

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – AUGUST 22, 2022

The August 22, 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
- Scott Spangler, Vice Chairman
- Chester Hartz, Secretary
- Frank Popp, Treasurer
- Don Bailes
- Jim Diamond, Eckert Seamans
- Caleb Krauter, Engineer
- Shawn Fabian, HRG (Zoom)
- Scott Washinger
- Brain Davis, MS4
- Tracey Bechtel, Recording Secretary

Residents and visitors in attendance: Devon Cook, HRG (Zoom); see attached list for others in attendance.

Public comments: None

Approval of Minutes:

A motion was made by Mr. Hartz seconded by Mr. Spangler to approve the Minutes of Legislative Meeting July 25, 2022. The motion was unanimously approved.

Brian Meyer -Wilzbach Distributers-discussion on force-main stub out on Longview Dr.

Mr. Meyer, Conewago Contractors project manager for Wilbach Distributers, explained that at the intersection of Longview Drive and Oberlin Road, part of their project was a two-inch force main to handle the sewage flow from the new facility to tie into the existing gravity main sewer just beyond the intersection. The original intent was to do an open cut to install the two-inch force main, but because of the time of year and the amount of traffic at the daycare, we decided it would be better to do a directional drill. Had we open cut it, the extension you see on the handout, requested by the Township, to have a stub for future connections for the mobile home park that sits back behind. The long story short is that stub-out valve cap was inadvertently missed and is not currently in. The HOP permits have also been closed out so we can't just go out and install it.

Mr. Meyer indicated he has spoken with Holly Evans, from Evans Engineering, letting her know the oversight, as well as Don Fure to see what the next steps would be to resolve this, which is why he is here this evening.

Mr. Krauter confirmed that the tee was for future development and HRG would recommend that it be installed. He believes what Mr. Meyer is proposing today is possibly being relieved from installing it for now. Mr. Krauter indicated there is no reason that it would have to be installed right now, because there is no immediate use at this time, but at a future time that will need to be cut in and connected. Chairman Wilkinson asked, how did this get missed. Mr. Krauter explained that it was because of the directional drilling and there was no construction at the Longview Drive intersection.

Mr. Krauter added that HRG recommendation would be for it to be installed, whether that is at this time, or the Authority is compensated in some way and the Authority would install it later. Chairman Wilkinson commented that he would rather just have it installed now, the rest of the Board concurred.

A motion was made by Mr. Popp seconded by Mr. Bailes to have Wilsbach Distributors apply for HOP and proceed with getting this work done in the spring of next year. The motion was unanimously approved.

Discussion on the Special Purpose Fee Analysis.

Mr. Krauter reviewed what was discussed at last month's meeting now that all members of the Board are present this evening. He noted that there are between 450 and 500 EDUs, which changed slightly from before, based on future developers resent proposals within the basin. They then looked at the projected project cost for the Lumber Street Interceptor Improvements and he noted that this is preliminary, but that total came out to \$2,940,000. HRG also listed additional funding options that the Authority can apply for. HRG prepared a range of special purpose fees, based off those contributions per EDU and then what the cost contribution would be left by the Authority.

Mr. Krauter noted that there is an existing \$1,000 Special Purpose Fee for connections made within the Basin. Mr. Krauter added that with the Board's consideration tonight, this special purpose fee could be in addition to or replace the current \$1,000.00 fee. HRG also projected the future cost of the special purpose fee. They looked at developers that maybe completing development in the basin in the next 5, 10, 15 and 20 years and what the present cost analysis fee would be in case the Authority would like to put an escalator on that for future development.

Chairman Wilkinson stated that before he would ask for a vote by the Authority Board, he feels we owe it to the Board of Commissioners to sit down with them and review this as well, so they have an understanding. This is not just a Lower Swatara Municipal Authority decision, it's a Township decision because it can determine development in the future.

Mr. Krauter added that McNaughton Properties, L.P. is also here this evening, they are the next item on the agenda, they have previously proposed to keep their project Aberdeen at a \$2,500.00 special purpose tapping fee.

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

Lauren McDaniel, representing McNaughton Properties, L.P. indicated she is here this evening to seek approval for their Development Agreement relative to their Aberdeen project, located in the Township as residential/suburban zoning district. Our proposed plan for this site would create an additional 25 single family dwelling units. The special purpose fee that was previously discussed will be a component of that Agreement, so we would be comfortable, at this point, to allow you the chance to speak with the Board of Commissioners to agree on a fee that the Township is comfortable with.

Ms. McDaniel noted, that as Mr. Krauter mentioned earlier, we did originally propose \$2,500.00, we are aware that the estimate came in a bit higher and HRG's recommendation was higher than what we had anticipated, we would be comfortable with a fee slightly higher than that, but we would like to ask that the Board consider a fee lower than HRG's original recommendation. Ms. McDaniel added that they are fine with tabling this for another month to give the Authority a chance to meet with the Board of Commissioners.

A motion was made by Mr. Popp seconded by Mr. Spangler to table the Development Agreement between McNaughton Properties, L.P., and the Municipal Authority till next month. The motion was unanimously approved.

Approve/reject/table Sanitary Sewer Improvement Guarantee for Building #300-Capital Logistics Center in the amount of \$4,117.50 as a full release.

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve the Sanitary Sewer Improvement Guarantee for Building #300-Capital Logistics Center in the amount of \$4,117.50 as a full release, reducing the Guarantee to \$0.00. The motion was unanimously approved.

Engineer's Report:

Approve/reject/table a Retainer Agreement with HRG in the amount of \$49,855 to prepare the scope of work for the Hanover Street and Meade Avenue stormsewer repair work project.

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the Retainer Agreement with HRG in the amount of \$49,855 to prepare the scope of work for the Hanover Street and Meade Avenue stormsewer repair work project. The motion 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 was supplied to ADS and is to be included in ADS's final report.

HRG is prepared to start the Planning activities upon receipt of the flow metering report, including completion of the remaining on-lot disposal system inspections. Our services are proposed to be on a time and materials basis, as requested by the Authority.

Stormwater Authority Implementation Support Services

No update.

2022 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 project is proposed to be bid in fall of 2022 with construction taking place early 2023.

Lumber Street Interceptor Improvements Project

Surveying activities have been completed at this time. Preliminary design of the layout is currently being completed prior to submission of the DEP Permits this fall. A conceptional construction cost estimate was completed for assistance with Land Development planning. The Special Purpose Fee Analysis was provided to the Authority prior to the July 2022 Authority Board Meeting.

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.

Construction for the second phase covering the rest of 217 Delmont Ave and Greenwood Circle is estimated to restart soon and we are locking down the exact date of re-mobilization with the contractor.

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. We have reached out to PennVEST to discuss reimbursement timing, final inspection, and loan closeout next steps. The site final inspection is scheduled for August 24, 2022. 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.

Schedule:

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

SUE final reports were received August 16, 2022, from our subconsultant. We have input all of the elevation confirmations for the utilities we found into the project profile and have identified three waterline conflicts we will need to coordinate with Veolia to resolve. We are working to finalize the design and submit the permit application within the next two weeks. We can work through the utility conflict while that review takes place. After that is resolved, preparation for bid can be performed.

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 post processing is now complete. We will schedule a meeting with Township Staff to

determine the scope for full design and permitting since the PRP projects are no longer part of this project with the decision to pursue the WREP program Conewago Project.

Hanover St and Meade Ave Stormsewer Repairs

In discussions with Township Staff and the Board of Commissioners, based on recent feedback from FEA regarding potential funding for this location we will need to bid this project out. We plan to bundle the Hanover Street and Meade Avenue stormsewer repair work together into a single bid. This will be pulled into a new project under LSTMA.

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

HRG has received RETTEW's Basis of Design Report and is currently under review.

Land Development Projects

The Pond at Fulling Mill

The Sewer Capacity Request Response was provided to the Developer on July 31, 2022.

Hershey Creamery Expansion

No update.

UPS Northeast Hub

A substantial completion punchlist was provided to the Developer for Phase 2, that included raising the sanitary sewer manhole frames, in accordance with the Authority Standards, and replacement of defective chimney seals. The Contractor continues to address the defective work items along N. Union Street as of August 17, 2022.

Construction continues on the 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

As of August 12, 2022, the Contactor is still working to address leaking in the manhole during manhole testing.

Stoneridge Lot 5

No update.

SBC Pennsylvania Building Expansion (2755 Spring Garden Drive)

No update.

Building #300 – Capital Logistics Center

The Contractor has completed their responsibilities under the Authority's requirements. We provided the improvement guarantee reduction recommendation on August 10, 2022, which recommend the release of the remaining \$4,117.50.

Star-Barn Duplexes

No update to report.

Campus Heights Village III

No update to report. The Developer has requested a reduction in the financial security. We completed our inspection on July 20, 2022, and noted minor improvements required for reduction of the financial security. We will provide a recommendation upon completion of all punch list items and reinspection of the facilities.

Fiddler's Elbow Warehouse

No Update to report. 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. A second inspection was completed on July 13, 2022, but the testing showed that minor improvements are still required. We will provide a recommendation upon completion of all punch list items and reinspection of the facilities.

Fulling Mill Road Warehouse

No update.

Kinsley Residential Subdivision

No update.

Union Knoll (Formerly Oberlin Road LD-Triple Crown)

HRG completed Plan Review No. 1 for Phase 2 and provided comments on August 2, 2022.

Developer requested HRG complete the submittal reviews for Phase 1, so that Construction could begin in September 2022. We notified the Developer that there are outstanding items that must be addressed prior to construction activities starting.

1801 Oberlin Road – 3 Lots

No Update.

Illuminated Integration

No Update.

Penn Preserve

No Update.

Aberdeen Subdivision

No update. As requested at the Authority's June 2022 Meeting, HRG completed the cost analysis for the Lumber Street Interceptor Improvements Project and has provided for review by the LSTMA Staff.

Colony of Old Reliance

HRG coordinated a meeting with Derry Township Municipal Authority (DTMA), LST Staff and the Developer to discuss the use of the capacity that was reserved in 2011. DTMA staff anticipates discussing the Developer's request with the DTMA Board at their August 2022 Board meeting.

Manager Report. (Liaison Commissioner Paul):

Commissioner Paul noted that a year or so ago the Authority Board had entered into a discussion with Phoenix Contact for an Agreement because the use of coolant water to flush out the towers surcharged the system and Derry Township questioned it. That Agreement, to Staff's recollection has never been originated or never been submitted back to the Authority. The last notation in the Minutes, was reported by the Solicitor at that time, that the Agreement was in the mail. Commissioner Paul suggested that we follow up on where this Agreement is and get this taken care of so in the future if Phoenix Contact surcharges again, they will have to pay that charge and not the Authority.

Solicitor Diamond advised that he would look through documentation that was forwarded to their office from the previous Solicitor and see if he can find anything related to this Agreement. Commissioner Paul noted he will reach out to Phoenix Contact to see if they have a copy of this Agreement as well, both will keep the Board updated.

Commissioner Paul explained a Capacity Reservation Agreement that was entered into back in November 2000 where Capital Valley LP agreed to contribute \$24,000.00 to the cost of the Improvements in consideration for the Authority allocating 24 EDUs of sanitary sewage capacity to Capital Valley.

Commissioner Paul asked Mr. Burkholder to update the Board on the warehouses that Capital Valley LP. is proposing. Mr. Burkholder indicated that he was asked to investigate how many EDUs Capital Valley has left. After researching, Mr. Burkholder concluded that they still have five (5) remaining EDUs as of February 23, 2017. They have paid for nineteen (19), the problem is when we calculated what their usage has been for past 18 months it is 27 EDUs, so they are using over what they actually paid for thus far. Mr. Burkholder's concern is when they submit their plans, they are going to indicate they still have five (5) EDUs remaining from this Agreement, but they have used their 24 EDUs already. Commissioner Paul commented that Capital Valley is now going to be involved in paying the new special purpose dollar amount when that becomes a reality. He also noted that our Ordinance does allow us to go back at any time if the flows exceed what was bought.

Mr. Krauter noted that this does go into the discussion of the special purpose tapping fee analysis, so this can be an agenda item for next month.

Commissioner Paul suggested at a minimum Staff should send a letter to Capital Valley LP and let them know what we found regarding their EDU's, and we can go from there.

Municipal Authority Representative Report:

Approve/reject/table A&H updated estimate repair cost of \$5,974.63 for camera equipment and \$1,271.62 for the cable.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve the A&H estimate repair cost of \$5,974.63 for camera equipment and \$1,271.62 for the cable. The motion was unanimously approved.

Mr. Washinger also handed out a quotation from Envirep, that he may be bringing back to the Board for an approval in the near future, due to problems with a pump at the Jamesway Plaza pump station.

Chairman Wilkinson commented that it seems like we are continually doing repairs at the Jamesway Pump Station. Mr. Krauter pointed out that the general life of a pump is 8 to 12 years and those were replaced back in 2010 so we are at the 12-year mark where they may require maintenance.

Commissioner Paul noted that on the quotation it indicates lead time of 6 to 8 weeks, it may be in our best interest to move on this now, even if we can temporarily repair it. The Board agreed.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the quotation from Envirep, in the amount of \$6,906.31 for Jamesway Pump Station pump maintenance repair. The motion was unanimously approved.

Mr. Washinger reported that the grinder at the Green Plains pump station went down over this past weekend, we are looking into that situation.

MS4 Report:

Approve/reject/table submission of a letter to the Dauphin County Industrial Development Authority confirming acceptance of the County's offer to participate in the DCIB Financing for the Conewago Creek Stream Restoration Project, and further indicating the Township's willingness to complete all necessary paperwork, in cooperation with the County, the DCIB Advisory Board and their financing team.

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the submission of a letter to Dauphin County Industrial Development Authority confirming acceptance of the County's offer to participate in the DCIB Financing for the Conewago Creek Stream Restoration Project, further indicating the Township's willingness to complete all necessary paperwork in cooperation with the County, the DCIB Advisory Board and their financing team. The motion was approved 4-1 with Mr. Hartz opposing.

Approve/reject/table Stream Maintenance and Easement Agreement-Buddy's Run.

A motion was made by Mr. Hartz and seconded by Mr. Bailes to approve the Stream Maintenance and Easement Agreement-Buddy's Run. The motion was unanimously approved.

Approve August Expenses for Sewer Revenue Fund:

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the August Expenses for the Sewer Revenue Fund in the amount of \$178,947.52. The motion was unanimously approved.

Approve August Expenses for Stormwater Fund:

A motion was made by Mr. Popp seconded by Mr. Hartz to approve the August Expenses for the Stormwater Fund in the amount of \$113,212.85. The motion was unanimously approved.

A motion was made by Mr. Popp seconded by Mr. Hartz to adjourn the meeting and convene into Executive Session. The motion was unanimously approved, and the meeting adjourned at 8:11 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary

PLEASE PRINT NAME CLEARLY 8-22-22

NAME

ORGANIZATION (IF APPLICABLE) OR ADDRESS

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