

**Minutes
North Lebanon Township Municipal Authority
September 8, 2022**

The regularly scheduled meeting of the North Lebanon Township Municipal Authority was held at 7:00p.m. on Thursday, September 8, 2022, at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA. The following people were present:

Gary Heisey	Chair
Dawn Hawkins	Vice Chair
Tod Dissinger	Treasurer
Gary Echard	Secretary
Rodney Lilley	Assistant Secretary/Assistant Treasurer
Amy Leonard	Solicitor, Henry and Beaver, LLP
Scott Rights	Engineer, Steckbeck Engineering
Lori Books	Assistant Township Manager
Edward Brensinger	Roadmaster/Supervisor

Also in attendance were Molly Lum, Sewer Billing Clerk, and James Cikovic, Township resident.

The meeting was called to order by Chair Heisey and the pledge to the flag was recited.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

Chair Heisey asked for a motion to approve the August minutes.

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

Chair Heisey 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 unanimously.

SOLICITOR'S REPORT – Atty. Amy Leonard

Heilmandale Road Owner, LLC/Force Main Relocation Easement – Atty. Amy Leonard reviewed with the Municipal Authority Board the reason an additional easement agreement was needed with the landowner for the relocation of our force main. The signed agreement has been received. Amy is recommending approval.

MOTION: Motion was made and seconded to approve the Developer's Agreement with Heilmandale Road Owner, LLC for the Force Main Relocation and Easements. Motion approved unanimously.

Sewer Improvements to be Dedicated – Amy reported she has been working with the developer’s attorney for Homestead Acres Phase 4 to finalize the paperwork for the Deed of Dedication, related exhibits, and Maintenance Guaranty Agreement. Everything has been finalized and signed. The 18-month financial security of roughly \$28,000 has also been received. Amy is recommending approval.

Tod questioned what would happen if they went out of business or filed for bankruptcy. Amy explained a Letter of Credit will survive a bankruptcy. It is the preferred method of financial security because of that factor.

MOTION: Motion was made and seconded to approve and accept the Deed of Dedication, the Maintenance Guaranty Agreement, and the 18-month Letter of Credit for Homestead Acres Phase 4. Motion approved unanimously.

Delinquent Sewer Accounts – Amy provided an updated copy of her delinquent sewer account report. A few properties are on the Tax Upset Sale listing.

ENGINEER’S REPORT – Scott Rights

Heilmandale Road Owner, LLC/Force Main Relocation – The property owner was required by PennDOT to relocate a section of Heilmandale Road. While performing the work, the contractor exposed the existing force main owned by the Municipal Authority, requiring it to be relocated. The design details for the relocation have been completed and work commenced last week. The access drives were paved prior to the relocation. The contractor installed a casing pipe underneath the access drives for the new force main to run through to avoid any disturbance. Ed and Scott met with H&K to discuss a few issues that arose. Work should be completed next week.

Plan Reviews – Steckbeck Engineering continues to work with the Municipal Authority staff in reviewing plans for the following projects:

1. NLT Warehouse & Trailer Storage – This project proposes the construction of a 1,000,000 SF warehouse. The property is located between Route 422 and Weavertown Road, just East of the Holiday Inn Express and Union Canal Elementary School. The plans propose connection to the existing sewers in the cul-de-sac of Penny Lane using a grinder pump. The sanitary sewer design is currently under review. A sampling manhole will be requested.

Gary Heisey questioned how EDUs are calculated for a building like this. Scott stated square footage and an average of water flows from comparable warehouses were used. Lori commented the City of Lebanon Authority does have a chart that is to be used to calculate how many EDUs are needed for different scenarios. The number of EDUs requested need to be worked out.

Land Development Construction –

1. Town’s Edge – This project proposes 48 townhouse units and 40 garden apartment units. Steckbeck Engineering provided on-site construction inspections with assistance from Ed while the work progressed. Sanitary sewer construction has been

completed. All testing of the installed sewers has been completed. Vacuum testing of the manholes and flushing the sewer mains to remove any remaining debris has also been completed. The developer's engineer advised the as-builts drawings are being prepared.

2. Mapledale Estates – This project is a 38 single-family residential lot subdivision. Steckbeck Engineering is providing the on-site construction inspections. Sewer construction has been completed. A majority of the sewer mains and laterals have been air tested. The rest will continue this week. Vacuum testing the manholes will take place after paving is completed, which is anticipated for later this Fall.
3. Crossings at Sweet Briar, Phase 4 – This project is a 58 single-family residential lot subdivision. The site contractor, Concept Excavating, advised Steckbeck that the sanitary sewer construction will commence sometime in October.
4. Project TV – The developer was required to install a new sanitary sewer line which connected into an existing manhole on Elias Avenue. A new manhole was installed just before the connection in Elias Avenue. Infiltration was discovered within the lines near the new manhole. Mr. Rehab, on behalf of and at the cost of H&K, completed the spot repairs on both the upstream and downstream sides of the new manhole. Post repair videos will be sent to Ed from H&K to review the quality of repair work.

Sewer Specs – Scott worked on a few administrative procedures. A meeting will be scheduled with Ed and his staff when time permits.

ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books

Orange Lane Pump Station – The Orange Lane Pump Station has been decommissioned. Lori is asking for approval from the Municipal Authority Board to move forward with conveying the land formerly used for the Orange Lane Pump Station back to the parcel from which it was obtained.

MOTION: Motion was made and seconded to allow Lori and Amy to move forward with conveying the land formerly used for the Orange Lane Pump Station back to the parcel from which it was obtained. Motion approved unanimously.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

All members were provided a copy of Tommy Camasta's August Activity report. There were 116 PA One Calls this past month. One (1) was an emergency during normal hours. Two (2) grease trap inspections including Lebanon Valley Cold Storage and Godshall's, tanks 5 and 6, were completed. Two (2) new homes were connected to the system.

The generator has been installed at the Frances Ann Pump Station and is operating as it should. All of Cider Lane has been flushed and all main lines and laterals are being videoed.

A new rotating assembly was installed at the N 8th Avenue pump station. The run numbers have dropped to a normal range. Parts were received to rebuild the old assembly which

was completed on 9/6/22 and is now in the station as a spare.

The job supervisor at AutoSuds West carwash called and reported the sewer connection at the curb stop was leaking. This was confirmed and repaired by the Wastewater crew. Parts were received from Exeter Supply as we did not have any spare curb stops.

The lateral on Fawnwood Drive continues to be checked once a month. Everything appears normal.

Previous plowing on Beta Avenue resulted in a broken manhole frame which also began to sink. The entire area was dug up so the frame, cover, and risers could be replaced. The area was then paved back to normal.

While marking laterals on Sholly Avenue for PA One Calls, it was discovered that most measurements were incorrect. The camera was used to confirm the correct locations. A blockage was found in the mainline. A cleanout cap was broken and shoved down into the lateral and ended up in the mainline. There was also a piece of limestone about 3" round in the mainline. Flushing the line resulted in the cleanout cap coming out. The camera was needed to push the stone out into the channel of the next manhole.

Tony Oxenreider assisted Dave Leid with washing and painting the storage building while Tommy assisted the road department with paving.

COMMENTS FROM BOARD MEMBERS

At 7:33 p.m. Amy announced she would like to go into Executive session for litigation purposes.

The Municipal Authority Board reconvened at 7:56 p.m. With no further business for the good of the Municipal Authority, the meeting was adjourned at 7:57 p.m.

MOTION: Motion was made and seconded to adjourn. Motion approved unanimously.

Respectfully Submitted,

Molly Lum
Recording Secretary