

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – OCTOBER 23, 2023

The October 23, 2023, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:03 P.M by Secretary Hartz. Secretary Hartz called for the pledge of allegiance. The record indicated the following in attendance in person or zoom.

- Richard Wilkinson, Chairman (Zoom)
- Chester Hartz, Secretary
- Don Bailes
- Jim Diamond, Eckert Seamans
- Caleb Krauter, Engineer
- Brain Davis, MS4
- Scott Washinger, Municipal Authority Representative
- Zachary Border, Township Manager
- Tracey Bechtel, Recording Secretary

Absent: Scott Spangler, Vice Chairman and Frank Popp, Treasurer

Residents and visitors in attendance: See attached list for others in attendance.

Public comments: None

Approval of Minutes:

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to approve the Minutes of Legislative Meeting September 25, 2023. The motion was unanimously approved.

Approve/reject/table Resolution No. 2023-R-4 – Authorizing the undertaking of a certain capital project relating to the improvement of the flow of stormwater and certain stream restoration work; authorizing the issuance of the Authority's Guaranteed Revenue Note in the maximum principle amount of \$4,850,000 secured by a loan agreement for purchase by the County of Dauphin, setting forth the security for the Note; and authorizing the execution and delivery of the Purchase Proposal, a related loan agreement and guaranty agreement, as well as any other incidental documents, and the acceptance, execution and delivery of an Addendum to the Purchase Proposal.

Garrett Moore from PFM addressed the Board explaining that this Resolution is like the one last year for the Dauphin County Infrastructure Bank Program, the Authority is looking to borrow through the Infrastructure Bank again this year for stormwater projects as well as stream restoration projects. The County went out banks for bids on what they would offer as an interest rate; Webster Bank offered a 20-year fixed rate at 4.86%. The County then subsidizes 4.86% to the participants, which leaves the Municipal Authority with a net borrowing rate of 3.11%.

Ryan Gonder, from McNess, Wallace & Nurick, LLC noted that on October 18, 2023, the Board of Commissioners also approved a series of documents for this financing. Mr. Gonder referenced the Resolution and the Purchase Proposal before the Municipal Authority Board this evening and noted it has been advertised and is ready for formal approval.

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to approve Resolution No. 2023-R-4- Authorizing the undertaking of a certain capital project relating to the improvement of the flow of stormwater and certain stream restoration work; authorizing the issuance of the Authority's Guaranteed Revenue Note in the maximum principle amount of \$4,850,000 secured by a loan agreement for purchase by the County of Dauphin, setting forth the security for the Note; and authorizing the execution and delivery of the Purchase Proposal, a related loan agreement and guaranty agreement as well as any other incidental documents, and the acceptance, execution and delivery of an Addendum to the Purchase Proposal. The motion was unanimously approved.

Approve/reject/table Revised Financial Security Estimate for Capital Valley Business Park-Lot 3 in the amount of \$1,503,942.

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve the revised Financial Security Estimate for Capital Valley Business Park-Lot 3 in the amount of \$1,503,942 for Sanitary Sewer and Stormwater and execution of the respective Financial Security Agreement. The motion was unanimously approved.

Approve/reject/table Revised Financial Security Estimate for Capital Valley Business Park-Lot 4 in the amount of \$1,150,736.

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to approve the revised Financial Security Estimate for Capital Valley Business Park-Lot 4 in the amount of \$1,150,736 for Sanitary Sewer and Stormwater and execution of the respective Financial Security Agreement. The motion was unanimously approved.

Approve/reject/table Two (2) separate Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) between Capital Valley LP (1) each for Lot 3 & 4 and Lower Swatara Township Municipal Authority.

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve the two separate Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) between Capital Valley LP (1) each for Lot 3 & 4 and the Lower Swatara Township Municipal Authority. The motion was unanimously approved.

Approve/reject/table Financial Security Estimates for Catherine Hershey School Middletown in the amount of \$360,465.00.

A motion was made by Mr. Bailes seconded by Mr. Wilkinson to approve the Financial Security Estimates for Catherine Hershey School Middletown in the amount of \$360,465.00 for Sanitary Sewer and Stormwater and execution of the respective Financial Security Agreement. The motion was unanimously approved.

Approve/reject/table Operation & Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) between The Catherine Hershey School for Early Learning, Middletown, LLC, and the Lower Swatara Township Municipal Authority.

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve the Operation & Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMPs) between The Catherine Hershey School for Early Learning, Middletown, LLC, and the Lower Swatara Township Municipal Authority. The motion was unanimously approved.

Approve/reject/table Change Order No. 1 for Bryn Gweled Infrastructure Replacement Project for \$10,891.93.

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve Change Order No. 1 for Bryn Gweled Infrastructure Replacement Project for \$10,891.93 for the replacement of an existing brick sanitary sewer manhole in Lumber Street. The motion was unanimously approved.

Approve/reject/table Application for Payment No. 2 for the Bryn Gweled Infrastructure Replacement Project to Shiloh Paving & Excavating, Inc., in the amount of \$98,697.60.

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to approve the Application for Payment No. 2 for the Bryn Gweled Infrastructure Replacement Project to Shiloh Paving & Excavating, Inc., in the amount of \$98,697.60. The motion was unanimously approved.

Approve/reject/table advertisement of bids for the 2023 Drainage Improvements Project (Nissley Dr and Spring Garden Dr to Donald Ave and the Woodridge Basin Tie-in off Spring Garden Dr.)

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve the advertisement of bids for the 2023 Drainage Improvements Project (Nissley Dr and Spring Garden Dr to Donald Ave and the Woodridge Basin Tie-in off of Spring Garden Dr.) The motion was unanimously approved.

Engineer's Report: Summary of recent activities performed on behalf of the Municipal Authority of the Township of Lower Swatara (Authority) from September 22, 2023, to October 13, 2023.

Act 537 Planning

HRG has completed the preliminary preparation of the Act 537 Plan update and will be providing to the Authority and Township staff for review in October 2023.

2023 Sanitary Sewer CIPP Lining Project

The Project has been revised to include the sewers within the Bryn Gweled neighborhood, as requested by Authority Staff. Authority Staff have requested this project be included in a CFA Small Water and Sewer Project Grant Application.

Lumber Street Interceptor Improvements Project

The Lumber Street Act 537 Plan Special Study was approved by PADEP. The WQM Part II Permit will be submitted to PADEP in the coming days.

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

No update to report.

Jamesway Pump Station Investigations and Analysis

LST Staff requested that HRG have a geotechnical inspection completed at needed areas on this Project, which we have requested from ECS Mid-Atlantic, LLC and from Kleinfelder. The procurement of the equipment is anticipated to take place via COSTARS.

Capital Campus Interceptor Improvements Project

LST Staff requested that HRG have a geotechnical inspection completed at needed areas on this Project, which we have requested from ECS Mid-Atlantic, LLC and from Kleinfelder.

Final Design and permit application preparation has begun and is anticipated to be completed in the Spring of 2024.

STORMWATER PROJECTS UPDATE

Bryn Gweled Infrastructure Replacement Project

Construction continues to progress and the revised structures that are being produced are due to start arriving onsite for installation by the middle of next week. Right now, the plan is to have binder course paving down by the end of November, which would push final wearing course into next spring, unless weather is favorable to complete it in early December.

Substantial Completion	September 29, 2023, needs to be extended to April 26, 2024
Final Completion	October 16, 2023, needs to be extended to May 31, 2024

Hanover St and Meade Ave Stormsewer Repairs

The Contractor experienced several weather delays on the project they are mobilizing from due to recent rains and they are being delayed into October at this point. That puts their substantial completion deadline in jeopardy, but we still are tracking on the timeline that would wrap up construction this year for everything except wearing course paving.

Substantial Completion	October 16, 2023
Final Completion	November 13, 2023

2024 CIP Stormwater Improvement Project

McNees Wallace will have an ordinance on the agenda for approval for the DCIB-G loan at the BOC Legislative meeting.

2023 Drainage Improvements Project

We have finalized the design for both projects and have issued an easement document for Woodridge and Nissley & Spring Garden projects. After these are finalized, we can prepare the project manual and bid materials to advance this project to bid.

Land Development Projects Update

The Pond at Fulling Mill

No update to report.

Jednota South Warehouse

No update to report.

Stoneridge Lot 5

No update to report.

Kinsley Residential Subdivision

No update to report.

Union Knoll (Formerly Oberlin Road LD-Triple Crown)

The Phase 1 work crossing MASD property has been completed.

1801 Oberlin Road – 3 Lots

No Update to report.

Illuminated Integration

Construction continues.

Penn Preserve

The developer requested an inspection for financial security reduction, HRG recommended an adjustment to \$229,609.

Aberdeen Subdivision

HRG received Planning Module documents on October 3, 2023, and are currently reviewing.

Colony of Old Reliance

HRG reviewed the most recent plans and responded with a plan review #5 on October 13, 2023. There are sanitary sewer comments that need to be addressed.

UGI CNG Facility

No update to report.

Capital Valley Lots 3 & 4 Subdivision

HRG reviewed the most recent plans and responded with plan review #4 on October 4, 2023. The engineer satisfied all the sanitary sewer comments and is adequate for construction.

Wawa

HRG received requested sanitary sewer revisions from the engineer on October 12, 2023. More information was requested from the developer prior to further review.

MASD Elementary School

HRG received the most recent plans on September 26, 2023, and are in the process of reviewing.

Catherine Hershey School

HRG reviewed the most recent plans and responded with plan review #3 on October 4, 2023. The engineer satisfied all the sanitary sewer comments and is adequate for construction.

PSU Turf Field

No update to report.

Update on Easement for the Jamesway Pump Station:

Mr. Krauter handed out a draft exhibit to the Board this evening, keeping them updated and showing them the proposed area for the seconded deed that we are looking to pursue.

Discussion on requested quotes for geotechnical boring for the Jamesway Pump Station Improvements Project and Capital Campus Interceptor Project:

Mr. Krauter reported that there were three (3) quotes, one from Kleinfelder and two from ECS Mid-Atlantic, LLC, those were distributed to the Board in their packets. Mr. Krauter summarized that because we are going to be laying a significant concrete pad with a heavy generator on top at the Jamesway Pump Station, HRG recommends one boring to make sure the soil can support that over long term, so it does not create issues down the road. ECS proposed one (1) boring up to twenty-five feet deep, with a lump sum boring limit, lab testing and reporting for \$6,000. They also have an option for a private utility locator which HRG would not recommend. Most of the facilities on the site are owned by us and are out of the public right of way so it would not be necessary.

ECS also gave a quote for the Capital Campus Interceptor Improvements Project. Mr. Krauter explained that project as it stands now, because we are crossing a stream at the upper end of the project, DEP requires in their permits that we lower that to be three feet below the bottom of the bank unless we can confirm that it is in bedrock. If it is in bedrock, then we can increase it by two feet to only have one foot of cover. When were installing thousands of feet up to twenty-five feet deep downstream of that, it would be beneficial to know if we could raise that by two feet which could save us tens of thousands of dollars over those several thousand feet. Relate to that, if we hit rock at the stream and we have rock further down then we could have additional costs to be digging through rock. For this quote we have three (3) borings, one (1) at the stream and two (2) down Industrial Drive going down into the Penn State parcel for \$6,600, they do have an added fee that if utility conflicts happen at B-3A it would be an additional \$300.

Mr. Krauter indicated he would not go through Kleinfelder's quotes in as much detail because it is very similar to what we just discussed, they proposed one (1) less boring at the Capital Campus and they have included both projects in one proposal. If the Board would act on one of the projects for Kleinfelder and not the other one, HRG could work with them to separate those projects. Mr. Krauter indicated their costs are higher for both projects, so

instead of the \$6,600, they have a quote of \$7,750 for Capital Campus and the Jamesway Pump Station Generator Project quote of \$7,450.

Approve/reject/table HRG to move forward with the selected contractor and have the charges go through HRG:

A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve ECS as the selected contractor for both the Jamesway Pump Station Generator Project and the Capital Campus Interceptor Improvements and the charges go through HRG. The motion was unanimously approved.

Manager Report. Mr. Border reported that at next month's Board of Commissioners meeting, the McNaughton Group will be discussing the Pump Station within Lower Swatara Township and the Intermunicipal Agreement.

Municipal Authority Representative Report: Mr. Washinger indicated that there is nothing new to report from the Highspire meeting that he attended.

Mr. Washinger reported to the Board that today was the first time Staff used the hydro cutter for the Vac Truck and it worked quite well.

MS4 Report: Mr. Davis updated the Board on the WREP program, we are working slowly towards voting and finalizing the cost structure of the program and that vote is happening this week. Mr. Davis did give the Board a summary of what that cost structure looks like. Mr. Davis added that this vote does not say that the Township is in or out, it is just finalizing the costs then the Board of Commissioners will make that official discussion in December.

Mr. Hartz asked how the Township lines up with other municipalities in terms of costs. Mr. Davis explained that this program is being divided into multiple phases. The first phase is for next year and 2025. During that year there is not a whole lot of difference in costs between the municipalities, the only real difference is the amount of stormwater infrastructure that each municipality would have. As for our costs, we will see a direct benefit if our GIS mapping is updated, and we get additional survey information that we do not currently have.

Approve October Expenses for Sewer Revenue Fund:

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to approve the October Expenses for the Sewer Revenue Fund in the amount of \$274,002.85. The motion was unanimously approved.

Approve October Expenses for Stormwater Fund:


A motion was made by Chairman Wilkinson seconded by Mr. Bailes to approve the October Expenses for the Stormwater Fund in the amount of \$318,083.77. The motion was unanimously approved.

Old Business: None

New Business: None

A motion was made by Mr. Bailes seconded by Chairman Wilkinson to adjourn. The motion was unanimously approved, and the meeting adjourned at 7:44 P.M.

ATTEST:

A handwritten signature in cursive script, appearing to read "Tracey Bechtel", written over a horizontal line.

Tracey Bechtel, Recording Secretary

LOWER SWATARA TOWNSHIP
MUNICIPAL AUTHORITY

Sign-In Sheet

Monday, October 23, 2023

PLEASE PRINT NAME LEGIBLY:

COMPANY NAME or RESIDENT:

1. DeLorenzo

Resident

2. Devon Cook

HRG

3. Todd Truntz

LST Liason

4. Chris DENNY

LGT

5. Ron Paul

LST

6. Ryan Gordon

McKee

7. SCOTT DIETTERICK

JSDC LHM (FOR CHS)

8. Ron Burkholder

LST

9. MARK HACKENBURG

RGS FOR CHS

10. _____
