

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – JUNE 27, 2022

The June 27, 2022, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:00 P.M by Chairman Wilkinson. Chairman Wilkinson called for the pledge of allegiance. The record indicated the following in attendance in person or through Zoom:

- Richard Wilkinson, Chairman (Zoom)
- Scott Spangler, Vice Chairman
- Chester Hartz, Secretary (Zoom)
- Don Bailes
- Jim Diamond, Eckert Seamans
- Caleb Krauter, Engineer
- Scott Washinger
- Brain Davis, MS4
- Tracey Bechtel, Recording Secretary

Absent: Frank Popp, Treasurer

Residents and visitors in attendance: Lauren McDaniel, McNaughton Properties L.P. (Zoom), see attached list for others in attendance.

Public comments: None

Approval of Minutes:

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the Minutes of Legislative Meeting May 23, 2022. The motion was unanimously approved.

Solicitor Diamond clarified that the next two agenda items are one in the same, the Resolution would approve the relocated right-of-way agreement and the termination is part of that. The School District conditionally approved it at their meeting last Thursday contingent upon the Municipal Authority approving it this evening.

Approve/reject/table Right-Of-Way Agreement for Sewer Facilities between Middletown Area School District and the Municipal Authority of Lower Swatara Township.

A motion was made by Mr. Bailes seconded by Mr. Spangler to approve the Right-of-Way Agreement for Sewer Facilities between Middletown Area School District and the Municipal Authority of Lower Swatara Township. The motion was unanimously approved.

Approve/reject/table Resolution No. 2022-R-4 – Terminating an existing easement over the lands of Middletown Area School District and establishing a new replacement easement.

A motion was made by Mr. Spangler seconded by Mr. Bailes to approve Resolution No. 2022-R-4 – Terminating an existing easement over the lands of Middletown Area School District and establishing a new replacement easement. The motion was unanimously approved.

Approve/reject/table Development Agreement between McNaughton Properties, L.P. and the Municipal Authority of the Township of Lower Swatara.

Solicitor Diamond noted that we do not envision this as an approval this evening, it is more of a platform for a proposal by the McNaughton Group to propose specifically \$2,500.00 per unit of the 25-unit Aberdeen Sub-division for the Lumber Street Interceptor Project.

Chairman Wilkinson questioned whether this is in line with what we had accessed for other developments, such as the Ponds and a few others within the Lumber Street Interceptor. Mr. Krauter commented that those Developers completed a project, they did not have an assigned special purpose fee and to his knowledge the Authority's only special purpose fee is in the amount of \$1,000.00 for others not included in the upgrade to the Lumber Street Interceptor.

Mr. Krauter noted that the project and the upgrades are in their infancy right now, HRG has completed the survey and is starting the design phase so we do not have a cost or even an estimated cost of what this project is going to take to complete the construction. HRG also has a meeting set up with the Codes Department on July 7, 2022 to look at the twenty year build out of potential EDU's that may contribute flow. That way we can come up with an accurate projected cost per EDU. At this time, we do not know if that cost is relative to other EDUs connecting into this area would contribute or how much the Authority would be funding out of pocket and not get reimbursed by future developers. Mr. Krauter added that HRG does not have a cost today, next month we will have a better cost, but ultimately, we won't have the final cost till the project is completed next summer. HRG is recommending that the Board table this Agenda item until further costs are analyzed and then we can respond to McNaughton Properties in such fashion.

A motion was made by Mr. Bailes seconded by Mr. Hartz to table this item. The motion was unanimously approved.

Ms. McDaniel, who is representing McNaughton Properties L.P., asked if this is just going to be tabled till next month's meeting or indefinitely till this project is completed. Chairman Wilkinson responded that he would hope we would have a better outline what the anticipated costs are by next month's meeting.

Engineer's Report:

Approve/reject/table Application for Payment No. 2-Cockley Road Culvert Replacement/LST 2021 Drainage Improvement and Swatara Drive Sanitary/Storm Improvements.

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve Application for Payment No. 2 for the Cockley Road Culvert Replacement/LST 2021 Drainage Improvement and Swatara Drive Sanitary /Storm Improvements. The motion was unanimously approved.

Act 537 Planning

The flow metering activities have been completed by ADS. The additional flow data for the pump stations and meter pits will be supplied to ADS in the coming days by LSTMA Staff and is to be included in ADS's final report.

No update. Completion of the plan is temporarily on hold and will be restarted once the flow monitoring is completed. We also anticipate completing the remaining on-lot disposal system inspections once it is safe to enter onto resident's properties and once the flow monitoring is completed. Our services are proposed to be on a time and materials basis, as requested by the Authority.

Stormwater Authority Implementation Support Services

No update.

2021 Storm Sewer Replacement Project (217 Delmont Ave, Scarlett Ave, Spring Garden Dr by Caterer, Cockley Road Culvert Replacement, Swatara Dr & Penna Ave, Nissley & Spring Garden, Greenwood Circle).

Construction is complete for all projects in this first phase and a punch list has been generated for outstanding items to resolve in the field.

The additional contract pricing for Greenwood circle and the 217 Delmont revisions was finalized and Change Order #1 was authorized. They have submitted the shop drawings for the storm sewer structures and those are now in procurement. PADEP issued the permit for Greenwood on June 10, 2022. Construction is estimated to restart in two weeks on these remaining sites.

Nissley and Spring Garden Subsurface Utility Engineering results found 3 water line clashes and 3 gas line clash that cannot be resolved through engineering adjustments. We have met with the Veolia to resolve the water conflicts and they have resolution of this clashes with their design team now. We have provided our information to UGI for the gas conflicts, but have not been able to meet with them yet to discuss a timeline for resolution.

Schedule:

Substantial Completion	September 30, 2022
Final Completion	October 28, 2022

Rosedale Manor Stormwater Project

DOLI is almost complete with the punch list items to prepare for final completion of the project.

All documents for the Highspire easement for revisions to the outlet at Hanover Street have been revised per Borough Engineer Comments and are with the solicitor to finalize an agreement. We finalized our opinion of probable cost and the bid quantities sheet to obtain price quotes for this work as a change order to existing contracts.

Schedule:

Final Completion	Revised to May 31, 2022
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Bryn Gweled Infrastructure Replacement Project

SUE field work for the water and gas line clash locations on site was performed the week of June 20, 2022. We have prepared an opinion of probable cost for this site for budgeting purposes. After SUE results are received, we can finalize the design and prepare the site for permit submission. We started to prepare the permit documents so that submission can be made soon after field information is processed.

2022 CIP Stormwater Improvement Project (MASD Stream Restoration Projects PRP BMP's 5 and 6, Hershey Creamery Stream Restoration Project PRP BMP 7, Burd & Richard Storm Sewer Replacement, N. Union St. Storm Sewer Replacement, Richardson Road & Fiddler's Elbow Road Bank Erosion Repair)

No Update. Survey work for all locations above have been completed except for the Hershey Creamery Stream Restoration Project. Survey projects are in post processing and the scope for full design and permitting is being prepared.

2021 Sanitary Sewer CIPP Lining Project

The project has been revised to include the sewer pipes within the Bryn Gweled neighborhood and remove the Industrial Lane sewer interceptor, as requested by LSTMA Staff. The documents are scheduled to be completed in the coming weeks. Upon review by LSTMA Staff, the bidding documents will be finalized and uploaded to PennBid.

Highspire Borough Authority (HBA) – Biosolids System and Dewatering Improvements Project

No update.

Land Development Projects

The Pond at Fulling Mill

No update. Discussions on sanitary sewer improvements are on hold until the zoning exemption request are acted on.

Hershey Creamery Expansion

No update.

UPS Northeast Hub

A substantial completion punchlist was provided to the Developer that included raising the sanitary sewer manhole frames, in accordance with the Authority Standards, and replacement of defective chimney seals. The Contractor continues construction to address the defective work items.

Construction continues at the Phase 3 (N. Union Street Pump Station).

William's Farm

No update.

Buddy's Run Subdivision

No update to report.

PSU Meade Heights

No correspondence was received over the past month.

Stoneridge Lot 1

No update. Construction continues on site.

Stoneridge Lot 5

No update.

SBC Pennsylvania Building Expansion (2755 Spring Garden Drive)

No correspondence was received over the past month.

Building #300 – Capital Logistics Center

No Report to report.

Star-Barn Duplexes

No update to report.

Campus Heights Village III

No update to report.

Fiddler's Elbow Warehouse

The Developer has requested a reduction in the financial security. We completed our inspection on May 26, 2022, and noted minor improvements required for reduction of the financial security. We will provide a recommendation upon completion of all punchlist items and reinspection of the facilities.

Fulling Mill Road Warehouse

No update.

Kinsley Residential Subdivision

No update.

Oberlin Road LD-Triple Crown

HRG received a revised sanitary sewer exhibit, updated easement legal description and exhibit for the proposed sewer easement on May 11, 2022. As requested by the Developer and approved by LST Staff, the offsite sewer improvements were reviewed as Phase 1 improvements. The Plan Review comments were returned on June 8, 2022.

1801 Oberlin Road – 3 Lots

No Update.

Illuminated Integration

No Update.

Penn Preserve

No Update.

Manager Report. (Liaison Commissioner Paul)

Commissioner Paul indicated that he has been receiving correspondences that are addressed to Ms. McBride, one of which is in reference to the EDUs for The Pond. He asked if Mr. Krauter could update the Board on this letter. Mr. Krauter indicated that Mr. Washinger had forwarded that letter to HRG last week and they are

reviewing it. The simple answer is where it was left a few months ago, was no further action was going to be taken on that until the Planning Commission determines what is allowed and what is not.

Municipal Authority Representative Report: None

MS4 Report:

Mr. Davis updated the Authority Board that at the Board of Commissioners meeting the topic of the Water Resource Enhancement Program (WREP) and the Conewago Creek Restoration Project was brought before the Board and they did conditionally approve joining the program as well as participating in the Conewago Project, the condition was that our Solicitor is still working out some minor details with Tri-County Planning Commission with some language within the agreement that is being ironed out. Once they give their stamp of approval, we can keep moving forward. In light of all that, we will have changes to our 2022 Capital Improvements Projects.

Mr. Davis reported that DEP did release a new model ordinance for all Townships in Pennsylvania to adopt, we have been reviewing all of this Ordinance and picking out areas that need to be added into our existing ordinance and working with Eckert Seamans to come up with a revised version of our stormwater ordinance. The Board of Commissioners did approve advertising for this ordinance to be voted on next month at their July 20th meeting. He had included a copy of this in the Authority Boards packets.

Approve/reject/table Temporary and Permanent Easements – Hanover Street Outfall:

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve the Temporary and Permanent Easements for the Hanover Street Outfall. The motion was unanimously approved.

Approve/reject/table Operations and Maintenance Agreement – 130 Richardson Road.

A motion was made by Mr. Bailes seconded by Mr. Spangler to approve the Operations and Maintenance Agreement for 130 Richardson Road. The motion was unanimously approved.

Approve June Expenses for Sewer Revenue Fund:

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve the June Expenses for the Sewer Revenue Fund in the amount of \$1,226,902.48. The motion was unanimously approved.

Approve June Expenses for Stormwater Fund:

A motion was made by Mr. Spangler seconded by Mr. Bailes to approve the June Expenses for the Stormwater Fund in the amount of \$150,545.91. The motion was unanimously approved.

Old Business: Mr. Bailes asked what the status is on Mr. Knaubs driveway. Chairman Wilkinson stated that the final decision on that was that the Authority was going to fix his driveway with his contractor. He was not sure if that has been completed. Commissioner Truntz confirmed that it has been completed.

Chairman Wilkinson noted that he will not be at next month's meeting, he will be on vacation.

A motion was made by Mr. Hartz seconded by Mr. Bailes to adjourn the meeting. The motion was unanimously approved, and the meeting adjourned at 7:31 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary

PLEASE PRINT NAME CLEARLY 6-27-22

NAME

ORGANIZATION (IF APPLICABLE) OR ADDRESS

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