

**MINUTES  
NORTH LEBANON TOWNSHIP BOARD OF SUPERVISORS  
OCTOBER 18, 2004**

The regularly scheduled meeting of the North Lebanon Township Board of Supervisors was held at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Rd, Lebanon, PA with the following people present:

Kenneth C. Artz .....Chairperson  
Dawn M. Hawkins.....V-Chairperson  
Edward A. Brensinger .....Treasurer  
Cheri F. Grumbine .....Twp Manager  
Kim R. Wolfe .....Chief of Police  
Frederick S. Wolf .....Henry & Beaver, LLP

Also in attendance was: Al Winn of the Patriot News, Theresa George, Twp employee, and at least 14 other individuals.

The meeting convened at 7:00 PM and the pledge to the flag was done. Chp Artz explained a Public Hearing is scheduled for this evening regarding the adoption of an Ordinance. We will begin the regular meeting but will stop after the Chief of Police report to conduct the Public Hearing. The regular scheduled meeting will resume at the close of the Public Hearing.

**COMMENTS FROM THE PUBLIC**

**A.)Steve Dresch – 2630 Charlotte Street**

Mr. Dresch told the Board he has a concern about the closing of Charlotte Street. This street is located at the Cleona and NLT boundary line. This is the area of the North Lebanon Business Park, which is an Industrial Park being constructed at this time. The street has been closed due to sewer installation work that is being done. Mr. Dresch stated he does not have a problem with the street being closed during working hours, if the work is being done during that time. The problem is that the road had been closed today and no one is working in this area. He said he has a real concern about the road being closed in the event of an emergency. There are several children in his household. Should an emergency happen the responding emergency people would not know about the alternate route, which is a “top” lane that gives access to his property. This lane also gets very muddy during a rainfall. Should a fire truck have to use this lane during rainfall, the truck would definitely get stuck. Another draw back at this time is the Cleona bridge being out of service due to reconstruction.

Sol Wolf asked several questions about the scope of work that is planned for this area. Dresch said the work that is planned is sewer work but they are not actually working there as of yet. He understands that the work needs to be accomplished but don’t close the road until the work is being done. Suv Artz asked who closed the road. Dresch reported it was Horst Construction. When this issue was discussed, Dresch reminded the Board, the plan was to close the road while the work was done in the working hours but have it open in the evening hours. Sol Wolf agreed this was the plan that had been decided upon. Dresch stated it does not seem to be working out this way. Suv Brensinger stated he was not aware that Charlotte Street was to be closed for any reason.

**Steve Dresch – 2630 Charlotte Street (con't)**

Sol Wolf said there is some confusion about the plans to construct the sewer around this area. Dresch stated he has phoned Bob McNeary, of Lebanon Valley Economic Development Corp, several times. His phone calls were not returned. Sol Wolf stated the Authority has an inspector on this site every day. This inspector will be contacted to find out what the situation is for Charlotte Street. Dresch said his concern is having the road closed when they are not there working. To date, he feels the people involved with this project have been very cooperative with him. In turn when he noticed that there were people in the area with their motorbikes, he contacted Jack Crombie to inform him. When Sol Wolf asked about the best time to call him, Dresch stated his wife is home all the time in the daytime.

Dresch said he has one more concern about the top lane that he would use to access his property. A portion of the lane has been widened to approximately 50 feet. After the initial area that had been widened the lane then goes into a single lane. There are now 3 property owners who are using this single lane. The traffic gets congested when more than one vehicle is attempting to use this lane. Another thing that is being contended with is the “sight seers” who wish to see what is going on at the work site. Dresch said his children use this lane to get to their bus stop. The rest of the lane might have to be widened to accommodate this extra traffic. Sol Wolf said he would contact Mr. McNeary and have him get in touch with Dresch about these issues.

**APPROVAL OF MINUTES**

**MOTION:** Was made and seconded to approve the minutes from October 4, 2004 and. Unanimously carried.

**APPROVAL PAYROLL, PAYMENT OF INVOICES, FUND BALANCES**

**MOTION:** Was made and seconded to approve payroll, invoices for payment subject to audit. Unanimously carried.

**CHIEF OF POLICE REPORT – Kim Wolfe****A.)Calls For Service – September**

Chf Wolfe provided the following report for the month of September:

1. Calls for Service totaled 296
2. 29 Criminal arrests
3. 137 Traffic arrests
4. 31 Court dates
5. 37 Warnings
6. 15 Burglar Alarms
7. 5 Assault or aggravated assault
8. 8 Domestic situations
9. 4 DUI arrests
10. 1 Drug Arrests
11. 20 Police Assists
12. 6,826 Miles logged on the cruisers

**Calls For Service – September (con't)**

Suv Artz questioned the number of Police assists listed in the report. Are these municipalities the Twp has “Mutual Service” agreements with? Chf Wolfe responded yes they are. He said there are also some situations that the State Police ask for assistance. Suv Artz stated his concern is the increase in the calls for assistance. He was wondering if some of these are from municipalities that have no Police force. If this is occurring, the Twp should receive some type of reimbursement. Chf Wolfe stated he does not honestly know if any of the calls are from this type of municipality.

**B.)Humane Society – Contract for 2004-2005**

Chf Wolfe explained it is time to review and decide whether or not to enter into an agreement with the Humane Society. Chf Wolfe reviewed the report listing dog impounds for the year covering the time period of October 1, 2003 through September 30, 2004. The amount requested reflects the number of dog impounds from this time period. The Humane Society is projecting the amount of \$1645 for the next fiscal year, October 1, 2004 through September 30, 2005 . This is based on the amount of 47 dog impounds @ \$35 per dog.

Chp Artz looked to his fellow Supervisors for their thoughts on this issue. Suv Brensinger said this is their best guess following the past year’s impounds. He said he is ready to act on this issue tonight. Chp Artz commented on the cooperative attitude the Twp has received from the Humane Society. Suv Hawkins questioned if the number reflects only the dogs not claimed by NLT residents. She also questioned the fee collected at the Humane Society when a dog is adopted out. Chf Wolfe agreed that an adopting family pays a fee to do so. Suv Hawkins stated so they are collecting a fee from the Twp when the dog is impounded and another fee when the dog is adopted. Chf Wolfe said that when someone takes a dog to them for impounding a fee is collected for that also. He said that although he questions this policy, it is their rule. Suv Hawkins questioned why the Twp does this agreement if it is not for the benefit of the Twp residents?

Chf Wolfe explained there are many expenses to the Humane Society while the animals are kept there. Suv Hawkins said she thinks \$35 is a reasonable fee but it is not benefiting the residents. So why do we do this? Sol Wolf added that if the Twp did not contract with the Humane Society for this service, the Twp would be required to handle it themselves. Martin Barondik stated he worked here many years ago when it was done that way and it was not good!

**MOTION:** Was made and seconded to sign the agreement with the Lebanon Humane Society and the cost of \$1645 for the next fiscal year. Unanimously carried.

**C.)George Hardick Clean Up – Mt Zion Rd**

Chf Wolfe said he would look to Sol Wolf to give an update on the Hardick clean up. Sol Wolf said he had sent a letter to Mr. Hardick, as instructed at the September meeting. A copy of the court order had been included along with the letter. His primary violation is not having begun the building. The letter stated that he must begin the construction of this building by the end of the month. If not the Twp will proceed with the court order. All this time the Twp has been working with Mr. Hardick due to his health issues. However at this time it is definitely time to get this building started. If Hardick is not able to get the contractor moving on this then he should contract with another contractor.

**Hardick Clean Up – Mt Zion Rd (con't)**

Chp Artz said he thought that during the September meeting the Board had directed to proceed with the court order. Sol Wolf explained he had proceeded with a letter so that if this goes to court again the presiding judge will see the history of cooperation the Board has given Mr. Hardick. The judge will not just give Hardick another notice. Chp Artz said he understands now and thanked Sol Wolf.

\*\*\*\*\* PUBLIC HEARING STARTED AT 7:15 PM \*\*\*\*\*

**Ordinance No. 6-2004 – Guarantee of Refinancing of Authority Debt**

Sol Wolf told the public that last week the Authority met to discuss the refinancing of the debt. Many of the public that is here tonight was also in attendance last Thursday. A lot of time was spent discussing the history of the Authority and how they got to the position they are now at. Sol Wolf presented this written summary to the Supervisors for their review. He said he would like to do summary of the written report he has provided to both Boards.

Sol Wolf recalled a Public Meeting that had been held at the Ebenezer Elementary School in 1991. The attendance amounted to 400 or 500 people. The decision was made to move ahead using gravity not grinder pumps for the Ebenezer Project. At that time the debt service payments were established at \$110 per quarter. As a result of that meeting the Authority concentrated on trying to get the debt service payments reduced. Whenever a project was considered and as the project was being completed, one of the main concerns expressed was the senior citizens and others who were on a limited or fixed income. At that time there were approximately 1/3 of the sewer customers who fit into that classification. From 1991 until the present the City of Lebanon has had several price increases for sewer treatment charges passed onto customers. This affected the Authority's attempts to reduce the debt service charges. When the amount of the debt service was decreased, the increase from the City of Lebanon offset the drop created by the Township and the Authority. Since 1991, Sol Wolf reported, The City's rates have at least doubled if not tripled.

In the very beginning the Township had provided the maintenance for the sewer system. However in 1997 and 1998 the Authority and the Supervisors met to discuss changes. Due to increased demands on the Supervisors with all the development growth, it was discussed that the Authority would take over the maintenance of the sewer system. During the time the Twp was collecting for sewer, the amount of \$4.00 per quarter was collected for operations & maintenance. In 1998 it was agreed this amount was not enough to cover all the maintenance costs for the sewer. In review, both the Supervisors and the Authority, were in agreement that whoever was in charge of maintaining the system, the rates would need to increase \$16-\$17 dollars per quarter. The Twp had up onto this time subsidized the shortfall of funds from the Reserve account funds. At the time of these discussions the Twp realized this could not continue or the Reserve funds would be completely depleted. In 1998 the discussions, agreement and transitions took place. The Authority took over the responsibility of maintaining the sewer system.

During this time a Public Meeting was held at the new Ebenezer Elementary School, located off Sandhill Rd. The meeting was well attended. Discussions took place about several issues. The need to increase operation and maintenance costs was one of the issues. Many of the residents who had attended the meeting were on limited or fixed incomes.

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

The residents had indicated to the Authority that they would be willing to go along with the increase however several things were to be considered. One of the issues was to set an amount that could remain the same for at least 5 years or more. It was also discussed at that meeting for this to become a consideration the increase would have to be in the amount of \$20.00 per quarter. At that meeting the increase to \$20.00 for operations and maintenance was agreed upon by both the Authority and the residents. It was also agreed that both the Municipal Authority and the Twp would monitor the maintenance and operations costs continually. If an increase were needed, the increase would be done at a gradual pace so the people on limited budgets would not have to struggle with a large one-time increase. The Authority, at that time, agreed to this suggestion.

The Authority reviews their budget annually. After their review they meet with the Supervisors to discuss the budget. Last week the Authority conducted the review for 2005 budget. The next step is for the Authority to meet with the Supervisors to discuss the operations & maintenance costs. Sol Wolf reported that for the year 2005 the operation and maintenance costs would remain at \$20.00 per quarter, with no increase. During these meetings, conversation was held about an offset or relief being given in the amount of debt service. It was suggested, by the residents, that if at any time a reduction in the debt service could be had, the Authority should examine the option. This would help alleviate the strain from the costs & maintenance increase for the sewer. In 1997 the Authority was prepared for this issue to come up. The Authority was making arrangements to re-finance at that time and reduce the debt from approximately \$70 per quarter to \$51 per quarter. The effort to reduce the debt service when increasing the costs & maintenance was what had occurred in 1997. The Authority, since their 1<sup>st</sup> project in 1985, has always tried to make every effort to reduce debt service wherever they could. They recognized some of the sewer customers could not afford to pay the debt service and the increased O&M charges. The Authority estimates that approximately 1/3 of their customers are on fixed or limited incomes.

The plan of the Authority, through the years, has been to be able to “attack” the debt service and pay off in a shorter period of time than the financing outlined. In order to do this a Capital Reserve must be established and built up. The developers tapping fees is what builds up this Reserve Fund. At this point in time, the Authority has approximately 2.7 and 3 million dollars in reserve. A meeting with the Supervisors, annually, is to focus on examining some of the different issues with the sewer system, as well as maintenance for the system. One of the focuses is to eliminate as many “pump stations” as possible. Another is to have as good a maintenance process in order to make the system last as long as possible. The sewer lines are inspected on a regular basis. Problem areas are flushed and cleaned as necessary. Some of the manholes that are “tagged” as problems from the older system are inspected and some manhole relining have taken place over the last few years. Sol Wolf reported that between the Twp, the Authority and the developers many of the pump station have been eliminated and some of the remaining stations have been upgraded. This has been accomplished at the cost of the developers rather than the expense of the residents and the Authority.

The purpose of the Reserve funds is to have it available if something major would have to be done or redone. This would eliminate the need to seek funding by borrowing money. Almost all Certificates of Deposit have now been renewed and the interest rates are now between 2 & 3 %. This is a commitment of 1 year for these Certificates of Deposit. As the interest rates rise the opportunity to have more money placed in these accounts is possible.

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

The Board of Supervisors has contributed from the Township Reserve fund in the amount \$400,000 to \$500,000. The other 2-½ million dollars represent funds collected from developers' fees since 1991. Sol Wolf repeated the plan has always been to receive fees from the developers and place these funds in the sewer reserve funds. When applying for a building permit, a tapping fee must be paid. Currently the tapping fee is \$3,000. If a Commercial or Industrial building the amount is \$3,000 per EDU, which is usually based on the number of employees.

With interest rates being at an all time low the current refunding of the 1997 bonds, which are approximately 3.3 million dollars, they could not be refunded or refinanced until September 2004. They are now eligible for refinancing. The current financing for that project carries a variable rate ranging from 4.45% to 5.35% and the term would be in effect until 2025. The refinancing would be at a fixed rate, with Wachovia Bank, at 4.1% interest throughout the term of the loan until 2023. The savings, because of the interest rate, would be close to \$300,000. The re-payment schedule under current loan until 2018, would be interest only, \$170,000. From 2018 until 2025, principle and interest payments would be due. This would change so that interest and principle payments are made right now, starting next year. This method keeps the payments fairly even instead of just interest payments until 2018.

Sol Wolf stated the residents who had interest in this issue, sat at last weeks meeting and listened with great patience. They also expressed their concerns to the Authority, who listened to their concerns. The Authority has agreed to monitor these concerns, along with the Board of Supervisors, when they do their annual review. The status of the Authority's financial circumstances will be reviewed. Then consideration of the debt service, utilizing the Reserve funds or the interest from the Reserve funds and the savings that will be gained from refinancing and then establishing a concrete plan for both Boards to review every year. The plan would be to use the funds or interest rates to shorten the terms of the loan more than what it would be by going to 2033. The Authority appreciated the concerns expressed and feels that in working with the Twp combined with the interest rates going up on the Certificates of Deposit will aid in the repayment. If the interest rates increase from 2% to 5%, the interest from the Reserve funds alone will pay about 75% of the obligation. Another thought is to utilize the amount not being used to pay the current Debt service funds, to pay off the remaining debt at a faster pace. At some point in time when the reviews are done if there are sufficient funds available, use the funds to pay down on the loan, was also requested by the residents. The Authority's reaction was to invite the people to come back every October, when the budget is reviewed. This would include reviewing the debt service to be repaid. The Authority also indicated the public should keep in contact with them and the Board of Supervisors. Sol Wolf repeated the plan is to use the Reserve funds and the additional Reserve funds that will be accumulated for the maintenance and also to reduce the debt service.

The residents questioned if the Authority could refinance again. The answer was, yes, they could as long as approval is gotten from the Board of Supervisors. With all the input from the residents, the Authority and the Board now know that this is the avenue they would like to see the Boards follow. Continual review of the debt service and trying to utilize the Reserve funds or interest from that fund to pay down the debt service. The plan that has been worked on by the Authority and the Supervisors (developers fees) seems to be more beneficial than trying to charge the sewer customers and more additional debt. Last week the authority approved refinancing of the debt, subject to the approval of the Supervisors to guarantee the debt. They also approved entering into a reimbursement agreement with the Township.

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

In this agreement is provided that should the Township incur any costs, they would be reimbursed with the funds from the Authority. In the guarantee agreement certain other assurances would be covered. One is that the Authority would obtain Bond insurance. The Reserve funds will continue to accumulate and would only be spent with the Board's review and approval. This would be a self liquidating debt in that the customers payments would retire the debt by paying a portion of their bills for debt service. Every year the Authority is required to provide to the Board a statement reflecting it's customers and what debt service those customers are paying. Also the debt service that is upcoming on the Bond, in the future year. The numbers must then be certified that they accurate. A provision is contained in the documents, should anything happen to the Authority and the Twp would have to take over, for whatever reason, all the revenues that are collected from the sewer customers must be turned over to the Board of Supervisors.

Sol Wolf repeated that the Board of Supervisors has heard these same concerns at previous meetings. The debt service getting reduced, maintaining the system and keeping O & M as low as possible are all issues that are good. However the residents have repeatedly told both Boards that they want to have the reserve funds and the interest from the reserve funds accumulate and at some point in time use the funds to pay the debt off ahead of the scheduled pay off time. At this time the floor was opened to questions and comments.

**Paul Schwab – Hunters Chase Lane**

Mr. Schwab questioned if every sewer customer has the debt service as part of their sewer bill? Sol Wolf explained that the sewer bill is comprised of charges the City of Lebanon charges the Twp for gallon age, of water, to treat the sewer. The individual meters are read to determine the amount of water or in the case of well water customers who do not have meters on their wells it is based on 15,000 gallons per quarter. The Operations & Maintenance portion is \$20.00 per quarter and the debt service is currently \$51.00 per quarter. Schwab said what he wants to know is at the end of the 2025 or 2023, whenever the time was, would the debt service (\$51) be removed from his sewer bill? Sol Wolf replied, yes it will. The one thing he wants to say is that a good portion of the bill is an amount that is paid to the City. Whenever they need to repair or upgrade their system, a portion of that is reflected in the bill that is submitted to the Twp. The Twp in turn passes that amount on to the sewer customers. Another concern for the Authority is the older sewer line in the Twp line, which is clay line.

Schwab said so you are saying the debt service will go away from my sewer bill. Sol Wolf agreed yes this true. Schwab said he had been told something different. He said he had been by the Twp office that this would remain on bill even after the debt had been paid. Sol Wolf said this is definitely not true. He thinks maybe what the person in the office was saying is that when the debt service is reduced or removed, the O&M charges or the City charges are increased and the sewer customers do not see any reduction in the bill. Schwab said yes, he knows you have to come to the office to receive the actual break down of your sewer bill. So what you are telling me is that we will see the debt go away from my sewer bill once the debt service is paid off? Sol Wolf said yes, providing there is not a break or new big debt to take its place. Schwab then said he does not understand what we are doing with the money the developers are giving. There are hundreds of thousands of dollars being given by the developers, according to Schwab. Sol Wolf replied that is how we have gotten to the 2 million mark in the Reserve funds. Schwab questioned how the new sewer customers are being charged. Do they pay the debt service?

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

Do they pay more than what I pay, asked Schwab? Sol Wolf said all sewer customers pay the same amount of debt service. If the development is Commercial or Industrial their sewer is based upon the number of employees.

Schwab asked if a breakdown of all maintenance issues is available. Sol Wolf answered yes the information is available. By that he means the budget that is adopted by the Board, has the breakdown. The Authority had reviewed and approved the budget last week and now they will meet with the Board of Supervisors to discuss and approve the Authority's budget. Some of the items listed in the budget would be salaries, insurance, electric for the pumping stations, engineering expenses. Sol Wolf told Schwab pumping stations are the largest maintenance expense. One by one they are being eliminated. For example the one at N 8<sup>th</sup> Ave will be eliminated because of all the developing that is occurring in the area. The goal of the Authority is to eliminate the pumping stations when ever possible. Sol Wolf went on to explain some of the issues considered when eliminating and future planning for the areas the pumping stations are located within. With all the maintenance being done on the lines, any problems should be minimal and nothing too major.

**Dave Newhard – Jay St**

Mr. Newhard stated he still considers himself fairly new to North Lebanon Twp and has lived here 7 years. He told the Board he had attended the meeting last Thursday and it was his first Authority meeting. The whole time the presentation was being given he was noting questions he had. By the end of the presentation given by Sol Wolf he had only 1 question. Newhard said he wanted to commend Sol Wolf for taking the time to prepare, explain and listen to anyone who had questions or remarks. He has never heard anyone take the time to be so detailed. From a military point of view, he feels everything that is being considered and accomplished is everything that could be done as a preventative measure to keep anything major from happening. Mr. Newhard spoke to Sol Wolf saying "good job".

Sol Wolf thanked him for his remarks and added that both the Authority and the Supervisors thank the residents for their input and interest. His or her job is to try to do what is best overall for everyone. Hearing that the people have a concern about the debt service being paid ahead of time helps the Boards.

**Suv Brensinger**

Suv Brensinger said he thought Mr. Schwab was going to ask this question but he did not. The new developments that are being constructed, such a Briar Lake, that construct their own systems and turn the systems over to the Twp, are those new customers paying the same rate as the rest of the sewer customers? Sol Wolf agreed saying they pay the same rate and the same debt service as the rest of the customers. The developer pays the tapping fees and signs an agreement with the Authority that reflects the rates being paid are the same as everyone else.

**Martin Barondik – New St**

Mr. Barondik said the bottom on all this is that his sewer will remain the same. Sol Wolf laughed saying yes it will be the same.

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**Ord #6-2004 – Refinancing of Authority Debt (con't)**  
**Jessica Weidman – 806 Patmar Dr**

Ms Weidman stated she too had attended the Authority meeting on Thursday. She said when exactly would this change, which does not sound like it will be in a bad way, affect the sewer bills? Sol Wolf explained that when this financing goes into effect, a cushion would be had for the total debt service of all customers versus what payment has to go out. At this point we have not had any notice from the City about price increases. For next year, at least, the Twp and Authority will be able to maintain the O & M at the same rate. Part of what the Authority and Supervisors would do is go through next year to see what the payments had been projected and what turns out to be an actuality. The debt service rates would not increase. The question would be, at that time, whether the debt service payments being paid should remain the same or whether the Authority should review reducing the debt service.

**Suv Hawkins**

Suv Hawkins told Sol Wolf she has several questions. The first of which is the exact year that the debt service would be paid in full is what? She stated that Sol Wolf had said 2023 but is actually 2033. She felt the need to clarify this. In looking at the financing this will be saving \$300,000. Her next question/comment was in reference to the raising of the O & M amount from \$4.00 to \$20.00. Is this something the Board of Supervisors reviews or does the Authority? Is this something that could be raised at \$1 increments instead of a jump like from \$4 to \$20. Sol Wolf said both Boards look at this together. Suv Hawkins confirmed the O&M funds are sufficient. Sol Wolf agreed this is true. As the new developments are added, these additional customers are paying into the O&M fund. This has to be looked at in reference to any increase in the annual budget. This is something that needs to be forecast. At some point in time the \$20 is not going to be enough to offset the budget amounts needed.

Suv Hawkins asked Sol Wolf what the Authority's plan is to pay off the debt service early? Sol Wolf replied the plan is to use interest money on Reserve funds and possibly some of the Reserve fund itself to accomplish this. Sol Wolf repeated that this is not something that could be done without the approval of the Supervisors. That is why this is a joint plan said Sol Wolf. Suv Hawkins then questioned if the Supervisors are able to make stipulations that the Authority make a specific payment, for example \$500,000 every five years must be made as a lump sum payment on the debt. This would help eliminate a couple years' payments, according to Suv Hawkins. Sol Wolf explained this would again require a "forecasting" just like with O & M. For example if the interest is 5% next year and \$150,000 is gained, do we just apply it to the debt along with the regular debt payments? This is an issue that will have to be looked at every year. Whatever plan is established will have to be agreed upon by both the Authority and the Supervisors. Suv Hawkins reiterated that this is something that is looked at on a yearly basis.

**Martin Barondik – New St**

Mr. Barondik told Suv Hawkins she needs to remember that in a project such as this, a certain amount of funds must be held in reserve for maintenance. The maintenance issues are far more important than having anything paid off. Suv Hawkins said yes but there is 2.5 million dollars in reserve. Barondik told Suv Hawkins that amount is next to nothing when considering maintenance problems.

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

In fact more than that should be accumulated in the Reserve fund. Barondik said that if something catastrophic were to happen with the sewer system, we would be starting all over again. Suv Hawkins said that is why she is concerned about the amounts being taken in increments and not all at one time. Barondik replied but you have to be very careful about how much is taken from the reserve. Suv Hawkins assured him she is aware of that fact. Sol Wolf pointed out it would be the interest gained from the fund that is being used not the fund itself.

Suv Hawkins said it just occurred to her listening to Sol Wolf tonight that he was talking about a \$51 debt service for sewer. The water project has a \$47 debt service. Does that mean she would be paying 90 some dollar debt service? Sol Wolf confirmed this to be true. He also pointed out that the water bill will be received from the City and the sewer bill would be distributed from NLT. Suv Hawkins asked if she would be receiving 2 separate bills? The answer was yes. Suv Hawkins stated it is important to get this debt paid off.

**Paul Schwab – Hunters Chase Ln**

Mr. Schwab questioned the bill the Twp gets from the City of Leb for sewer treatment. Is this the same amount the Twp charges the sewer customers? Sol Wolf said it is exactly the same. He proceeded to explain the printout the Twp receives from the City to print the sewer bills. Schwab told the Board he had received different information on this question. Sol Wolf said the charges are exactly the same. The only difference is that the Twp gets one large amount charged for the sewer treatment. That amount is then divided up and reflected on the individual bills. It is a “pass through” charge.

**Jessica Weidman – 806 Patmar Dr**

Ms Weidman stated she thought it would be easier to once a year offer a breakdown to the sewer customers instead of having to call the office for a breakdown. The explanation could be mailed with your sewer bill after the budget is completed for that year. Weidman said there are a lot of people who do not know you can get a breakdown by calling the office. Sol Wolf said he does not know if this is something that could be done on the computer. The Twp could provide the information in the Newsletter that is distributed. Manager Grumbine said the information could be provided on the website also.

Weidman said she is thinking of all the people who have no concept of websites and computers. She is thinking of her Grandmother, who will not even discuss computers. Ms Weidman said she thinks if this information were offered to these people they would not have to sit and ask why their sewer bill is so high. Sol Wolf said there are many people who have a meter placed on their well to measure the amount of water used and then the sewer bill is rated accordingly. If there is not a meter on the well then the bill is estimated on 15,000-gallon usage for the quarter. Weidman said her Grandmother is on city water and she cannot even begin to explain to her how the bill is figured. Weidman said, in fact, this is the first she has even heard that the information could be picked up from the office.

Martin Barondik told the Board he thinks this is probably a good idea. Print the information in the Newsletter once a year. Suv Brensinger stated the Newsletter goes out twice a year.

**Ord #6-2004 – Refinancing of Authority Debt (con't)**

Sol Wolf said that way everyone involved would know the breakdown and the rates should there be any changes. Another advantage would be to let the people know if there are any increases that might be required. That way they are warned in advance.

Sol Wolf said at this time if there are no more questions or comments the Ordinance will be placed before the Board for action. This will be Ordinance #6-2004. Everything in the Ordinance was discussed. This will result in the reimbursement agreement being signed and the guarantee agreement with all the provisions. Once this is signed a report must be filed by the Twp to the Pennsylvania Dept of Community and Economic Development. This report will prove this is a self-liquidating debt that has no affect on the Twp's borrowing ability should the Twp need to borrow at some point in time. They will review and approve (or not) the report. The rest of the documents, the guarantee document and the reimbursement document would be signed at that time. If the Ordinance is adopted tonight, the next step is submitting the paperwork to the DCED for their review and approval.

\*\*\*\* Hearing ended at 8:25 PM \*\*\*\*

Chp Artz referred to his fellow Board members for discussion or action on Ordinance #6-2004, which is the refinancing of the Authority debt.

**MOTION:** Was made and seconded to adopt Ordinance #6-2004, which involves the refinancing of the Authority debt. Unanimously carried.

Chp Artz thanked Sol Wolf for his excellent presentation on this subject. Sol Wolf laughed saying he has been the Twp Solicitor since the very 1<sup>st</sup> sewer project. Every project since that time brings memories of all the public hearings.

The regular scheduled Township meeting continued at this time.

**TOWNSHIP MANAGERS REPORT – Cheri F. Grumbine****A.)Authorization for Suv/Roadmaster Brensinger to Purchase Vehicle at Public Auction**

Mgr Grumbine refreshed the Board's memories about the problems we have been experiencing with the Ford Bronco. Due to Budget constraints, it has been decided not to purchase a new replacement vehicle. Suv/ Roadmaster Brensinger has indicated he would be willing to attend a public auction to research the possibility of a used vehicle that would fit the Twp's needs. However the Board needs to approve the Roadmaster making the purchase and signing any necessary paperwork. The Board is being asked for this authorization, including any monetary restraints.

Chp Artz started the conversation by remarking on the costly repairs the Bronco is requiring to keep it on the road. Hearing about this option to buy at an auction seems a good option. Suv Brensinger added that the auction is a State Surplus Auction. Suv Hawkins suggested a restriction on the amount should be discussed. Chp Artz asked if she had a particular amount in mind. Suv Hawkins asked what year the Bronco is? She was told it was a 1989 Bronco. Martin Barondik asked where this auction is held. Suv Brensinger stated it is Keystone Auto Auction located in Grantville.

**Purchase of Vehicle at Public Auction (con't)**

It is a place where State vehicles are taken to auction off. Barondik asked if it is open to the public. Brensinger replied yes it is open to the public. He continued on to explain the advantage is that due to the fact it is a State Surplus Auction, there is not need to advertise for bids. Suv Hawkins asked what amount Ed thinks he would be looking at to get a good vehicle. Suv Brensinger replied he had attended the auction last month and felt for a 4-wheel drive SUV, the range is from \$5000 and \$8500. Paul Schwab questioned the mileage on these vehicles. Suv Brensinger said there is a wide range. There are a few days of preview before the actual auction day. You have the opportunity to research the history of the vehicle. An example of this would be local PADOT representatives who are given vehicles to drive from home to work. These are the types of vehicles you hope to have an option on. The condition of the vehicles ranges from well kept to not so well kept. Suv Hawkins asked Ed if he thought the amount of \$10,000 would be sufficient.

**MOTION:** Was made and seconded to approve \$10,000 and authorize Suv/Roadmaster Brensinger to attend the State Auction and research/purchase a used SUV vehicle. Unanimously carried.

**B.)Proposal from Rettew Associates – Revise Recreation Dedication Fees**

Recently the Supervisors and the Park & Recreation Board have expressed an interest in increasing the prices of the Park & Recreation dedication fees. In order to increase the dedication fees, a review of existing park and recreation facilities must be completed. Analyzing the existing park & recreation dedication fees and ordinance requirements must be done. If necessary, advertising the ordinance changes must be done prior to the adoption of any changes. This is outlined in Rettew's proposal for completion by December 31, 2004.

Mgr Grumbine is recommending the Board approve Rettew's proposal so that this work can be accomplished by the end of the year. Implementation will affect only new development submitted after adoption. It is imperative the Township make changes in a timely manner. The current fee is \$750 per lot. Chp Artz asked what rate is being suggested. Mgr Grumbine replied there are many different options to be looked at and discussed. Suv Brensinger asked if this could be done prior to the Comprehensive Plan being completed. Mgr Grumbine confirmed this to be true.

**MOTION:** Was made and seconded to accept Rettew's proposal. Unanimously carried.

**SOLICITORS REPORT - Frederick Wolf****A.)Boundary Line with Bethel Twp**

Sol Wolf reported that he had been informed this issue might finally be settled. He was given verbal communication that Bethel Twp Supervisors have agreed to sign the agreement. Suv Artz said they had been told at the County Convention that 2 of the Supervisors had agreed to this issue being resolved.

**B.) Spruce Park Determination – Real Estate Transfer Tax**

Sol Wolf had sent a letter to the Solicitor of the School district. He asked for any information on the collection of their portion including penalty amounts and their authorization. As soon as Sol Wolf receives this information, he would begin the filing process.

**C.) Mechanic Street Property; Method of Sale**

At last meeting the Board had discussed a portion of the land that is to be retained by the Twp. The surveyor was asked to revise a legal description of the remaining property along Mechanic St that will be sold. The rest of the description will remain the same. There are 2 utility poles that will be on the property. A Right-of-Way will have to be provided for access to the poles. The description will also provide the “building envelope” information, which will be provided by Lebanon County Planning. Any setback lines will be clear to any potential buyers. If the Supervisors have any input to be considered now is the time to give this information. There was some discussion, by Board members, on the provided sketch of the area.

If it were decided to proceed with the Public Sale option, it would be through Nelson Ebersole, the Auctioneer, at the price that had been discussed. His price is less than the 6% of a realtor. A member of this Board would be required to be in attendance at the sale. If the price offered was within the requirements the Board has set, the sale would continue. If the price did not fit the requirements the sale could be withdrawn. The only expense to the Twp would be the advertising costs. Suv Artz questioned if there should be any action from the Supervisors on this issue at this time. Sol Wolf stated between now and the next meeting all these details should be straightened out and the Board will be asked then to take action on the decision to proceed with a Public Sale or not.

**C.) Robert Graham Agreement**

Mr. Graham had attended the previous meeting to inform the Supervisors about some restoration work which will be completed at his home on Narrows Dr. He had requested permission from the Board to locate a mobile home or camper on his property until the work is completed. It is anticipated the work will take 3-6 months to complete. Mr. Graham has provided proof to the Twp of payment for installing of the mobile home on his property and the connection of the water & sewer. Also the disconnecting of the utilities and the removal of the mobile home after the work is completed is listed in the agreement. The agreement also outlines an escrow account for these activities. The Supervisors are being asked to take action on this agreement for the Grahams. Mgr Grumbine provided some pictures the Grahams have provided of the temporary mobile home to be installed on their property.

**MOTION:** Was made and seconded to approve the agreement with the Grahams from Narrows Dr. Unanimously carried.

**E.) Ratification of Pension – John Sebastian**

Sol Wolf explained that John Sebastian, who is present tonight, was a member of the NL police Dept. and was injured while on duty. As a result of the injury had been placed on disability retirement in accordance with the provision of the pension plan. This was also the decision of an arbitrator. The Pension will commence effective June 30 of 2002.

**Ratification of Pension – Sebastian (con't)**

Mr. Sebastian will receive a lump sum payment of the payments not received to this date. After that a payment will be received every month in accordance with the provisions and terms of the plan. Due to the fact he was injured while on duty, a payment had been made to Sebastian from Workman's Compensation Benefits. This is being offset against his Pension until he receives all his payments. At this time in accordance with the decision that had been, Sol Wolf is suggesting the Supervisors take action to approve the necessary documents to have the disability pension go into effect.

**MOTION:** Was made seconded to approve and sign the agreement with John Sebastian in regards to his disability payment. Unanimously carried.

**COMMENTS FROM BOARD MEMBERS/ TWP MANAGER**

There were no comments from the Board members this evening.

**Martin Barondik – Long Lane Manholes**

Mr. Barondik questioned Ed Brensinger when he can look for the repairs to the manholes located on the west side of Long Lane. What are the chances of getting them fixed before winter season? Barondik reminded Suv Brensinger he had discussed this with him earlier this year. Suv Brensinger told Mr. Barondik he had discussed the topic with the Waste Water Dept. The decision about what to do has not yet been made. Obviously there is a concern about not raising the manholes to high because of catching the covers with a plow.

As there was no more business to conduct or discuss the meeting adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary