

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

The regularly scheduled meeting of the North Lebanon Township Municipal Authority was held at 7:00 p.m. on Thursday, December 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
Cheri Grumbine	Township Manager

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 if there were any additions or corrections to the Joint Meeting minutes. Hearing none, he asked for a motion to approve the Joint Meeting minutes from November.

MOTION: Motion was made and seconded to approve the Joint Meeting minutes from November. Motion approved unanimously.

Chair Heisey asked if there were any additions or corrections to the minutes. Hearing none, he asked for a motion to approve the November minutes.

MOTION: Motion was made and seconded to approve the November 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

Project TV – The force main relocation has been completed. Atty. Amy Leonard communicated to counsel for the property owner that we should proceed with the deed of dedication for the easement area around the relocated force main. A few adjustments are being made to the original drawing/design of the force main to indicate accurate dimensions.

Orange Lane Property – An Agreement of Sale was prepared to convey the small parcel of land where the Orange Lane Pump Station was previously located back to the owner of the larger parcel from which it was obtained. The property owner has signed and returned the agreement. Amy would like to move forward with the agreement and asked the Municipal Authority Board to make a motion to add approval of the Agreement of Sale as an action item to the agenda.

MOTION: Motion was made and seconded to add approval of the Agreement of Sale between the Municipal Authority and Michael Kline to the agenda as an action item. Motion approved unanimously.

MOTION: Motion was made and seconded to approve the Agreement of Sale between the Municipal Authority and Michael Kline. Motion approved unanimously.

Delinquent Sewer Accounts – Amy provided an updated copy of her delinquent sewer account report. There are no major concerns. A payoff was issued for #14 as it has been listed for Sheriff's Sale. A few payments have come in for #16.

ENGINEER'S REPORT – Scott Rights

Heilmandale Road Owner, LLC/Force Main Relocation – The entire force main from the GLRA pump station to the point of discharge at the intersection of Long Lane and Route 72 was successfully tested on 11/22/22.

Plan Reviews

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 sewer connections and grinder pump will remain private and will not be dedicated to the Municipal Authority. Revised plans have yet to be submitted.

Nolt, Weaver, & Stoltzfus, LLC - This project proposes a sewer connection from several apartments situated at 1813 and 1805 Quarry Road in Swatara Township. Scott received a conceptual sketch plan for the proposed public sewer connections and provided feedback to their surveyor. The Municipal Authority has not received an official plan submission.

Mt. Pleasant Ventures – This project proposes the development of 122 single family residential homes. The 73-acre property is situated on the north side of Jay Street at the

intersection of Horizon Blvd. The proposed sewer design includes an all-gravity system draining to the sewers in Homestead Acres which end up at the Water Street Pump Station. Plans were submitted 11/7 and the initial review was completed.

Conversation occurred regarding options for the sewer installation. The developer could deepen the sanitary sewers (approximately 28 feet) which would result in the elimination of the Jay Street pump station, or the pump station could remain if upgraded, and shallow sewers would be acceptable. Scott explained Act 537 of the Sewage Facilities Program has given direction for development in this area stating the sewers should be installed such that Jay Street pump station can be removed. The difference being maintenance of deep sewers should something go wrong, or continued maintenance of a pump station. Scott, Lori, and Ed will be meeting later this month to discuss options.

Calvary Church – This plan proposes subdividing the parsonage from the church property situated on the northeast corner of Pennsylvania Avenue and Dodge Street. The parsonage is currently served by an on-lot disposal system (OLDS). They intend to abandon the existing OLDS and connect the parsonage to the existing public sewers in Dodge Street which are owned by CoLA. Because this property lies entirely within North Lebanon Township, the planning module will get approved through our municipality with confirmation letters being provided from CoLA. Scott is recommending the Municipal Authority Board make a motion of approval, contingent on the receipt of an easement agreement.

MOTION: Motion was made and seconded to approve the sewage facilities planning module exemption. Motion approved unanimously.

MOTION: Motion was made and seconded to approve the minor subdivision plan for Calvary Church contingent on obtaining an executed and recorded copy of the easement agreement for the private sewer lateral. Motion approved unanimously.

Land Development Construction

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. Sanitary sewer construction, testing of the installed sewers, vacuum testing the manholes, and flushing the sewer mains to remove any debris have all been completed. The developer's engineer advised the as-builts drawings are being prepared.

Maple Dale Estates – This project is a 38 single-family residential lot subdivision. Steckbeck Engineering provided on-site construction inspections. Sewer construction has been completed. Most of the sewer mains and laterals have been air tested. Vacuum testing the manholes will take place after paving, which is anticipated to begin 12/12. As-built drawings are still outstanding.

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 is scheduled to commence 12/12. Full-time inspection will be provided by Steckbeck's office.

Kathleen Street Sewer Extension – Construction for the sewers to serve the proposed single-family dwelling at 891 Kathleen Street commenced on Tuesday. A new 8-inch gravity sewer shall connect to the Municipal Authority’s existing manhole at the intersection with Laurel Street. Air testing and vacuum testing have been completed.

Sewer Specs – Work on the standard details continues. The administrative and technical sections are currently being assembled.

Pertinent Matters

AutoSuds West Car Wash – The recently constructed car wash has been in operation for about a month and a few issues came to light. The property owner’s engineer informed Steckbeck’s Office that the owner underestimated the sewer capacity and undersized the sewage pump. It cannot handle the flow coming from the car wash. A reclamation system had been installed but is not operating efficiently, which is causing a larger discharge than anticipated. Various options are being considered in order to correct the matter. Additional EDUs will need to be purchased as well as a larger pump. An existing 3-inch line is located on the property and will be tested to see if viable for connection.

The Municipal Authority Board members agreed to allow Scott, Lori, Ed, and Tommy to move forward with conversations relating to the design of a new pump/connection, but anything regarding the purchase of additional EDUs should come before the board at another meeting.

ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books

2023 Budget Review and Approval – Lori provided the latest copy of the budget to all board members. The only change was within the Capital Reserve Fund where she included the purchase of a new trash pump. The quote came in at \$92,637.00. All members agreed with this purchase, and the remainder of the budget.

MOTION: Motion was made and seconded to approve the 2023 Wastewater Budget Resolution #3-2022. Motion approved unanimously.

There were no changes to the preliminary water budget as reviewed last month.

MOTION: Motion was made and seconded to approve the 2023 Water Budget Resolution #4-2022. Motion approved unanimously.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

All members were provided with a copy of Tommy Camasta’s November Activity report. There were 77 PA One Calls this past month. Eight (8) new homes were connected into the system. Three (3) reconnected homes were inspected. Three (3) grease trap inspections including Godshall’s Tank #6, Lebanon Valley Cold Storage, and Wendy’s were completed.

The new force main that leads to the landfill has been tested. The valve at Elias Avenue was shut off and the landfill pumped water for about 45 minutes until it reached the

discharge point at Long Lane and Route 72. The new air release valve operated as it should without any leaks. While draining the force main back to Elias Avenue, a large amount of scaling came back. This was old scaling that was in the force main and had dried over the years. All scaling was cleaned, and normal operations resumed.

All pump stations have been winterized and the heat was turned on. All park restrooms have also been winterized.

COMMENTS FROM BOARD MEMBERS

With no further business for the good of the Municipal Authority, the meeting was adjourned at 8:16 p.m.

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

Respectfully Submitted,

Molly Lum
Recording Secretary