

**Minutes**  
**North Lebanon Township Municipal Authority**  
**March 9, 2023**

The regularly scheduled meeting of the North Lebanon Township Municipal Authority was held at 7:00 p.m. on Thursday, March 9, 2023, 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 if there were any additions or corrections to the minutes. Hearing none, he asked for a motion to approve the February minutes.

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

Chair Heisey asked for a motion to approve the invoices and requisitions for payment subject to audit.

**MOTION: Motion was made and seconded to approve the invoices and requisitions for payment subject to audit. Motion approved unanimously.**

**SOLICITOR'S REPORT – Atty. Amy Leonard**

**Project TV** – The force main relocation has been completed. The drafted Deed of Dedication for the easement area around the relocated force main has been reviewed. Atty. Amy Leonard is still waiting on the finalized Deed of Dedication, Maintenance Guarantee, and 15% financial security. She anticipates they will be ready for next month's meeting.

**891 Kathleen Street** – A single-family home was built on an existing vacant lot on Kathleen Street. The sewer line was extended on Kathleen Street to enable this lot to

connect to the public sewer system. The newly constructed sewer line and manhole will be dedicated to the Municipal Authority. The Deed of Dedication has been prepared, a cost estimate has been approved, and the maintenance guaranty agreement has been signed. Amy is still waiting on receipt of the signed Deed of Dedication for the Municipal Authority's acceptance and posting of the financial security. The property has already been sold so the new owners will be required to sign the Deed of Dedication.

**Moravian Manor** – The Municipal Authority acted as a conduit for Moravian Manor in 2015, 2016, and 2017. Bond counsel reached out to Amy to advise her the notes require an amendment because the London Interbank Offered Rate (LIBOR) will no longer be published and therefore is no longer a viable index for variable rate loans. As a result, Fulton Bank has proposed using the Secure Overnight Financing Rate (SOFR) as an acceptable replacement index. There are no other substantive amendments being proposed. The Municipal Authority Board is being asked to execute the Amendments and a Resolution approving the execution of the three (3) Amendment documents. There is no new borrowing involved, and the indemnification and other protection provisions afforded to the Municipal Authority as a conduit will continue and are confirmed in the Amendments and Resolution. Moravian Manor will pay all attorney fees related to the Amendment and Resolution. The Municipal Authority Board may also charge a small amendment fee. Amy is suggesting \$250.00 per amendment, totaling \$750.00, to which the Municipal Authority Board agreed. Action will need to be taken tonight to adopt the Resolution and execute the Amendments.

**MOTION:** Motion was made and seconded to adopt Resolution #2-2023, executing the amendment documents related to Moravian Manors Notes 2015, 2016, and 2017. Motion approved unanimously.

**Delinquent Sewer Accounts** – Amy provided an updated copy of her delinquent sewer account report. There are no major concerns. #17 submitted a check for the outstanding legal fees.

## **ENGINEER'S REPORT – Scott Rights**

### **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. Revised plans have yet to be submitted.

**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. Revised plans have yet to be resubmitted.

**Briar Ridge Commons** – This project proposes the development of twelve (12) garden style apartment buildings, each with twelve (12) units, and five (5) single family dwelling lots. The property is situated toward the southeast corner of Kimmerlings Road and North 8<sup>th</sup> Avenue. The proposed sewers will connect to the existing sewers in the Crossings of

Sweet Briar and then drain to the North 8<sup>th</sup> Avenue Pump Station. These plans are still being reviewed. The availability of capacity at the North 8<sup>th</sup> Avenue Pump Station will also be researched, and the developer may be required to contribute to pump station upgrades if needed to sustain the lots/units being proposed.

### **Land Development Construction**

**Town's Edge** – All sanitary sewer construction and testing has been completed. We are waiting for the as-built drawings to be submitted.

**Mapledale Estates** – Sewer construction has been completed. All that remains is vacuum testing of the manholes (which will take place after paving in the Spring) and submission of the as-built drawings.

**Crossings at Sweet Briar, Phase 4** – Sanitary sewer construction was completed mid-January. Air and mandrel testing was successfully completed. Vacuum testing of the manholes is still required. Steckbeck's office has been providing full-time inspection. In addition, a repair to an existing manhole (CSB-22) will need to be made.

**Kathleen Street Sewer Extension** – Construction for the sewers to serve the proposed single-family dwelling at 891 Kathleen Street has been completed. A new 8-inch gravity sewer was connected to the Municipal Authority's existing manhole at the intersection with Laurel Street. The new gravity main and manhole have been tested in the presence of Municipal Authority personnel. The line is ready for dedication to the Municipal Authority. Amy is working with the developer's attorney regarding the Deed of Dedication and the Maintenance Guarantee Agreement.

**Caliber Car Wash** – Construction of the sanitary sewer system has commenced. Progress is moving slowly as they encountered solid rock just beneath the surface. The saddle was installed today, and the Wastewater Department provided inspection.

**Sewer Specs** – A meeting date will be set between Lori, Ed, Tommy, and Scott to review and make any changes needed to the draft provided by Scott.

**AutoSuds West Car Wash** – The property owner's engineer provided a revised design to rectify the issues which arose from them previously underestimating the sewage discharge flows. This includes a brand-new pump station, larger pumps, deepening the wet well, and connecting to the existing 3-inch line instead of the 2-inch to which they are currently connected. A flow meter will be installed on the pump station to accurately meter everything discharging into the sewer system. The 3-inch line must be hydrostatically tested prior to connection. Should it not be a viable line, the property owner will need to install a brand-new line, which will require review and approval from the Authority Board.

Their engineer spoke with Scott today and informed him the shop drawings are being prepared. Scott explained the Municipal Authority Board will not regulate the pump station used on the property as it will remain privately owned. We would like copies to place in the files so if there is an issue down the road, we have the information to reference.

**Chapter 94 Annual Waste Load Management Report** – The Municipal Authority Board

must submit a Waste Load Management Report to the City of Lebanon Authority (CoLA) each year. The document evaluates the Municipal Authority's wastewater flows from the previous year and confirms that none of the facilities are overloaded or projected to become overloaded during the next five (5) years. The Municipal Authority is required to submit their report to CoLA by 3/31/23 to attach as an Appendix to their report. CoLA must then submit their overall report to the PA DEP. Scott reviewed the report and all Municipal Authority Board members agreed it looks great and is ready to be forwarded on.

### **ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books**

Lori reported that Scott and Amy touched on everything, and she has nothing new to report.

### **WASTEWATER DEPARTMENT REPORT – Ed Brensinger**

All members were provided with a copy of Tommy Camasta's February Activity report. There were 51 PA One Calls this past month. Three (3) were emergencies during work hours. Two (2) new home connections were made. Four (4) grease trap inspections including Walmart, Godshall's tanks 1 and 2, Lebanon Valley Cold Storage, and Wendy's were completed.

**Sunny Lane Foods Grease Trap Tank** continues to have a buildup of sludge. The sludge/flour in the primary tank is tough to clean without the use of water. Sunny Lane Foods management has refused to pay Walter's Environmental for the use of the water on their truck. They will only pay for the tanks to be emptied. If the tanks are not cleaned thoroughly, the sludge will continue to build and could end up in the sanitary wet well that is pumped into the Municipal Authority's main line. It was also noted in the last inspection that dough/flour was found in the sanitary wet well. Lori has mailed a letter to Sunny Lane Foods requiring them to have a complete and thorough cleaning done, and also spoke with her main contact at the parent company in Tennessee.

**Omni Site Dialers** have been ordered from Envirep for both the Frances Ann and Jay Street Pump Stations. A new conduit was installed on the control panel in preparation for the new dialer. This work was completed in-house.

**The 2023 Paving Project** will require paving rings as well as new manhole frames and covers for those in bad shape.

### **Pertinent Matters**

The Wastewater Department assisted South Lebanon Township with an issue in one of their developments. Approximately 700 feet of 8" clay line was flushed, revealing roots and wipes to be the problem. South Lebanon was invoiced for our time and the use of the flush truck.

Ed, with the help of the highway department, completed sewer shut off postings for Molly.

Lori, Scott, and Ed attended a meeting at Always Bagels along with CoLA representatives to discuss their operations. CoLA recently discovered they have not been billing the correct amount of sewer being discharged and treated from this facility. A portion of the water is being used in the product and could be easily metered to help determine the flows that are actually being discharged to the sewer system versus the flows that remain in the product. CoLA is working with Always Bagels to come up with a solution to bill the usage accurately.

The 1Mark site used by the staff for PA One Calls has been upgraded. We will now be able to access 1Mark on our mobile devices. Training was provided to those who will use the new app.

A clog on Sandhill Road has become a reoccurring problem. The property owner had their house trap repaired two months ago, but recently had another clog. From what the video camera was able to capture, there is a still a blockage within their private sewer lateral. It is beyond the recent repair, past the curb line and underneath the roadway, but before it reaches the Municipal Authority's main sewer line. Until the blockage is cleared, they cannot determine what caused the problem.

**COMMENTS FROM BOARD MEMBERS**

With no further business for the good of the Municipal Authority, the meeting was adjourned at 8:15 p.m.

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

Respectfully Submitted,

Molly Lum  
Recording Secretary