

**MINUTES
NORTH LEBANON TOWNSHIP
BOARD OF SUPERVISORS
May 18, 2026**

The May meeting of the North Lebanon Township Board of Supervisors was called to order at 7:00 PM by Chairman Heisey at the North Lebanon Township Municipal Building located at 725 Kimmerlings Road, Lebanon, PA. The Pledge of Allegiance was recited. The following Board members and Township staff were present:

Gary Heisey	Chairman
Ed Brensinger	Vice Chairman
Arden Snook, Sr	Treasurer
Amy B. Leonard. Esq.	Henry & Beaver LLP
Lori Books	Township Manager
Jared Balsbaugh	Public Works Director
Greg Behney	Lieutenant/Detective, Lebanon Co. Regional Police

Absent: Tim Knight Chief of Police, Lebanon Co. Regional Police

Also, present was Misty Bender, recording secretary, Emily Bixler with LebTown, Michael Groff with Ludgate Engineering, as well as several other members of the public.

PUBLIC HEARING – ORINANCE 2-2026 – Cable Franchise Agreement with Verizon Pennsylvania, LLC

Solicitor Leonard opened the hearing by explaining the contents of the proposed ordinance. She explained that in accordance with the Title VI of the Communications Act, the Township is authorized to grant one or more nonexclusive cable franchises to operate a Cable System within the Township. Verizon has installed fiber to the Telecommunications Network that occupies the Rights-of-Way within the Township for the transmission of Non-Cable Services. The Franchise has agreed with the terms and the Township has determined that the Agreement and process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations.

Solicitor Leonard then advised the Board to open the hearing up for public comment.

Eric Paul & Karen Wolfe both stated that it's a great idea to give the residents another option, with the hope that the competition will lower cable rates in the area.

MOTION was made by Supervisor Snook and seconded by Supervisor Heisey to approve Ordinance 2-2026 outlining the Cable Franchise Agreement with Verizon Pennsylvania, LLC. Motion unanimously approved.

The Public Hearing Closed at 7:05pm and the regularly scheduled meeting resumed.

COMMENTS FROM THE PUBLIC

Sara Fuller questioned whether there was any update on the street light issue in the crossings.

Supervisor Heisey stated that the Supervisors have gone out to check things out. Solicitor Leonard stated that the Township staff will be looking to set up a meeting with Landmark, after which the HOA should expect contact from the Township.

Ann Pinca was present to question if the Township has taken any proactive measures regarding Data Centers. Solicitor Leonard stated that she is in the process of drafting an ordinance that will outline rules and regulations. The Township cannot prohibit such use, but they can regulate it. Other members of the public expressed their concern for Data Centers in the area as well.

Susan Mion wanted to remind the Township that there is a coalition of residents in North Lebanon Township that are opposed to the Jubilee Ministries project.

PLANS READY FOR APPROVAL

Michael Groff – Ludgate Engineering was in attendance to review the Berks Homes Stormwater Plan for 803 Kimmerlings Road with the Board and to request approval. The Township has received all the executed agreements, and the owners have a posted bond for financial security. Manager Books asked the Board to approve the plans, all agreements and accept the bond as financial security for the project.

MOTION was made by Supervisor Heisey and seconded by Supervisor Snook to approve the Stormwater Only Plan for Berks Homes for 803 Kimmerlings Rd, the Improvements Guarantee Agreement, the Stormwater Management Agreement, and to accept the financial security that was provided. Motion unanimously approved.

CONSIDERATION FOR APPROVAL OF MINUTES

MOTION was made by Supervisor Brensinger and seconded by Supervisor Snook to approve the meeting minutes from the April 27, 2026, Board of Supervisor’s meeting. Motion unanimously approved.

CONSIDERATION FOR APPROVAL OF PAYROLL, FUND BALANCES and PAYMENT OF INVOICES

MOTION was made by Supervisor Snook and seconded by Supervisor Brensinger to approve payroll, fund balances, and invoices for payment subject to audit. Motion unanimously approved.

FIRE CHIEF’S REPORT –Chief Gary Boyer, with Rural Security Fire Co.

Gary reviewed the calls for service and training for the previous month.

CHIEF OF POLICE REPORT – Lebanon County Regional Police Calls for Service for April 2026 – Lieutenant Greg Behney, LCRPD

Lieutenant Behney reviewed the various calls for service for the prior month. The calls for service for the month of April were 1370, with 1104 reportable incidents. Of those reportable incidents 535 were within North Lebanon Township. Total accidents for the three municipalities were 48 with 25 being in NLT. Total citations were 478 with 219 being in NLT. Total warnings both verbal and written were 130 with 20 of them being written in NLT. Total crime statistics were 113 with 62 in NLT. The miles traveled for the month was 15,284. Lieutenant Behney also mentioned some

of the previous months' highlights as far as training and events.

Supervisor Snook and Supervisor Heisey inquired about the uptick in accidents and asked if there was a "hot spot" that is more prevalent for them. Lieutenant Behney stated that most of the accidents were due to distracted driving and unfamiliarity, not being from around, and running stop signs. The intersection at N 7th Street and Kimmerlings is a hot spot for accidents, but it is hit or miss throughout the Township. High traffic areas do tend to yield more accidents.

Fire Police Activity Report for April – Lieutenant Greg Behney.

Lieutenant Behney also reviewed the NLT Fire Police Activity for the prior month.

PUBLIC WORKS REPORT – Jared Balsbaugh, Director of Public Works

Mr. Balsbaugh provided the Board with the Highway Department's activity that occurred since the last meeting. The crew installed/replaced two stormwater pipes on Halfway Drive. The pipes were rusted through from old age. The crew has also been working on trimming trees and grading shoulders along the roads that will be paved or oiled & chipped this summer, in addition to some base repairs that have begun on various township roads. One of the highway crew has been street sweeping streets in Jackson Twp for two weeks. This is a trade of services as they also help us. Tire collection took place on April 29th, and the Township took just over 50 tires to the event. They have also responded to 96 PA One Calls.

Park and Recreation and Building Maintenance Crew has kept busy with mowing, spraying, weeding, edging, picking up sticks, trimming, and making sure the bathrooms and pavilions are cared for. A group of volunteers from Lebanon Area Evangelical Free Church known as J-Rock, donated their time on May 1st & 2nd at Lenni Lenape Park. They mulched around the trees and throughout the playground area. Their efforts have been greatly appreciated. A new sign listing the rules for the playground equipment has been also installed at the playground at Lions Lake.

MANAGER'S REPORT – Lori Books, Township Manager

Property Maintenance Code Enforcement Monthly Report

Michale Roher of Systems Design Engineering provided the Township with his monthly property maintenance code activity report for last month. He sent 9 Notices of Violation letters. He intends to file citations for two properties. He followed up on three properties and found all issues to be resolved with all three properties. He condemned one property due to water termination. This is for informational purposes only and no action was needed by the Board.

Northern Lebanon Little League – THANK YOU for the donation

Last month the Township received a phone call from a representative from the Northern Lebanon Little League. They were scheduled to have their teams and individual photos taken on April 25th; however, the weather did not cooperate. They asked if they could use the rental pavilion so they wouldn't have to reschedule due to rain. As it was early in the season and the pavilion rentals have not yet begun, we allowed them to use the pavilion free of charge. They were very thankful and subsequently sent us a check in the amount of \$100 as a donation for our generosity.

Reazer's Junk Yard License Renewal

The Township received the application and fee for the junkyard license renewal from Reazer's Junkyard on Elias Avenue. Lieutenant Behney conducted the annual inspection and found no violations. Manager Books recommended the Board approve the license renewal.

MOTION was made by Supervisor Snook and seconded by Supervisor Brensinger to approve the Junkyard License Renewal for Reazer's, Inc. at 2449 Elias Avenue. Motion unanimously approved.

Tree Dedication Agreement with Phyllis Casper

The Township has received another tree dedication agreement from Phyllis Casper. She has signed the agreement and paid all fees for one tree at Lenni Lenape. Manager Books asked the Board to approve the agreement.

MOTION was made by Supervisor Brensinger and seconded by Supervisor Heisey to approve the Tree Dedication Agreement with Phyllis Casper for a tree at Lenni Lenape Park. Motion unanimously approved.

Allgyer Enterprises – Final Payment Request #3 – Jay Street Wall Project

Allgyer Enterprises has submitted Payment request #3 for work completed on the Jay Street Wall Project. This invoice covers work from December 10, 2025 through April 18, 2026. The requested invoice amount is \$26,923.75 which will leave a zero balance. Manager Books received a recommendation from our engineer, Steve Sherk, indicating that the reported quantity of completed work is consistent with their observations. All punch list items required prior to final payment have been addressed. The only remaining items are warranty items which include the retaining wall sealer/discoloration and related wall finish defects, and the topsoil/grass restoration at the eastern end of the wall. These warranty items are to be addressed prior to expiration of the warranty period, which is May 3rd of 2027. The Township received the required contract closeout documents, including the Contractor's Warranty Letter, the Statement of Surety Company, the Certificate of Liability Insurance, and the Contractor's Affidavit regarding the outstanding claims and indebtedness. They also received the Notice of Acceptability of Work and the final punch list of warranty items as previously mentioned. Manager Books asked the Board to approve this payment request. As a reminder, The Township received the LSA Grant in the amount of \$300,000.00 to cover the costs of replacing this wall. Upon final payment Manager Books will work with Steckbeck Engineering to request the grant funds. The total project cost was \$281,975.00.

MOTION was made by Supervisor Heisey and seconded by Supervisor Snook to authorize final payment #3 in the amount of \$26,923.75 to Allgyer Enterprises for work completed through April 18, 2026 for the Jay Street Wall project. Motion unanimously approved.

LSA Grant – authorization to purchase backhoe

The Township received the contract from the Commonwealth Financing Authority for the Local Share Account Grant. They applied for this grant back in 2024 and were notified in December of 2025 that they were awarded their application which was for the purchase of a new John Deere Backhoe. The Township was awarded \$160,000.00. The Public Works Director reached out to the vendor for an updated quote since the original quote was from 2024. The current price is \$165,200.00. They anticipate the backhoe will take about four months or so to be delivered. At

that time, the Township would then have the option of selling their old backhoe. Manager Books asked the Board to authorize Jared Balsbaugh, Public Works Director, to order the new backhoe.

MOTION was made by Supervisor Brensinger and seconded by Supervisor Snook to authorize Jared to purchase a new John Deere Backhoe from Groff Tracker & Equipment in the amount of \$165,200.00. Motion unanimously approved.

Pertinent Matters / Updates – There were no other pertinent matters this month.

SOLICITOR’S REPORT – **Solicitor Amy Leonard – Henry & Beaver LLP**
Water Line Easement

Solicitor Leonard explained that the Municipal Authority still owns some of the waterlines in the Township. One of them is on Township property along N 7th St at N 8th Ave. Solicitor Leonard prepared a Deed of Dedication which outlines a 20 foot right of way easement, which would allow them access to the lines. Ultimately, the Municipal Authority plans to dedicate the remaining water lines in the Township to the City of Lebanon Authority and this easement, granted to the Municipal Authority is another step in the process.

MOTION was made by Supervisor Heisey and seconded by Supervisor Brensinger to grant the easement to the Municipal Authority for access to the water lines located on Township Property along N 7th Street at N 8th Avenue. Motion unanimously approved.

COMMENTS FROM BOARD MEMBERS/PUBLIC
ADJOURNMENT

Supervisor Snook wanted to remind everyone that primary elections are the next day so come on out and vote.

Supervisor Brensinger wanted to touch briefly on the fact that the Board, along with some Township Staff attended the PSATS conference this past April. They were able to hear first-hand how many municipalities of differing sizes are encountering conflicts regarding data centers across the state. It is the Board’s goal to have regulations in place prior to any plans being submitted.

MOTION was made by Supervisor Brensinger and was seconded by Supervisor Snook to adjourn. With no further business to discuss, the meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Misty S. Bender
Recording Secretary