

Minutes
North Lebanon Township Municipal Authority
October 12, 2023

The regularly scheduled meeting of the North Lebanon Township Municipal Authority (NLTMA) was called to order by Chair Heisey at 7:00 p.m. on Thursday, October 12, 2023, at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA. The pledge of Allegiance was recited. The following Authority members and Township staff were present:

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

The following members were absent:

Rodney Lilley – Assistant Secretary/Assistant Treasurer
Molly Lum – Assistant Township Manager

Also in attendance were Kristin Zimmerman, Recording Secretary, Susan Briskie, Township resident, and Brian Hartman.

COMMENTS FROM THE PUBLIC - There were no comments from the public.

Chair Heisey asked if there were any additions or corrections to the minutes. Chair Heisey asked for one correction. He then asked for a motion to approve the September minutes with the noted correction.

MOTION: Motion was made by Dawn and seconded by Tod to approve the September minutes with the noted correction. Motion approved unanimously.

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

MOTION: Motion was made by Gary E. and seconded by Dawn to approve the invoices and requisitions for payment subject to audit. Motion approved unanimously.

SOLICITOR’S REPORT – Atty. Amy Leonard

Nolt Plan Update –There has been no new update since our last meeting.

Project TV – The force main relocation has been completed. The documents are finalized and waiting for signatures. The developer’s engineer needs to prepare a legal description,

so we have the necessary exhibits for the Deed of Dedication. They have provided a cost estimate for our approval for the integrity bond.

Delinquent Sewer Accounts – Amy provided a copy of her delinquent sewer account report.

Rebecca Alley Sewer Easement – Tod questioned the status of this easement. There is one property that has not provided an easement. Amy explained the process for moving forward with condemnation versus filing an emergency declaration if ever needed.

ENGINEER’S REPORT – Scott Rights

Plan Reviews

NLT Warehouse & Trailer Storage – This project proposes the construction of a 1,000,000 SF warehouse. Revised plans have yet to be submitted.

Mt. Pleasant Ventures – This project proposes the development of 122 single family residential lots. Plan resubmission is still pending after our last comment review letter.

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 Developer has satisfied the plan review comments, however, the NLTMA Board is requiring the Developer enter into an agreement to make the needed improvements to the N. 8th Avenue Pump Station before approval will be granted. These improvements are necessary to be able to accommodate the anticipated flows from this development.

Homes For Life (West Lebanon) – This project proposes 38 manufactured homes off N. 25th Street behind the Lebanon Valley Mall. A review letter has been provided to the Developer. Revised plans have yet to be submitted.

Manor View Estates – This project proposes the development of 31 lots on the west side of Grace Ave. Plan resubmission in response to the comments is still pending.

Stanley Martin Subdivision – This plan proposes subdividing an existing single family residential lot into two lots. The parcel is located at 275 Narrows Drive. Plans are being reviewed and minor comments are expected.

Land Development Construction

Town’s Edge – As built drawings have been reviewed and comments were sent to the Developer’s Engineer. Revised drawings were submitted during the month with minor issues that still need to be addressed.

Mapledale Estates – Sewer construction has been completed. Vacuum testing of a few manholes and the as-built drawings are still outstanding. Final paving is required before vacuum testing can be completed.

Crossings at Sweet Briar, Phase 4 – Sanitary sewer construction, air testing, and

mandrel testing have been completed. Vacuum testing of a few manholes and submission of as-built drawings are still outstanding.

Caliber Car Wash – Construction of the sanitary sewer system is complete. The facilities were inspected by NLTMA personnel. Construction of other facilities on site continues.

AutoSuds West Car Wash – Construction of the revised sanitary sewer facilities continued during the month. The new pumps have been installed and the system was tested by the contractor in the presence of NLTMA personnel. Scott requested a pump draw down test of the new pumps. The engineer for AutoSuds contacted Scott and they are making plans to conduct the draw down test.

Sewer Specs – The administrative procedures were completed. Scott forwarded the revised document to Lori today for final review.

ASSISTANT TOWNSHIP MANAGER REPORT – Lori Books

Sewage Management Program Update – Lori provided an update on the septic tank pumping program. As of today, 679 properties have pumped their tanks and turned in the report form. 19 properties have yet to comply. Final notices were sent on 9/14.

Preliminary Budget Discussions – Lori reviewed the 2024 budget for Sewer Operating, Capital Reserve, and Water Operating.

We are waiting for the Board of Supervisors to approve wages. We are also waiting for health care costs for next year. Tommy requested new air release valves for the Water Street and N. 8th Avenue Pump Stations. These will come out of repair and maintenance in sewer operating. The only capital improvement requested for next year are new control panels and soft starts for the Water St. Pump Station. This is budgeted in sewer operating.

Website Contact – Mr. Henning thanked the NLT and NLTMA for fixing his driveway which was sinking around the sewer manhole. He was very appreciative of the work that was done and stated it looks good.

WASTEWATER DEPARTMENT REPORT – Ed Brensinger

All members were provided with a copy of Tommy Camasta's September Activity report. The bypass pump that was ordered is expected to be delivered this year.

With no further business for the good of NLTMA, the meeting was adjourned at 7:38 p.m.

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

Respectfully Submitted,

Kristin Zimmerman
Recording Secretary