

**Minutes
North Lebanon Township Municipal Authority
April 13, 2006**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, April 13, 2006, at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon, PA with the following Board members present:

Wynanne Demler	Chairperson
Richard Miller	Vice Chairperson
Tod Dissinger	Treasurer
Ron Ensminger	Secretary
Susan Switzer Pierce	Assistant Secretary
Sheila Wartluft	Assistant Manager
Fred Wolf	Henry & Beaver
Scott Rights	Steckbeck Engineering

Also in attendance were Mike Kneasel, sewer foreman, Heath Machamer, and two North Lebanon Township residents.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

Chairperson Demler asked for a motion to approve the March minutes.

MOTION: Motion was made and seconded to approve the March minutes. Motion approved.

Next, Chairperson Demler 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.

Bross Estates (Kral) Property

On the maps of the property Scott Rights explained that they wanted to split the lots. He said they have been asked to televise the line to determine in what kind of condition it is. If it is okay then we will take dedication of it; but if not, we will need to redo it. Scott stated they are setting this lot up so it has frontage off of Narrows Drive. If this lot is eventually divided for development the sewer line will need to be developed. Even though there is no sewer being proposed for this project, Scott said that we need to get EDUs in place now. Scott stated in the letter he sent that the property owner should be made aware that if future land development was proposed for either Lot #2

or Lot #3 depending on the sewer capacity requested, it may be necessary for the Authority to conduct a detailed study to evaluate the actual capacity available. The cost of the study would be at the property owner's expense and if the study shows additional facilities such replacement or relief sewer etc. are needed they will be at the property owner's expense. He further stated he pointed out in the letter that there is a well and with trucks coming through the area it will be exposed to contamination.

Solicitor Wolf stated in the agreement they will be signing is a permanent right of way for water and sewer. It also will make provisions for the road as it relates to any water or sewer service especially that there is access for cleaning the sewer lines. Solicitor Wolf said the agreement provides for us having control over where the water and sewer will go but regarding the paving it is to be placed in such a way as to not interfere with the use and maintenance of any future water or sewer line installed by the Authority or their representatives. He stated the agreement also provides for all of our costs relating to this will be paid by the processor of the plan. He said the agreement also provides for them paying the costs of televising the lines.

MOTION: Motion was made and seconded to approve the add-on plan for the Krall property subject to them signing the agreement that we put forth. Motion approved.

The Board adjourned briefly to visit the new 8th Avenue pump station.

SOLICITORS REPORT

Eighth Avenue Pump Station

Solicitor Wolf said they went on a tour of the pump station. Scott stated Gorman Rupp would be available on May 4th to start the pump up.

Spruce Park

Solicitor Wolf said they were given a notice last month to complete the information and give it to us regarding the maintenance of their pump station. They failed to do it so he sent them a final notice. If they ignore that, under the Township ordinance we will be filing to make them comply.

Harvest Drive ROWs

Solicitor Wolf stated Mike discovered that where the sewer line runs along the side of a new home back to the creek they installed a vinyl fence, which enclosed the manhole in the back yard. He said he sent the property owner a letter to which he has received no reply. Fred said Officer Wengert, who has been employed as Codes Officer, has been talking to property owners regarding right of way problems. He stated he believes we should give him the authority on behalf of the Municipal Authority to go to property owners

MOTION: Motion was made and seconded that the Municipal Authority would use Donald Wengert, who was appointed by the Township Supervisors as Code Enforcement Officer, to enforce our Right of Way rules and regulations. Motion approved.

Ridgeway Mobile Home Park

Solicitor Wolf said he, Mike, and Sheila met with the new owner of the Ridgeway Mobile Home Park because Mike has been having problems there for a long time due to residents having things in the sewer right of way. The owner has already started cleaning up the park. Sheila and Mike showed him what they wanted him to do to help keeping the right of ways clear to which he agreed.

Mr. Rehab

Solicitor Wolf stated he sent the copies of Mr. Rehab's agreement, notice to proceed, and also to go ahead and contact Mike to coordinate the work.

Proposed copy of lease with Township for garage and office space

Mr. Wolf stated that last month he had given the Board the proposed copy of the lease of fifteen years with the Township for garage storage space for our equipment and office space for the personnel. He stated the Board has approved it and a motion is needed to approve the lease for fifteen years.

MOTION: Motion was made and seconded to approve the fifteen-year lease with the Township for the new building. Motion approved.

College Hill

Solicitor Wolf stated they would be receiving a letter because their water readings are very high and that we need to get in and inspect their premises to see if all the water they are using is going into the sewer system. He asked them to contact him within ten days or they could be subject to sewer billing based on the water consumption. They may have changed something there regarding how they operate.

Narrows Glen

Solicitor Wolf stated that the Authority needs to approve the normal and customary developer agreement with Landmark Builders. They will also have the requirements to pay the water and sewer tapping fees in this development within five years of the date of the agreement.

MOTION: Motion was made and seconded to approve the agreement regarding Narrows Glen. Motion approved.

Manhole reline

Scott Rights stated that what most likely happened was that water coming from the outside got behind the epoxy line. He said they are going to come back and say these holes now are subsequent to them doing the lining work. Solicitor Wolf read Mike's report of the leaks. He said the bond is still in place and we can try to get the work done through the bond.

Mike stated they are getting a manhole sprayed with Spray Rock as a demo at Ridgeway MHP to see how that system works. We did four manholes with Spray Rock in 1996 and they are still holding. Question was asked if other municipalities check their manholes on a regular basis and are they replacing their manholes to which Scott replied that better authorities do check and some hire contractors on a yearly basis and most do rehab instead of replacement.

Solicitor Wolf said they would put them on notice, give them 30 days to respond and see what happens.

Business Park manhole

Solicitor Wolf said regarding the manhole which was discussed in prior meetings we don't have any proof of whether it has sunk or not so we can't pursue it further. He said we haven't accepted the lines yet and the agreement provides they have to bond it for five years after it is turned over to us. Question was asked why we couldn't check to see if it was installed correctly. Solicitor Wolf said they have been trying to obtain the plans. When we get the plans, we could go check to see if the elevation is where it was marked on the plan.

Comcast

Solicitor Wolf stated when they initially made the agreement with Comcast there was a provision that they were required to report to us periodically how many employees they have. This is one of the criteria originally used to determine the EDUs and also to look at the gallons of consumption.

Litigation with the City

Solicitor Wolf stated the legislature passed legislation that a certain percent of the outside municipalities need to approve it. The PUC is continuing with their litigation. They decided that all of the water service would be under the PUC if the city takes over. It looks like all the sewer will also fall under PUC jurisdiction. They have been looking at whether the city will need to go through a full-blown rate regulation proceeding. The mayor was indicating he will deal with the outside municipalities so that we can get our issues resolved and satisfied. This has not yet occurred.

ENGINEERS REPORT

North Eighth Avenue Pump Station

Scott Rights stated in the last month Marks site graded and installed the water service, electrical work, plumbing, HVAC work inside the building, and completed installation of the gravity sewers in the force main. The line is actually connected to the existing sewers. With the apparatus that is outside the door they are trying to test the line and are having problems with getting air in it. They are asking for payment this month of \$98,471.26 which leaves a balance of \$96,721.26.

MOTION: Motion was made and seconded to make payment in the amount of \$98,471.26 to Marks. Motion approved.

Scott Rights stated Marks has submitted a change order for \$555.80 which occurred when they made the connection in Maple Street where they incurred some problems.

MOTION: Motion was made and seconded to accept the change order from Marks for \$555.80. Motion was approved.

Scott said there was another change order for \$651.00 for which the Authority is not responsible. There was a problem with the circuit breaker which was the wrong amperage. This will be deducted from the next invoice from the engineer.

MOTION: Motion was made and seconded that we receive a \$651.00 credit from Steckbeck Engineering for the change order that was created by the wrong amperage breaker. Motion approved.

Scott stated Marks is having a problem with the paving contractor because there has been a significant jump in paving costs. He said he is not proposing anything at this time but will come back with a change order because their prices are only good for sixty days. He said he will work with them and get back to the Authority. It was mentioned that this is why the project was bid in the first place.

Plan Reviews

Regarding plan reviews, Solicitor Wolf stated Briar Lake Phase III, contingent on them providing the right of way we need with approval of Authority and Scott, could be recorded within the next couple of weeks. He stated he could do the right of way, get it signed, and recorded next week. Scott showed the plans where the right of way would be on condition of approval by the Authority.

MOTION: Motion was made and seconded to approve the Briar Lake Phase III plans conditional upon right of ways being recorded. Motion approved.

Scott said they are not ready for approval on Homestead Acres Phase IV. He also said they did receive a resubmission on Spring Creek, but they have not been reviewed yet.

ASSISTANT MANAGER'S REPORT

Sheila Wartluft reported, regarding the new sewer billing system, training is scheduled the first week of May. She stated we will be using it for our May billing. She said as far as the building renovation it is moving along and we expect to be holding the next meeting in the new room.

SEWER DEPARTMENT REPORT

Mike Kneasel stated they had a right of way issue at Weis Markets. There was a BMX track constructed by some kids in our right of way. They placed four feet, seven inches of earth approximately two feet away from the sewer main which was down six feet. We, along with Officer Wengert, closed the BMX track.

He stated at Narrows Glen across from the Union Canal School the lower part of the sewer on the south side of the property was completed last week. It is in but has not been tested yet.

Mike stated they now have 11,000 feet of lines cleaned. He and Scott discussed when they would like to get the contractor in to start televising the lines.

Mike said he would like to discuss the change order on the Maple Street manhole. On that lateral they had to take a tool and cut the clay pipe. They took the pipe and rolled it with little or no effort. Going down Eighth Avenue past Skyline Drive and East Canal Street, we pulled some tree roots on the jetter nozzle. Mike said they vacuumed out six out of the eight pump stations this week.

Mike said they had to get the police down when we were jetting on 11th Avenue. There were kids with sling shots slinging marbles. They were charged with criminal mischief.

MOTION: Motion was made to accept the report and seconded. Motion was approved.

With no more business for the good of the Authority the meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

Barbara Bertin
Recording Secretary