

**Minutes
North Lebanon Township Municipal Authority
August 10, 2006**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, August 10, 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
Ron Ensminger	Secretary
Tod Dissinger	Treasurer
Susan Switzer Pierce	Assistant Secretary
Sheila Wartluft	Assistant Manager
Fred Wolf	Henry & Beaver
Scott Rights	Steckbeck Engineering

Also in attendance were two North Lebanon Township residents and Barry Wharton.

COMMENTS FROM THE PUBLIC

Chairperson Demler asked if there were any comments from the public to which Barry Wharton said he had a few questions regarding an issue he would like to discuss.

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

MOTION: Motion was made and seconded to approve the July minutes with correction that Mr. Ensminger was not present at the July meeting. 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.

SOLICITOR' S REPORT

Narrows Drive

Solicitor Wolf stated Mr. Wharton was in attendance regarding sewer capacity for Narrows Drive going south to Route 422. He stated Steckbeck Engineering had

previously done a study, and they had discussed doing another study as the lines were nearing capacity. Sheila was contacted by a developer of the land, which consists of an industrial tract and an R2 tract which has sewer flowing into this tract. These two parcels of land are up for sale and developers are looking at those tracts. They would possibly like to build a hotel and also an ice cream shop. There was also a plan which has been processed for seven residential lots. The Board had decided at the last meeting that a more specific study needed to be done. At this time it is not known exactly how much capacity the Narrows Glen development will be using and we do not know how much will be needed for the industrial tract. Pulling all the costs together for legal and engineering fees a good estimate would be to place money in escrow in the amount of \$10,000. Solicitor Wolf, Sheila, Scott, and Mike met with the developers with the amount each would be requested to pay for the study to be in relation to the amount of sewer capacity each might need for their project. At the meeting the developers stated they would like the information as quickly as possible so they may make their decision. A deadline was established for payment for the study and all the checks were received except the developer of the Krall property. They will be proceeding without that particular developer. The ice cream parlor will need three EDUs and the seven lots will need seven.

Questions were asked regarding how they go about determining how much sewer capacity is available. Scott Rights explained how they estimate the capacity.

Scott Rights stated they would like to keep the timeframe for the study to a minimum to keep the costs down since they have received only \$4,000 from the developers involved. The other one decided not to participate. Solicitor Wolf stated Scott will do a more limited study at a reduced cost with the developers receiving the answers they will need to proceed.

Solicitor Wolf stated they found out this week that the increased water consumption at College Hill, which is over their nine EDUs, is going back into our system and will impact this same area.

MOTION: Motion was made and seconded to authorize Steckbeck and Associates to do an evaluation of the eight-inch sewer line from Mount Zion Road down Narrows Road to Cumberland Street and be within the budget of \$4,000. Motion carried.

Solicitor Wolf stated the time to complete the study will be approximately six weeks and they will see if there is enough capacity and, if not, what will be the cost to accomplish this. He said they should have the information by the October Authority meeting.

Discussion followed with Scott Rights and Mr. Wharton regarding sewer lines, which might be needed in the area to get the needed sewer capacity.

College Hill

Solicitor Wolf stated they will try to get them to comply regarding their water usage that is going into our system and how to correct it. DEP is involved with the process of eliminating water into the Penn Dot storm water system.

Ebersole Property

He stated the agreement approved at the last meeting was signed by Ebersole and is ready for signature. They are agreeing to cap off all the sewer connections which are not being used in accordance with Mikes's specifications and Mike will be inspecting that. They will be assigned a combination of all the EDUs which had previously been assigned.

Briar Lake

Landmark Builders signed an additional right of way for Briar Lake and the Authority had approved that agreement which is ready for signing. They have requested a reduction in bonding for Briar Lake. There are a few more things that need to be done but they have a substantial amount in bonding left. He stated they would ask the Board to reduce their bonding to \$2,500 in the event that the Parsons inserts be done

Motion: Motion was made and seconded to reduce the Briar Lake bonding in the amount of \$2,500 which would cover Parsons inserts in the event they do not install them. Motion carried.

Also, regarding Briar Lake he stated they signed the developer agreement.

Spring Creek

Solicitor Wolf said the agreement with the developer will need to be signed after final plan approval. He stated it is expected they will receive preliminary plan approval at least by the Planning Commission either this month or next month. He stated he has reviewed it with their attorney. If everything is in order, it will come to the Authority for signing.

Narrows Glen

He stated they have a developer agreement signed with them.

Cedar Grill

Fred stated there is an agreement with Cedar Grill. We are assuming they will be proceeding with processing their plan for the sewer connection except at this point they have not given Sheila and Mike everything they need from the comment letter which was sent to them.

Mechanic Street

Solicitor Wolf stated regarding the property at Sand Hill Road and Mechanic Street they had an agreement for sewer for a three-unit townhouse. That plan is now being processed. We had a right of way agreement there that will be signed as the plan gets processed for final approval.

Spruce Park

Solicitor Wolf stated Mike is still working on getting in touch with the company who cleaned out their pumping station and wet well. We will then be working out an agreement with them once Mike receives finalization of the maintenance issues.

Hole in sewer right of way

DEP came out and looked at it and then contacted the owner's son as to what needed to be done to resolve the problem. As was discussed at the last meeting, dirt was thrown over the bank into the creek. The dirt cannot be thrown back into the hole without checking with DEP regulations.

Harvest Drive Right of Way obstructions

Solicitor Wolf stated this is still an ongoing issue.

ENGINEER'S REPORT**Plan Review****Spring Creek**

Scott Rights stated they have reviewed the plans and are asking the Board to take action to approve them so that a letter can be sent to County Planning. There are several sewer lines that parallel North 8th Avenue which need to go across the grass. They will be lined with geo grid. Discussion followed regarding placement of sewer lines, right of ways, and easements.

MOTION: Motion was made and seconded to approve the plans for Spring Creek subject to them signing the developer's agreement. Motion carried.

Conestoga Log Cabins

Scott stated Conestoga Log Cabins is requesting a four-lot subdivision on Water Street just north of Deer Lake. They would like to extend the sewer lines. No action is requested on the subdivision tonight.

Seyfert Subdivision

He stated the Seyfert subdivision is for seven lots at the intersection of Kimmerlugs Road and Mount Zion Road. They are in the preliminary stage and Mike and Sheila have not finished their review. We will be issuing a comment letter on that. There are existing sewers that front the property, but we need to verify that they can get into the existing lines by gravity.

Morrisey Property

Scott stated there is the Morrisey property plan that is a subdivided piece transferring to the Seyfert property. It is strictly a subdivision not a land development. We have no comment on that because it is stated there is no intention to build on this lot.

Seyfert Property

Scott stated this property is located at Grubb Avenue to Snow and is owned by the Seyfert's. They would like to remove a piece which will not be used as a building lot with no land development being proposed. It is to be used for agricultural purposes. He further stated that if at some point in the future they wanted to develop it they would need to submit a land development plan.

North Eighth Avenue Pump Station

Scott reported it has been running well and they are holding the last payment of \$5,000 for Marks to finish completing the punch list. He is requesting approval to make final payment subject to Marks completing the punch list.

MOTION: Motion was made and seconded to pay Marks the final payment of \$5,000 once they complete the punch list which basically consists of touch up. Motion carried.

Televising the lines

Sheila stated this week they had been working on Sand Hill Road videoing the lines.

ASSISTANT MANAGER'S REPORT

Sheila said she wanted to discuss the Gensler plan for which they are looking for plan approval. She stated they are staying with the three units that were originally proposed. We are asking for a motion to approve this plan contingent on the developer's agreement that is for some right of ways in front of the property, and a payment of outstanding fees.

MOTION: Motion was made and seconded for approval of the Gensler plan for three townhouse units on Mechanic Street contingent upon their signing and returning the developer's agreement, and payment of outstanding fees. Motion carried.

Sheila also stated she had not deposited the checks which she received from the developers regarding the Narrows Drive project but will go ahead with the deposit so that Scott can start his work on the study.

SEWER DEPARTMENT REPORT

There was no report from the Sewer Department

With no more business for the good of the Authority the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Barbara Bertin
Recording Secretary