would need to schedule a pre-construction meeting prior to the start of work and provide us with the approved drawings in electronic format. Sheila stated the developer's agreement had been signed.

**MOTION: Motion was made and seconded to approve the Brooke LP plan based on the 5/15/07 plan provided they schedule the pre-construction meeting and have the drawings in electronic format and all agreements in place with the understanding regarding the HOP if they are not finished before the expiration date that they would have to renew it at their expense. With no discussion the motion carried.**

#### **Heist Plan**

Scott stated since this is a subdivision plan with a lot add on we would therefore have no comments on the sewage. There would be a disclaimer that they would need to go through planning before sewer could be installed.

**MOTION:** Motion was made and seconded to approve the plans for the Heist subdivision with lot add on with the disclaimer that we would have no comments regarding construction and specs and that any proposed improvements would require sewage facilities planning. With no discussion the motion carried.

### **Mr. Rehab contract**

Scott stated that they had discussed and approved extending the contract for Mr. Rehab. He said he received the signed change orders back which will need to be signed and copies made.

### **Kreiser Plan**

Scott stated this is a plan for a lot addition on Kochenderfer Road where they are taking a piece off of the original tract so that they will be able to access sewer from Kochenderfer Road without applying for an easement across the bordering property. He stated he wanted to go over a few things with Mike before we finalize a review letter. Sheila stated they did pay for their one EDU and they need a developer's agreement.

## **ASSISTANT MANAGER'S REPORT**

### **Hotel Plan**

Sheila stated Solicitor Wolf had discussed the hotel plan. She stated she would need to have the developer's agreement, payment, and the grease trap before approval.

### **Spring Creek**

Sheila stated she brought the Spring Creek agreement for the Board to sign after the meeting.

### **Flusher Truck**

She said the wastewater crew had gone to New Jersey to see the flusher truck. She said it will be on display at the PSATS convention with delivery on Tuesday.

## **SEWER DEPARTMENT REPORT**

### **Maple Street**

Mike stated they started working on the twelve manholes on Maple Street and have six done. They have been completing two a day.

**GLRA**

Mike stated on Wednesday they will be going out to the landfill to start digging.

**Line Cleaning**

He stated they have cleaned 1,835 feet of line.

**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 8:00 p.m.

Respectfully Submitted,

Barbara Bertin  
Recording Secretary