

**Minutes  
North Lebanon Township Municipal Authority  
August 12, 2004**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, August 12, 2004, at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Road Lebanon, PA.

Thomas Parry	Chairman
Wynanne Demler	Vice-Chairman
Tod Dissinger	Treasurer
Ronald Ensminger	Secretary
Susan Switzer Pierce	Asst. Secretary
Sheila Wartluft	Asst. Mgr.
Fred Wolf	Henry & Beaver
Scott Rights	Steckbeck Engineering

Also in attendance were Wastewater Foreman Mike Kneasel, Jeff Steckbeck from Steckbeck Engineering and Surveying, John Poff of Brian Hockely and Associates and 2 Township residents

At this time, Chairman Parry called for a motion to approve the July minutes. At this time, Member Demler asked about the statement on page 5 concerning the right-of-ways for the 7<sup>th</sup> Street portion of the water project. The statement reads "Kimmerlings Road", should this not be North 7<sup>th</sup> Street? Sheila said it should be North 7<sup>th</sup> Street and will it corrected.

**MOTION: Motion was made and second to approve the July minutes with the above mentioned correction. Motion approved.**

Next, Chairman Parry asked for a motion to approve all invoices and requisitions for payment, all which are subject to audit.

**MOTION: Motion was made and second to approve the invoices and requisitions for payment all subject to audit. Motion unanimously approved.**

Member Dissinger asked about the profit/loss statement that was included in the packets. He asked a question about the fees charged for the review fees. We charge them for a plan review and then the expenses are taken out to pay for them. How is the money moved back and forth to pay the bill? Sheila said once the plan comes in and the \$500, or whatever fee, for the plan review is paid, we then give the plan to Scott to review and he sends a bill for the review. Once it gets to the \$500, or whatever fee, they have exceeded what they gave us. At this time, we then set up an escrow account to take care of any additional costs that will be incurred with the review of the plan and /or inspections. The fee that we charge depends on the number of units, acres, etc, which are on in the resolution that we pass each year approving the fee schedule for that year.

## **COMMENTS FROM THE PUBLIC**

There were no comments from the public tonight.

## **SOLICITORS REPORT**

### **Pertinent Issues**

#### **Right-of-way Agreements – North 7<sup>th</sup> Street**

Sol Wolf reported that all five of the property owners that we required right-of-way agreements from have signed their respective agreements. We now need the Chairman and the Secretary of the Board to sign them as well. These residents have been most cooperative in this process. These are permanent right-of-way agreements as compared to the temporary agreements that were signed previously by some of the residents in this project. These agreements will then be legally recorded in the Recorder of Deeds Office at the Courthouse. We in effect will then be signing our rights over to the City when they take over the lines for maintenance. This will be subject to the property owner's right that the land would be restored to the original condition prior to the repair or maintenance of the line. Tod asked if these homeowners are made aware of the fact that they cannot put anything on this land that is used for the right-of-way? Fred said they are made aware of this when they sign the agreement. Tod then asked if this would then hold true for the City as well? Sol Wolf said this would be passed onto the City when they take ownership of the lines, since the agreement states we have the "right of assignment". A couple of the property owners had some special concerns with how the work was going to be done, but we have worked with Scott and the property owners and put that in the agreement. Scott and the inspectors will make sure that everything is restored the way it should be. There was a concern about a tree and we are going to make sure that the roots will not be damaged and if they are, we will replace the tree. Sol Wolf said that all five property owners have been very cooperative in this process and it benefited them somewhat, but not as much as it has benefited the whole project by saving us some money by staying out of the PennDot right-of-way. We owe a letter of thanks to these residents and Sol Wolf will send this letter on behalf of the Authority.

### **Interim Financing**

Sol Wolf reported that we have set up the interim financing with the Lebanon Valley Farmers Bank for the water project. We will be signing the documents this evening. This operate like a letter of credit because one of Todd's points is that we should monitor this to make sure that it is in our advantage to use and pay the thing down or take the money out. This is for water and sewer projects. We have three that could be considered and utilize this letter of credit. First is the water project and the additional monies that we are spending here which will be paid

## **Interim Financing(cont'd)**

back from tapping fees. The other project that we have coming along later, is the Sanger Pump Station, which will be paid back through the developer, when we are ready to go ahead. They are bonding this right now with us, so that we are ready to go ahead with that, they are going to contribute \$210,000 and then as they make the connections, we will be collecting \$3,000 times 109 (or the number of connections). That money will be used over a five-year period. So if we borrow the money we will be paying it back from that. There is also a possibility that in the industrial park, we had discussed previously, eliminating the Hillside Drive pump station if we can. In the agreement that we have been negotiating with the industrial park, through Jeff's help, we have worked on a plan that shows where their sewer service ends as far as servicing their park, they at some point in time in the next few years, would be extending that line to the northwest section of the property. They also expect to be taking over the old Windsor Plant and property. If that happens, they hope to sell that tract along with some other lands and can work with the new owner to have the sewer line extended all the way up to Hillside Drive. That way we would only have to run it from the pump station to that point. If it ends up not getting developed in a time period that is acceptable to us, then they have also agreed to run it up to the corner of the Windsor Property and then running westerly, parallel with Hillside Drive and over to the edge of their property. Our requirement is that they run the line to the edge of their property. That would give us an extra leg to run it if they do not find another buyer for the land within the time they have to do the project. We would then go from the pump station from Hillside Drive, over to the Windsor Property and down along Windsor's' property to the corner of the property. In any event, the interim financing can be used as a line of credit for any of those three projects with us having the right to pay it off at any time. The only thing that the Internal Revenue Service requires us to do is to take down 5% or \$42,500 within the first 60-days, which we have enough bills to pay. The other thing is that they give you 3-years to spend the money that you are going to be spending. It can be spent on the water project, then pay it down, or spend it on the Sanger pump station, and then pay it down, etc. The total amount that you spend during that 3-year period, then qualifies you to continue more water and sewer projects for the life of the loan, which is 15 years. Again, it is 3.52% interest for the first 7 years, and then 70% of prime after that. We are going to pay all of our bills from the project from this letter of credit and then as we are taking in tapping fees, this money is going into a separate account. At the beginning of next year, we will take a look at the account and compare it to what we have drawn down and then pay down as much of that as we can. We will then look at it from time to time to see what and if we can make money with it. Back to the industrial park, the intent is to make the one tract a part of the other tract for a developer and they do not want the sewer to be planned right now before they find a buyer for the tract. The agreement will be that we will give them a period of time for them to find a buyer. If they find a buyer, then they will run the line to a certain point where they will get the depth that we require. It was asked if they are planning to do anything with Charlotte Street? Sol Wolf confirmed with Engineer

### **Interim Financing(cont'd)**

Steckbeck that they are not considering Charlotte Street for anything at this time. If for some reason, this would not go in the time period designated, then they will have to extend the line to where we want it to go. Sol Wolf indicated these locations to the Board on the map of the project. In the month, we will have a cost estimate of the different scenarios of the line and will be able to give these estimates to the Authority. There is no need for a decision right now. Again, the purpose of the interim financing would be for those three projects to use it as a line of credit if we wanted to. Even with all of these projects, we are looking at being reimbursed for all of these costs.

### **Notice to Connect Packets**

Sol Wolf reported that we have had only three packets that have not been picked up by the homeowners. In accordance with the authorization given by the Authority, he had the constable serve all three of those and was served by Constable Shorty Fields. The packets that went out had instructions for any special circumstances included in them. We are going to wait until we have more special requests before we start to review them and approve them. Then he and Sheila will go through them and review these along with the circumstances. Without naming any names, we are going to come back to the Authority Board with the circumstances and ask for approval. Because some of these things deal with their personal financial information, we will not be revealing any names of residents, only circumstances. We also have, in two of the phases, the expiration of the 90-days for payment and connection. We have a group of those that have not done it. At the end of the month, we will be sending them a reminder letter to do one of two things. Either come in and make arrangements to pay the three payments or if there is some reason why the property owner cannot connect, to get the information form and the request for extension form and get it in to the Office for review.

### **Water Contract**

Sol Wolf requested that Scott Rights get some figures together by the next meeting as far as the expenses of the project are. Within the next 30-days, we want to look at where we are in projected costs of the additional money that we will have to pay the contractor and anything from their office so we can put all of our numbers together to give to the Authority Board, so we can see where we are compared to where we were projected, so we know where the money is coming from and how it is being paid back.

### **8<sup>th</sup> Avenue Pump Station Bid Documents**

We have been working on the bid documents to salvage that building on the property for the new pump station. We now have those documents in good order.

## **8<sup>th</sup> Avenue Pump Station Bid Documents(cont'd)**

Mike is working on getting the building inspected for asbestos. If we get a report that shows asbestos is present in the building, then we will have to get someone with proper credentials to come in and remove the asbestos before we can start demolition of the building. When we actually do tear the building down, Mike has indicated that when we take out where the foundation is now, we will take the stone out, but not fill up the hole right away. Rather we will use this for the pump station so there is no sense filling it up. Until that time, we have to come up with some way of blocking that hole and protect the area.

## **Industrial Park and Valspar Corporation**

Sol Wolf said this would be discussed at length in the Engineer portion of the meeting.

## **ENGINEERS REPORT**

### **Water Extension – 7<sup>th</sup> Street, Restoration**

The big thing is that we have the right-of-way issue resolved and the main is in. They ran into a bit of a snag when testing the line, so they cannot put the service laterals in until the snag is resolved. It looks like they will start the service lines next Tuesday, the 17<sup>th</sup>. This is the last part of the project as far as the basic scope of work is concerned. With that being said, this will fall in great with what Sol Wolf asking for at next meeting with the dollar amount completed. Mike Henry, one of the inspectors, has been out there keeping a running list of punch list items that need to be completed while the work is being done, so that it is done as soon as possible. The punch list at this point is not that large because it is being taken care of almost immediately after being reported. He feels by the next meeting, we should have a good handle on the restoration part of the project. We may have some outstanding issues from the 7<sup>th</sup> Street area, but that should be about it. Tod asked why they had to cut the line on 8<sup>th</sup> Avenue? Scott said the church asked for a 6" line, rather than the normal line that it is installed. The service lines that go under North 8<sup>th</sup> Avenue are basically bored and punched through under the street. The 6" line cannot be bored under the road. Tod then asked if it was the intention all along to put a 6" line under the road for the church? Scott said that it was an on going debate between the church and the engineers. The church is going to pay the difference between what we would have normally put in and what we actually installed for them. It looks like the final amounts are going to in about \$2,450,000, but some of this we are going to recoup. There is probably about \$30-40,000 that can be re-couped in the project through various installations of vacant lot laterals. He will be sitting down with Sheila and Fred within the next month to go over who has and who has not paid the vacant lot lateral. We have been keeping tabs on these lists but have not tallied them up yet. So all we have left is services on 7<sup>th</sup> Street and taking care of some of the restorations. Scott asked that anyone who hears about

## **Water Extension – 7<sup>th</sup> Street, Restoration(cont'd)**

any complaints to please let him know so it can be taken care of immediately. Tod asked how many people have decided to hook up after we finalized the project that otherwise would not have had to? Parry asked if he means those over the 200'? He said yes. He asked that this be answered at the next meeting. He said you hear so much negativity about this project, now all of a sudden we are hearing how many people actually wanted to connect. Chairman Parry said we have also had some of the vacant lot people that have since decided to connect as well, when they realized the benefits of the connection and the cost savings involved.

Tod made a comment that with all of the complaints and carrying on prior to construction, he feels the project went very smoothly. Sheila agreed that we have had a lot of people come into the Office and were very cooperative and anxious for the water to be connected. The positive has far out-weighted the negative aspects. Sheila noted that Phase III of the project has been the most anxious to connect.

Scott also mentioned that he has a pay request for this evening as well from Marks. This request is for \$112,126.35. This has been checked by the inspector in the field, Mike Henry and the quantities all match, so the request is valid and can be paid. This would be payment request number 7.

**MOTION: Motion was made and second to approve payment request number 7 in the amount of \$112,126.35. Motion approved.**

## **8<sup>th</sup> Avenue Pumpstation**

Scott reported that he and Mike met on this this past week. The plans are pretty far along and they are "tweaking" the final plans as we speak. By the next meeting, they are hoping to make application for the building permit. They would be bidding this project over the winter so that they can get started in the spring with construction.

## **PLAN REVIEWS**

There are several plans that need attention this evening. Most of them are wrapping up loose ends. None of the submissions were new, rather, revised plans or re-submissions. One of these was Leon Zimmerman's' on Maple and Oak Lanes. It is a single lot that has a house on it now that he is proposing to subdivide into 4 lots. He has one lateral for sewer, so with 4 lots he needs three additional laterals. Mike, Sheila and himself have reviewed these plans and are OK with the plans submitted. They addressed all of the comments that they had for them previously. This evening they are recommending approval of the plan. Chairman Parry said he has one concern with this plan. He said back when they did the sewer in Woodlea and the stone was put in the line we had some problems. He wants to make sure that the same thing does not happen all over again. Mike said with the three

## **PLAN REVIEWS(cont'd)**

saddles, we will be doing the work and will be there from start to finish. The only thing that Leon will be doing is the pipe to the right-of-way line. Sol Wolf mentioned that the prior problem came from the contractor when they actually did the house construction and did the excavation, not when the main was initially installed. Chairman Parry said since that is the case; he has no problem with the plan. Tod said we have talked about the sewer, what about the water? Scott said the water would not be part of our jurisdiction since the City line, Not Township, serves it. Scott went on to explain that they do need water approval, but that would come from the City.

**MOTION: Motion was made and second to approve the three lateral connections for the Leon Zimmerman project between Oak and Maple Lanes. Motion approved.**

## **Narrows Glen**

Scott said this is a much more complex project that is along Narrows Drive across from the Union Canal School. They have re-submitted the plans and have addressed our comments. The plans are fine at this time and the only thing that he would caution the Board about is that there is one place where they cross one of the lots with the sewer line. It is right near the intersection of Narrows Drive and the entrance to the development. They are going to put together an easement agreement that will address the problem and will record the easement that will list the limitations of that easement. The concern is that we do not want anyone planting any trees or building anything on that easement in the future that would obstruct access to the easement in the event of a problem. Chairman Parry asked if the water and sewer are both coming from the south end of Narrows Drive? Scott said it is because we have extended the water line to catch these homes. Sol Wolf explained that originally the water line was coming north on Narrows Drive to this property and the requirement is that the line has to be extended to the end of the property and we did that for the developer. If you approve this tonight, he has provided the agreement to Landmark Builders and he wants to make sure that this is part of the approval process, because this provides for the right-of-way connecting the water and sewer and the bonding for the payment of the water. Tod said when this plan originally came through, he thought that this line crossing over the lot was a no-no. Scott said that is correct. He said they did address that in the first submission and when it was re-submitted, the bottom is line is because of the depth of the existing sewer line, he couldn't do it without coming into our sewer at such angles that would not work for us. There was no ideal solution for this area and left us with no other options and this was the lesser of two evils to do it this way. In the very beginning of the submission, there were actually two lots with this scenario, but we were able to take care of the other one. Sheila said they did do the right-of-ways so that the eventual homeowners could do some plantings at the corner of the property and still be able to do plantings around their house. The area is at a location that you would not normally put a shed or other type of

### **Narrows Glen(cont'd)**

utility building. Chairman Parry asked what kind of an impact is this development going to put on the "bottleneck" area of our line, since this is the same line that serves Northcrest Acres and Ridgeway Mobile Home Park? Sol Wolf said they checked into this and we have more than enough capacity in this area to accept the 54 additional edus that would be created by the development. Chairman Parry then added that this might even help the situation since there would be more flow through the manholes to keep it moving instead of just sitting there. Sheila said they would have had to put in more than 175 units to affect the capacity for this section of the line. Sol Wolf said he wants a statement included in the motion that addresses the water line agreement and the right-of-way agreement. Sheila said she doesn't think this will be an issue since they have already paid their sewer tapping fees and capacity. Tod asked if these additional customers would be paying towards our debt on the water line? Sol Wolf said they would be paying into this fund. Sol Wolf explained that he is not asking for conditional approval of the plan, rather he is asking for approval of the plan along with the signing of the agreement and recording of the right-of-way agreement.

**MOTION: Motion was made and second to approve the Narrows Glen submission concerning the water and the sewer, subject to them signing the agreement and the right-of-way agreement to make sure that there is no question about them connecting into our water line and paying that expense. Motion approved.**

### **Carpenters Center**

This was reviewed last month, as it is an on-lot system on Heilmandale Road. They were proposing an 8,000-gallon per day sand mound system. We had questioned the flow and that has since been resolved. The other thing we questioned was the interest in public sewer since it is only 500' away from their site. The flow number was incorrect; it was only 800 gallons per day not the 8,000 gallons per day they had originally stated. So the need to connect to the public system would not be needed. If they were to look into public sewer, they would need a grinder pump. We would not be interested in this; rather we would look into serving the entire area instead. Since this is the case, we have no comments on this. We recommend that the Board rely on the SEO comments instead. He, the SEO, Gordie Sheetz, has in fact issued a permit for construction of the on-lot system.

**MOTION: Motion was made and second to approve the plans for the Carpenter Center on-lot sewer system in accordance with Gordie Sheetz, County SEO recommendations. Motion approved.**

## **Union Canal Project**

These plans had been reviewed quite some time ago and they were going to re-grade the existing entrance drive to the park. In doing so, they will have to raise some of our manhole rims. Through discussions with them, they have re-graded the land and in doing so, there is only one manhole that will be disturbed. This is the manhole at the intersection of Tunnel Hill Road and the access drive. They had to raise it about 1'. The bottom line is that we requested they replace the entire manhole because this is the one that we had lined with the plastic liner and had the hydrogen sulfide problem. They have decided to comply with our requests and replace the entire manhole. Scott mentioned that they are attempting to get grant money for this project and have requested some of our specs so that they can include this in their grant application.

**MOTION: Motion was made and second to approve the Union Canal manhole replacement. Motion approved.**

## **NLT Business Park**

At this time, since Steckbeck Engineering is the engineer for this project, Scott excused himself from the meeting. Sheila introduced John Poff, of Brian Hockley and Associates, as the engineer who has been working with Mike and Sheila on the review of this plan. Before any discussion takes place, Tod asked if the line that is going to be constructed would be large enough to handle the other lots that are going to be developed. John Poff said just to re-state his question, based on the five lots, is the line that is proposed large enough to handle the flow from those lots? Mr. Poff said as it is currently designed, his answer would be yes. If someone would come through with a land development plan that would generate tremendous amount of flow, then it would be their responsibility to upgrade the system. The downstream portion of this line is 15" inside diameter pipe. So it is laid at a minimum grade, but it would be able to carry a tremendous amount of water. Tod said that is his concern that we don't have to come back a year or two down the road and have to make an upgrade to the system to accommodate this park. Mr. Poff said they have reviewed the plans with the idea of maximum flexibility for the future of the business park and they believe that Mr. Steckbecks office has done the same. The only issue with the design is the actual lateral locations. Since the locations of the buildings are unknown at this time, they have done the best they can with the proposed locations. But this is primarily dictated by the Township requirements with not disturbing the Township streets after they have been dedicated to the Township for maintenance and ownership. Tod said what prompted this question is that he had asked this same question back when the plans originally came through. He was told that you couldn't put too big of a sewer line in because your flow will not push through what it needs to push through in order for the line to keep flowing. So, to him, if only one building is going in now, with no idea of when another would be built, then he feels the pipe should be smaller rather than larger in order for the flows to keep moving. So if we say it is

## **NLT Business Park(cont'd)**

going to handle five lots in the future, what is that going to do to the flow with only one building actually flowing into it now? It doesn't make sense to him and he is really trying to understand what is going on here. Sol Wolf asked if they could open up the plans so that it can better be explained. John Poff said the entire line is not 15". At this time, Jeff Steckbeck introduced himself to Tod and John Poff. He said that the majority of the land for the business park is lower than the street. The traditional way to design this site would have been to put an 8" sewer in the street. An 8" sewer at a minimum grade would handle 660,000 gallons per day. Their projection for the park is about 1/10 of that flow. Of course there is no real way to tell exactly how much any line is going to handle until it starts flowing. Valspar has taken up about 20 acres, with a projected flow of 6-10,000 gallons per day. So we have about another 135 acres left to develop. So we might expect anywhere between 40-100,000 per day, so we can easily handle the flows. Steckbeck reported to the Board that he realized that this Authority Board does not like to use pumps, but the sewer in the streets for the larger lots will require pumps due to the hydrogen sulfide problem. They have figured out how to bring the sewer in through the back of the lots, along the lower edge of the lots. This required some extraordinary efforts that created additional costs to the owners in order to provide this sewer service. Even with the additional fill that they are projecting to put in, had they used an 8" pipe in this trench, they would have "popped" out of the ground before they hit Charlotte Street due to the slope requirements for an 8" pipe. They looked at 10" and 12", which allow you to drop the slope a little bit, and allow you to stay lower longer, but they could not do it. So 15" was the smallest diameter pipe we could go with and still get the cover that we needed at Charlotte Street where Shindell and Dresch live and keep it down below the ground. So basically this is why we stayed with the size that we chose. Additionally, we are along the back, which provided a wide enough right-of-way, so that Mike can get the flusher truck in there for maintenance. Mike said in order to put some of Tods' worries at ease; the railroad bed is 9,000' of 18" pipe. Some of those grades are laid at what we have here with this project. When Heilmandale hooked up at the top that path of water was very wide and you would think that it would not flow, but it did. There has never been a problem there. Another thing that Mike wanted to bring to the Boards' attention is that the manholes all have the GU Lined bottoms, which are plastic or fiberglass lined bottoms, which has a very low friction factor. Tod asked how long this 15" pipe is going to be? Mike said it would be about 4,000-5,000'. Sol Wolf said he thinks the best way to satisfy Tods' question is by looking at what we have that is similar to what they are proposing and see how that works. In this case it would be the railroad bed off of 25<sup>th</sup> Street. Tod said originally the concern was if the line was sized big enough, now his concern is, is it too big? Chairman Parry asked Mike if they had the opportunity to flush the line on the railroad bed yet? Mike said they have, the section that is 719' between the manholes was flushed. There was really nothing lying in there. Sol Wolf asked if they checked the manholes at that time? Mike said they check them periodically when they can. Tod then asked by eliminating the pump station on Hillside Drive, how

## **NLT Business Park(cont'd)**

many homes would you be adding into this new line? Sol Wolf said about 30-35 homes are going through the pump station now, so you would be adding that flow into this line which would be helping the flow in this line. Tod then had another question about this line. There are some homes in this section. Are they going to be required to connect into this line? Sol Wolf said, normally, if someone would be within 150' of a sewer line, they would be required to connect into it. The Economic Development Corp is trying to acquire those properties that Tod is referring to. They have been negotiating with those property owners to buy them. If they do, then that land will become part of the park and the homes would be torn down to make room for business. If it does not happen that the properties are bought out, then if they were within that 150' and laterals could be provided, they would have to connect. Steckbeck indicated that Bob McNary from the Economic Development Corp told him after the last public meeting that both Deck and Shindell indicated that they were willing to sell the homes. At this point, Mr. Dresch is the only hold out. Sol Wolf said the only hold back that Economic Development has is that they do not have condemnation power, so they have to try and buy them out. If it doesn't end up being part of the park, and you want them to connect, they have to connect as long as they are within 150' from the main. Sol Wolf said this brings up another point that Jeff briefly spoke about. Since the line is to the rear of the property and not in the street, and in the event that the properties do not sell to the Economic Development Corp, would the Authority consider giving them right-of-way along Charlotte Street to access the sewer line? This does not have to be decided this evening, but should be thought about. Jeff said, he is not an attorney, but speaking for Mr. McNary, he has rights to the acquisition Mr. Hanfords' property and the rights to use Charlotte Street to access the property in question.

Next, Mr. Poff indicated that Sheila, Mike and himself have been working with Jeff's office in getting these plans in order. They finished reviewing these plans today, and he has given his letter of recommendation to Sheila, not only for the business park, but the sewer for the redevelopment plan for Valspar, which will be a private line on their property and will be maintained by them as well. There will be a sampling and monitoring manhole for the Authorities' use and Sol Wolf will take care of the agreement for this. Tonight, Mr. Poff is requesting the Boards' approval on the North Lebanon Township Business Park plan and also, the approval on the Valspar Plan. Tod asked if we would be responsible for what he showed us earlier this evening? Mr. Poff said that is correct. It is a run from existing manhole RR2 through what is labeled as Business Park Manhole 13. Business Park Manholes, 13, 12, and 11 are in the proposed Hanford Drive area. Then what they are responsible for is from the main line going into their lateral and their building. Poff said they would have an actual 8" line with three manholes on it along the one side of their building and then have two laterals, two 6" lines, tying into that line. But they will own and maintain all of that line. Tod asked who that line gets inspected by? Jeff said it would be inspected by the Authority. Sol Wolf said then we need to have

## **NLT Business Park(cont'd)**

access for sampling of those manholes because of our Strong Waste Management program to make sure we do not have a problem. Mike then showed the Board members where on the map of the property where these sampling and monitoring manholes would be. Sol Wolf said in answer to Tod's original question of what we are going to be maintaining, is down from where our line is now, down the railroad bed then up to the cul-de-sac and then the service line in the road for a portion to pick up that lateral.

At this time, Tod questioned the pitch of this line and the possibility of this line backing up. Jeff said the invert of the lateral coming in would be higher than the invert of the main line. Tod said that would then make sense to him. He said the reason he was asking was because it seemed with that amount of grade, he felt it seemed to be almost a flat surface and it is coming from the other way. What is stopping it from going the other way and restricting the flow coming from the other way? But since Jeff explained the situation, he now understands.

Mike then explained that the first manhole that they go into is RR2, which is a lined manhole. The plans have a bunch of notes attached that explain how they are to enter this manhole because it is plastic lined. We then get into the fill area where the manholes are spread out to the distance of 626', because we did not want the manholes sitting on top of the fill area itself because of sinking into the fill. Even though the fill would be compacted, it can still go down in. So that raised some more questions. If we could get 100% compaction, typically that is not going to happen, but if they did, you cannot put in the regular SDR35 pipe. So John came up with the idea of putting in "Truss" pipe. He then showed a sample of this pipe that would be put in this fill area. It is much more strong and rigid than PVC SDR35 pipe and it will take much more of a deflection and will not break in the fill area. Tod said this goes back to his concern. If you have an area with very little grade, and if this compaction settles and the pipe gets a "belly", now what? Mike said this is "Geogrid" and showed a sketch of it. It's like a snowshoe. You compact the fill, then put in two layers of this Geogrid to that drawing. This has been done in a "muck" environment in New York. The walls of the ditch were falling in and the bottom was nothing but mud. They were going to give up on the project until this product came along. Basically, they encased and wrapped this pipe in the Geogrid and it helped. So this is what we are going to do here. We are going to put this Geogrid in to help this pipe, in the event that it does deflect and drop; it will span the weight and will not take it down. So, we have the compaction, the Geogrid and the pipe. Tod asked whatever happened to our thoughts of putting a concrete base down on the virgin ground? Mike asked if he meant the pillar system? Tod said yes. Mike said it would cost \$70,000 to do. Tod said we are not paying for this, so why should we not require them to do what we feel would be the best solution to the problem? Mike said we looked at this and said, \$70,000 is an awful lot of money, let's look at something else, so we did. Tod then asked how deep this is going to be? John Poff reported about 6" deep of fill to the bottom of the pipe. So you are going to have

## NLT Business Park(cont'd)

3' of fill, then this Geogrid, then 3' more of the fill on top of the pipe, Tod asked? He doesn't understand, if this settles, why would this not settle with it? It is acting like a net isn't it? Mike said not, because it spans the weight of the pipe and acts like a tension wire. Mike said to make this a little clearer; this is the same thing that they used when the Weavertown Quarry slid in. They used this to hold the sides back and it has worked. Sol Wolf suggested that Jeff go over the process of compaction because this is part of the story as well. Jeff said that they have 8" lifts that are tested at 50' intervals through this area and they are requiring a soil scientist to be on site while the compaction is being done to verify the compaction testing. Tod asked what they use to test the compaction? Jeff said they use a nuclear density gauge. The requirement is 100% standard proctor. Between that and the Geogrid and the rigid pipe, he believes the system will work, but it has to be installed correctly. But the bridge would have to be installed correctly as well. Mike said with all of these requirements in line, the tests should come back at 100%. John Poff mentioned that all of this detail is on the plan so that their contractor will be required to install the system per the plan. Mike said that someone from Tensor, the company that makes the Geogrid, would be on site to make sure that it is installed correctly. Chairman Parry asked if the property owner is comfortable with this process? Jeff said they are. Tod then asked what the cost difference is between a pillar on the virgin ground or this process that was just described? Sheila said the estimate for this process is about \$5,000. Mike confirmed that Jeff sent him an e-mail that stated the pillar system would cost about \$70,000, with the steel casings. This system that uses the Geogrid costs about \$5,000. Tod asked Scott what his thought is on this? Scott said these two systems have both been used quite a lot, but is new for us here. Tod says he feels that if you put this over a large span and the ground below this first nets sinks an inch or half an inch, they are saying that this is not going to move at **all?** Mike said it would span the weight. Tod said he is sorry, but he does not believe that. That pipe has to weigh quite a bit, and then encased in concrete yet. He is not convinced that this is going to work and is the best way to go. Is the sewer going to flow through that pipe? Sure it might if you have 4 or 5 of the lots that are flowing into the line. But what about only one customer producing flow into a 15" pipe? If this thing drops 1/2" in settlement, is that sewer still going to flow through that pipe? And if it doesn't, whose responsibility is it to repair the line so it does flow? Will it be the Authority's responsibility or the landowner? Jeff said once the Authority would accept dedication of the line, of course it would be the your responsibility. Sol Wolf said the one question that he has is, prior experience has shown us that after compaction if something does settle or depress, he would assume that all 700' would settle, rather smaller "pockets" that would settle. Jeff said that is the whole premise behind the Geogrid system. If a pocket does settle, it would hold up the remaining line. Tod said back to his original concern, if this thing settles 1/2", in the middle of that span, what is going to happen to the rest of the line and the sewer in it? He wants to make sure that the Board understands, he is not against using this system, he just wants to make sure that it will work and not cause the

## **NLT Business Park(cont'd)**

Authority problems. Scott interjected that he has never used this product before, but if he understands correctly, this is a back up to the main support of this line. This is not the primary support for the pipe. If the line drops a bit, the pipe itself is designed to handle that drop. Tod asked if he is the only one that has some doubts or concerns about this? Chairman Parry said that is fine, just keep asking questions. Scott said you have to keep in mind that should the system be gravity, or should it be low-pressure grinder pump? Scott said the answer would be, it should be gravity. He thinks if you were to ask the developer if he would want it to be gravity or use a grinder pump, he would want to use a grinder because it would be cheaper. The correct answer would be to go gravity. The next question would be, how do we make the gravity system work? Chairman Parry asked what size pipe is going to be inside that grid pipe? Is there going to be a pipe inside the grid pipe? Mike showed them exactly how the pipe comes with the sample that he had. Sol Wolf asked how long the sections are when they come? John Poff said they are about 12-14' sections of pipe. Jeff said in an engineered filled area, the three primary things that would cause settlement would be water, the continuing draining of water, overburdened weight, the fill over the pipe can only be 4-1/2-5', we are not having a 20' trench with tons and tons of soil over top of it and the last would be, vibration and continuing repeated use on top, such as a street. Tod then asked how close this trench would be to the railroad tracks, because of the vibration from the trains? Jeff said he doesn't think that will be a problem, because when they were out surveying the trains were going past and they did not feel any vibration at all. He said the closest point would be about 50-60' from where the proposed trench and pipe would be. Tod said, personally, when he is at work and a train goes by, the building shakes and rattles that is why he is concerned about the trench being too close. The other question that Tod had was about the lot that this line runs through. Should this lot get developed in the future, is there going to be anything potentially that would run over the line that could damage it? Sol Wolf told Tod that this would be in a right-of-way that could not be built on, just as our other right-of-ways area. Tod wanted to know where this process was done that we could look at and find out how it held up? Mike said it was done in this location in New York that he spoke of earlier. Mr. Poff said, but that was done in native soil and muck, not a filled in area. This installation is also done in a trench 20' deep. Tod then asked how long of a span was this job? Mike said 168'. Tod said, we are going 600' plus and only have 4' of cover over it. That is a big difference. He then asked Jeff if he feels good about the plan that he has presented for the sewer line? Jeff said yes, he feels good that the project is moving forward. Tod said no, do you feel comfortable with the way the sewer line is designed and does he think it is going to hold up under pressure? Jeff said, yes, in fact, they had firm from New York come in and design the sewer system that are Geotechnical engineers. They are the experts, the ones that sell the products for this type of application. Tod said if this does not get used because it costs \$70,000, North Lebanon Township has a problem because the sewer is getting caught in the line because of a "dip" in the line. Jeff said that is not what he is saying. Tod said no, that was Mr. McNary's statement that

## **NLT Business Park(cont'd)**

you just repeated. But the \$70,000 is small peanuts to the total amount of this project and he is concerned that the sewer is done right. He asked him the question, does he feel comfortable with it and you stated that you are glad that the project is moving along. Jeff said when it all comes down to it; he is the one that is ultimately responsible for the project if something doesn't work right. Sheila said, everyone knows how particular we are when it comes to reviewing plans, and when they sat down to review these plans, we did all kinds of research, calling people to get answers, etc., and we feel comfortable with the design that was presented. Tod said if he is going to put his stamp of approval on something, he wants to make sure that he fully understands what he is accepting and wants to make sure that he feels comfortable with his decision. When no body has been exposed to something, really, it goes back to these liners that we messed around with for two years. They were supposed to be the latest and greatest and look what happened here. He doesn't want this to happen with this size of a project. Nobody is going to take responsibility for this sewer line after we accept it and then we are going to be stuck with it and the problems that come along with it. Sheila said in defense of the liners, we had to retrofit their design to make us happy and threw some variables their way. With this project, we are starting at scratch and having these people design it. Tod said it comes back to the original concern. Mike was concerned with the line sagging with this pipe. Mr. Poff said he would like to make a comment at this time. Based on his experience with trench settlement and projects in the field, most of the trench settlement will occur within the first 6-12 months. He is assuming that with the standard agreements that the Authority has, they will not accept ownership of the lines until at 18 months after the construction is finished. If anything happens before that time expires, the developer would have to make the corrections to the line before you would be required to take ownership of the lines. Tod asked who would be putting this netting in the trench? The people that designed the system or the people that are laying the pipe? Chairman Parry said the contractor. Tod said, exactly, here you have someone that may have never installed this before and we are depending on him to do it right. Mike said that is where the technical people come in and tell them how to do it. Mike said something that he forgot to mention earlier is that after the line is installed and the 30-days went by, he would want to run a camera through the line to make sure everything looks OK. In 12-14 months when the bond would be ready to come up, he would want to do the same thing again. Tod asked if you could tell by running the cameras through whether or not you have the right grade or if you have dips in the line? Mike said you could tell if you have dips in the line. With a line that will be as flat as this one is projected to be, any deviation in the line will be picked up with the camera. Sheila asked if we were not doing this project and someone else was and did not have the expertise that we have, what would their first move be? Would they do the proctor test and just put in the schedule 35 pipe and that would be it? Sol Wolf said they would probably re-create the area just as though they had excavated it instead of filling it in. Mr. Poff said that would be a reasonable assumption. Chairman Parry said he cannot come up

## **NLT Business Park(cont'd)**

with any strong objections to this plan and as John said, with the 18-month integrity bond, if there are any problems, he does believe they would occur in that 12-18 month period. If Mike were to televise the line before we accept any responsibility for it, then it is still the developer responsibility. Sol Wolf said the integrity bond is posted and stays there until the 18-months is up, even though you may have already accepted the lines prior to the 18-months. Tod said he doesn't think he would have as much of a problem with this if it weren't for the size of the pipe. A 15" pipe is a big pipe. Jeff said he thinks he can speak for Bob McNary when he says, he would probably agree to additional wording that would extend the warranty for this section of line, due to the concerns, for an additional five years. Now, the EDC, is a non-profit industrial development agency that continues to work with you that will have more dealings with the Township with the balance of this park and will want to maintain a good working relationship with the Township. Tod said he likes this idea. Jeff then said McNary works for the Governors Action Team and the DCED to compete dollars that other municipalities are trying to get. So he is on a real tight budget. He'll get more money when he sells lot #2, but if there is a problem with this lot, he'll have the money to work with and fix it. Tod again said, he likes this idea that Jeff just presented, it will put him at ease knowing that if something goes wrong with this design, there is something there to fix it and it will not fall back on us. He feels since we are saving the developer \$74,000 by going with this design, then he can warrant it for 5-years and take care of anything that comes down the road. Mike wanted the Board to understand that between he, Sheila and John Poff, they basically beat this thing up trying to find the best design for the sewer line. Chairman Parry said he was here for part of the review of this plan, he just listened, but he can attest to the fact that they did a very honest, hard, effort to come up with this plan.

**MOTION: Motion was made and second to approve the plan for the preliminary sub-division plan for the North Lebanon Township Business Park with the addition of the 5-year warranty on the sewer line. Motion approved.**

## **Valspar**

Mr. Poff said the comments that were directed to the developer were addressed. We had gone over this private line that will be owned and maintained by Valspar and inspected by Authority personnel. There will monitoring and sampling manholes on the property for Authority personnel as well. There were recommendations and changes directed to Steckbeck Engineering and they were addressed and changed to our satisfaction. Mike said they are going to inspect all of the plumbing on the inside of the building so we know where everything is. There is a note on the plan that states we will do the inspections prior to the concrete floors being poured. Tod asked why the line would be run the way it is based on the drawing that is presented this evening and not to the manhole that is indicated

### **Valspar(cont'd)**

on the drawing? It was explained that it would have to go over a totally different lot if they were to do that. Plus, the line would then have to run under the railroad tracks, which could potentially cause damage. Tod wanted to make sure that the only thing that was going to run through this line was human waste, not chemicals. Jeff said that would be correct, no industrial waste. Sol Wolf said he had a couple of questions to process the plan. He said we need to have an agreement with Valspar to reserve capacity with the City of Lebanon Wastewater Plant and also, figure out what the edus are going to be for our tapping fees in advance. He also checked with the City and they have indicated that they are going to base their edu count on the number of employees. When we reserve the capacity, we would like to put in our form the number of employees, the maximum number, because if they expect to eventually employ 200 people and we only put in for 120, then when they do go over that 120 number, the City may say they do not have the capacity for the additional employees. So we want to make sure that we sue a number that is going to be right for them in the future. Sheila said she did use the 200 number on her application form to the City. In addition, they list 10,000 gallons per day usage as well, in the event they go over the gallon age for the number of employees. We want to make sure we are as accurate as possible. Our Authority, for the tapping fee, will be using the numbers of 10,000 gallons per day and 200 employees. They are better paying for more now, than too little.

**MOTION: Motion was made and second to approve the plan for Valspar. Motion approved.**

At this time, Jeff wanted to make a comment about the Business Park and the efforts that it took to get it up and running. He said in the last 15 years, there have been very few projects in Lebanon County that have gotten this attention in order for them to make it happen. These three people, Sheila, Mike and John Poff, have really busted their butts to get this thing where it needs to be. He really appreciates it and thanks them very much for their efforts.

### **Gingrich – 325 East Maple Street**

Scott re-joined the meeting and said he would like to discuss one more thing about the Gingrich property on Maple Street. He is requesting to install his service line within the Township right-of-way as to not disturb his property too much. Does the Authority object to this? Since it is the Township right-of-way, it is the Supervisors decision. Chairman Parry said this is back to where we were 3-months ago. Sol Wolf said he would approach the Supervisors on this and if they were in agreement, he would prepare the right-of-way agreement. Scott said he also told Gingrich that the Authority has rescinded their offer to help pay for this. It is now all of his responsibility.

## **ASSISTANT MANAGER'S REPORT**

### **Water Project Update**

Sheila reported that she really didn't get too much done on this the last month, due to the Business Park plans. She said the deadline date for Phase I is Wednesday, next week is Phase II deadline and they are telling her that in about 2 weeks she should be ready to send out Phase IV, which is 7<sup>th</sup> Street. We are getting a few time extensions due to plumber availability. We have had 3 or 4 requests for financial difficulties extensions. She urges everyone, if they talk to someone that may not be able to make their deadline, to please tell them to file for an extension. Otherwise we cannot work with them. We have had about one or two packets that have not been picked up from Phase III due to extended vacations.

As Scott reported we have been working on the restorations and have heard great news about all of the restorations.

### **SEWER DEPARTMENT REPORT**

Mike reported that the inspector came and inspected the house on North 8<sup>th</sup> Avenue for asbestos. We should have the report next week on that. Most of the rest of the time was working on the Business Park. Chairman Parry asked if the inspector gave a preliminary report on what he may have found in the house. Mike said he indicated that there is some asbestos in the basement, but as far as the rest of the house he is not sure.

Tod asked where we stand with the service truck. Mike said he needs to make another call to see if we are on schedule. Tod said he better because they have been really soft down there. He said they have had on of their trucks for over a month and they keep telling Leshers' that they are too busy to get to it. Mike said he would call them to keep on top of it. Tod asked who has the insurance on the truck right now, he hopes not us? Also, to make that the warranty goes into affect when we take ownership of the truck.

With no more business for the good of the Authority the meeting was adjourned at 9:20 PM.

Respectfully Submitted,

Tina M. Haser  
Recording Secretary