

**Minutes**  
**North Lebanon Township Municipal Authority**  
**September 11, 2008**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, September 11, 2008 at 5:00 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
Tod Dissinger	Treasurer
Frederick Wolf	Solicitor
Scott Rights	Steckbeck Engineering
Sheila Wartluft	Ass't Township Manager

Also in attendance was Mike Kneasel, wastewater foreman and several members of the public. The pledge to the Flag was done and the meeting started.

**COMMENTS FROM THE PUBLIC**

**Jeff Steckbeck** – Steckbeck Engineering & Surveying Inc

**Always Bagels Land Development Plan**

Mr. Steckbeck informed the Board members that the bagel company has completed and provided a lot of information pertaining to the ingredients of their products and the affect it could or could not have on the sewer system. He stated he will give all the information to Sheila tomorrow.

The review work from the NL Municipal staff has been forwarded to Steckbeck's office and the revisions to the plan asked for will be completed early next week. Sol Wolf has submitted the developer's agreement to Steckbeck's client for review from their Solicitor. The company is aware of the financial expenses that will be required and are prepared to provide the checks to the Twp. Steckbeck stated he is hopeful to have the check and signed agreements on the Wednesday before the next Authority meeting. Mr. Steckbeck told the Authority that is the latest status report and he would be happy to answer any questions.

Member Hartman asked about the concern Mike raised about the lateral placement going under buildings. Has that been addressed to his satisfaction? Steckbeck said that it has been addressed.

Sheila said her concern had been strong waste related. Steckbeck replied he has requested laboratory reports from their existing plant in New York.

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**Always Bagels Land Development Plan (con't)**

Upon his receipt of the reports, Sheila will get the reports. If some type of adjustment is needed as a result of these reports, Steckbeck said every possible option to work it out will be done.

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

**MOTION** was made and seconded to approve the August minutes. Unanimously carried.

Chairperson Demler asked for a motion to approve the invoices and requisitions for payment all subject to audit.

**MOTION** was made and seconded to approve invoices and requisitions for payment all subject to audit. Unanimously carried.

**SOLICITORS REPORT – Frederick Wolf**

**Bond Issues – Remarketing Agent**

A notice was received from the current bond remarketing agency which the Authority has been working with. They are no longer offering this service. A proposal from another agency, named Robert W. Baird Associates, has been received. They propose using the same terms and conditions as the previous agency for the remarketing of the bonds.

**MOTION** was made and seconded to approve signature on the agreement received from Robert W. Baird Associates. Unanimously carried.

**Brooke LP's** lot on Sandhill Road had an HOP which is now expired.

**The Maeder Plan** is not going anywhere.

**Holiday Inn Express** plan is ready to begin their construction after having met with Mike.

**Marks & Mace – Water Street** developer's agreement is being prepared for these new owners.

**Dundore Subdivision Plan** developer's agreement has not been received by the Twp yet.

**Ord 2-2008 Right-of-Way** has now been adopted by the Township.

**The Spring Creek Subdivision Plan** has now been rejected by the Township and a notice of an appeal was received.

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**ENGINEERS REPORT – Scott Rights**  
**Sandhill Project – Funds Withheld**

Scott reminded the Authority of the videos that had been provided by the company who had completed this project. Revised videos have now been provided but have not been viewed yet. Until the review of the videos is done, the payment will still be withheld from the company.

**Cleona Borough** is partnered with NLTMA on this contract. The work in Cleona has not been invoiced as of now but the invoice is expected by the next meeting. Cleona Borough will approve the invoice and provide a check to NLTMA.

**The Miller Street** low-pressure sewer extension work is now completed. The lot on the North side of Miller Street with the existing mobile home is in the process of being purchased by the tenant who currently resides there. The one vacant lot has already been purchased and an option to purchase the other lot is being discussed. These 2 lots will connect as soon as the homes are built.

The 3<sup>rd</sup> lot which is being transferred to the tenant is something Scott said he wanted to discuss with the Authority. Scott reviewed the previous decisions the Authority had made regarding these 3 lots. The letters that had been generated at that time had been mailed to the owner, Mrs. Pushnik. The knowledge that her tenants are scheduled for a transfer to buy the property is the reason Scott would like to request that the new owners be given the same 3 year timeframe to connect as was offered to other surrounding property owners. As the Municipal Authority is not going to be asked to fund anything additional for this project, it would seem logical to grant these property owners the 3 year timeframe due, to the amount of money the property owners will be facing for their respective connections. Scott is asking the Authority members to consider granting the 3 year time period to Mrs. Pushnik's tenants.

Member Hartman questioned if there is not a standard ordinance in place to deal with these types of situations. Sheila mentioned this situation has been unique from the very beginning. The Authority is not completing this extension. The developer is. The Authority has been at the mercy of this situation almost as much as the surrounding property owners. If the standard ordinance is followed, a 90-day connection period is given to the property owners.

Due to the amount of money that must be paid by the property owners for the connection, the required pump and the tapping fees, 90 days does not seem quite fair in this situation. Sol Wolf mentioned it has always been the Authority's viewpoint that when someone comes to the Authority with financial situations, the Authority tries to work it out with them.

**MOTION** was made and seconded to agree that vacant lots being sold will connect ASAP and lots currently occupied will be permitted a 3-year time period for connection to the public sewer system located on Miller Street. Unanimously carried.

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**The Hillside sewer extension** right-of-ways have been researched. Stakes have been placed in Sue Bowman's farming fields for identification. Scott stated he and Mike proposed placing the line at the side of the stone area. However the Authority should pursue getting the right-of-way for the farmland and in the event that at some time the Authority would be forced to disturb this section of farmland, the right-of-way is in place. The land would not be disturbed at this time, only if needed. Scott said he discussed this suggestion with Sue Bowman. She indicated she would like to review the information when the Solicitor has it completed just to approve the verbiage in the agreement. Scott also suggested the verbiage be in place that should the contractor need to disturb the farmland the contractor is responsible for repairs. Scott will be coordinating the design of this extension with LVEDC's Engineer in order to have the agreement completed, or substantial movement by December 31.

**Solicitor Wolf** reported the conveyance of existing sewer lines within the development by LVEDC. The documents have been provided to Sheila for she and Mike to review. This will then complete the conveyance of all the existing sewer lines on Hanford Drive. Once all right-of-way agreements are signed this project will be ready to go out for bid.

**The Mary Kreiser Plan** was discussed. The plan now meets all of the criteria of the Authority.

**MOTION** was made and seconded to approve the Mary Kreiser Plan. Unanimously carried.

**Rockwood Sewer** - Scott said he had met with Gannett Flemming and discussed this request. He told them we may have a capacity problem. He told the Authority the pumps for the Water St station have already been maxed out to accommodate the existing capacity. Modification costs would have to be looked at and those costs would be passed onto Swatara Twp. Scott is suggesting the members review what capacity is still available on Water Street and what would have to be done to accommodate these other customers before agreeing to sit down and meet with Swatara.

Member Dissinger than asked why the Authority should pay for all this research to be completed when it is Swatara that is trying to find answers. Are they going to pay for the research? Scott said the Authority could request that Swatara be responsible. Member Hartman voiced his agreement with Tod's comments. An extensive discussion in regards to Rockwood took place.

**ASS'T MANAGER 'S REPORT- Sheila Wartluft**

**County Grant Application** – A Resolution must be completed as a part of the Grant process. Sheila read the Resolution to the Authority.

**Resolution 07-2008**

**MOTION** was made and seconded to adopt Resolution 07-2008 approving the County Grant request in the amount of \$50,000. Unanimously carried.

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**PLGIT** has changed some of their accounts and have provided information on some of the changes. The Chairperson is asked to sign the forms indicating authorization to change some of the Sewer Operating accounts in order to receive better rates.

**A Thank You Note** was received from a Garden Ave resident who needed guidance on a problem they had experienced. The note commented on the response of the wastewater department and the professionalism they displayed.

**SEWER DEPARTMENT REPORT – Mike Kneasel**

**The Sewer line cleaning** has begun. There have been 18,000 feet completed to date.

**The Southside of the Railroad** bed manholes will be sprayed starting Monday.

**MOTION** was made and seconded to accept Mike's report. Unanimously carried.

With no more business to discuss the meeting was adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary