

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – JULY 25, 2022

The July 25, 2022, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:00 P.M by Vice Chairman Spangler. Vice Chairman Spangler called for the pledge of allegiance. The record indicated the following in attendance in person or through Zoom:

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

Absent: Richard Wilkinson, Chairman, Frank Popp, Treasurer

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

Public comments: None

Approval of Minutes:

Vice Chairman Spangler noted for the record that there was a typo on the June 27, 2022 Agenda, the Agenda referenced Resolution No. 2022-R-1; it should be Resolution No. 2022-R-4.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the Minutes of Legislative Meeting June 27, 2022. 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.

Mr. Krauter noted that at the Authority's June 27, 2022 Board Meeting, McNaughton Properties, L.P. presented a Developer Agreement to the Authority proposing to pay a special purpose fee for the Lumber Street Improvements Project in the amount of \$2,500. The Authority tabled the Developer Agreement and requested that HRG complete this Analysis by the July 25, 2022 Board Meeting.

Mr. Krauter indicated that HRG has completed an analysis of the projected land development buildout with in the Lumber Street Sanitary Sewer Interceptor's Drainage Basin to assist the Authority in determining if a special

purpose fee is to be adopted for future land development projects. HRG has found that approximately 450 EDUs are projected based on either Developers flows that were provided to us or anticipated design build out based on the zone densities.

Mr. Krauter reviewed the Engineer's Opinion of Probable Project Cost (EOPPC) which is anticipated to be \$2,940,000. HRG recommended that the Authority pursues favorable funding opportunities to reduce the cost burden on current and future developments within the Basin. Since funds have not been awarded at this time HRG did not include any grant funds in the Analysis to determine the Special Purpose Fee.

In summary, HRG completed this Special Purpose Fee Analysis to provide a range of fees that the Authority is considering to fund the improvements necessary to increase interceptor's capacity, the conceptual level EOPPC shows a total project cost of \$2,940,000 and future development is projected to add 450 EDUs within 20 years. HRG provided ranges of special purpose fees, including five (5) year incremental inflation adjustments, that shows the possible cost contribution to the Project. HRG recommends that the Township adopts a Special Purpose Fee of \$5,500 per EDU and apply for grants to fund the Authority's anticipated \$465,000 contribution.

Mr. Hartz commented that there is a lot of information here that they just received earlier today and he is unfamiliar with special purpose fees and would feel better to table this item till Rich Wilkinson is in attendance since he has 30 years of experience on this Board. The other Board members agreed.

A motion was made by Mr. Bailes seconded by Mr. Hartz to table the Development Agreement. The motion was unanimously approved.

Engineer's Report:

Approve/reject/table Change Order No. 2 in the amount of \$26,042.24 to JVI Group, Inc. for the 2021 Drainage Improvements Project.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the Change Order No. 2 in the amount of \$26,042.24 to JVI Group, Inc. for the 2021 Drainage Improvements Project. The motion was unanimously approved.

Approve/reject/table Application for Payment No. 3 in the amount of \$26,946.50 to JVI Group, Inc. for the 2021 Drainage Improvement and Swatara Drive Sanitary/Storm Improvements.

A motion was made by Mr. Bailes seconded by Mr. Hartz to approve Payment No. 3 in the amount of 26,946.50 to JVI Group, Inc. for the 2021 Drainage Improvement and Swatara Drive Sanitary/Storm Improvements.

Act 537 Planning

No Update. 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.

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.

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 this fall 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 conceptual construction cost estimate was completed for assistance with Land Development planning.

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 down to their remaining punch list item to prepare for final completion of the project. We also require a final site inspection from PennVest and we are working with them to schedule that at their earliest convenience.

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 in preparation for bidding this work. In discussions with Township Staff and the Board of Commissioners, based on recent feedback from FEMA 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.

Schedule:

Final Completion Revised to May 31, 2022

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. We do have a question into Township Staff on how they want to handle the concrete wall at the outfall on Conway, since it is attached to the endwall we need to replace, and the footer of the wall is being exposed due to erosion. After that is determined, we can finalize the design and submit the permit application.

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.

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 and is anticipated to be completed in the coming weeks.

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

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

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 received the Phase 2 Drawings on July 5th and are currently completing the Plan Review. PennDOT issued the Highway Occupancy Permit on July 6, 2022, for Phase 1 construction activities.

1801 Oberlin Road – 3 Lots

No Update.

Illuminated Integration

No Update.

Penn Preserve

No Update.

Aberdeen Subdivision

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

Correspondence has been received from DTMA and a meeting has been requested with DTMA and the Developer to discuss the existing sewer capacity reservation which was paid for in 2010.

Manager Report. (Liaison Commissioner Paul):

Commissioner Paul noted that he has been the Liaison for about nine weeks now and one thing he would like to point out that he thinks is extremely important in keeping the level of communication to include everyone in the department including the Administrative Assistants involved so they are at least aware of conversations.

Municipal Authority Representative Report:

Mr. Washinger reviewed the information he gave the Board in their meeting packets regarding the Highspire Borough Authority, Biosolids Improvements Project.

Mr. Washinger reported that he met with DTMA last Thursday, they put together the metering process for the ADS program that we are in and that is fully completed. They will be working on the ACT 537 Plan.

Mr. Washinger noted the estimate of cost for a flow meter that needs replaced down at the Spring Street Apartments. He would like to have the Boards approval this evening to go ahead and order this flow meter.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the purchase of a flow meter for a cost of \$5,969.04. The motion was unanimously approved.

MS4 Report:

Approve/reject/table Agreement for Temporary Construction License and Corrective Work regarding Stormwater Facilities with First Industrial Financing Partnership, L.P.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the Agreement for Temporary Construction License and Corrective Work regarding Stormwater Facilities between First Industrial Financing Partnership, L.P. and Municipal Authority of The Township of Lower Swatara. The motion was unanimously approved.

Approve/reject/table Permanent Drainage Easement and Right-Of-Way Agreement for Stormwater Management Improvements for First Industrial Financing Partnership, L.P.

A motion was made by Mr. Bailes seconded by Mr. Hartz to approve the Permanent Drainage Easement and Right-Of-Way Agreement for Stormwater Management Improvements between First Industrial Financing Partnership, L.P. and Municipal Authority of the Township of Lower Swatara. The motion was unanimously approved.

Approve/reject/table Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) – Melissa A. Grady, 1700 N. Union St., Middletown PA 17057.

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) – Melissa A. Grady at 1700 N. Union St., Middletown PA 17057. The motion was unanimously approved.

Approve/reject/table Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) – Donna Brink, 2702 Fulling Mill Rd., Middletown PA 17057.

A motion was made by Mr. Bailes seconded by Mr. Hartz to approve the Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) – Donna Brink, 2702 Fulling Mill Rd., Middletown PA 17057. The motion was unanimously approved.

Mr. Davis updated the Board on the Stormwater Ordinance Revisions.

Approve July Expenses for Sewer Revenue Fund:

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the July Expenses for the Sewer Revenue Fund in the amount of \$172,647.48. The motion was unanimously approved.

Approve July Expenses for Stormwater Fund:

A motion was made by Mr. Hartz seconded by Mr. Bailes to approve the July Expenses for the Stormwater Fund in the amount of \$6,920.20. The motion was unanimously approved.

Old Business: Commissioner Truntz suggested an update on the two litigations at next month's meeting.

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 7:37 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary

PLEASE PRINT NAME CLEARLY 7-25-22

NAME

ORGANIZATION (IF APPLICABLE) OR ADDRESS

[illegible]