

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – MARCH 28, 2022

The March 28, 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
- Elizabeth McBride, Township Manager
- James Diamond, Eckert Seamans
- Caleb Krauter, Engineer
- Shawn Fabian, Engineer (Zoom)
- Scott Washinger
- Brain Davis, MS4
- Tracey Bechtel, Recording Secretary

Residents and visitors in attendance: See Attached Sheet.

Public comments: Mr. Kurt Farr who resides at 10 Greenwood Circle explained that he is here this evening on behalf of his mother who lives at 1399 Swatara Park Road. Mr. Farr indicated that he has had conversations with Ms. McBride previously regarding the situation at his mother's property and he wanted to know if there is any updates. He was curious to know if anything can be done about the stormwater drainage from the Woodland Hills project, that drains into Lower Swatara Township and ends up in his mother's property.

Ms. McBride commented that several staff members have gone down there to take a look and the question is, it looks like some of the drainage goes under a driveway, so at this point we are not sure who is responsible to clean which section. Ms. McBride added that then it goes into a culvert and at that point she will ask Public Works to clear that out, but back from that point, she is not sure yet.

Mr. Joel Farr, another son, also addressed the Board and indicated that there is a structure under the property, like a tunnel that was built maybe 60 or 70 years ago. The entryway into the tunnel and the exit side has a two-foot pipe that they had replaced two years ago, not anticipating the volume of water that is now coming down from Woodland Hills.

Ms. McBride assured the Farr's that staff is on top of the situation and are working on finding a solution.

Mr. Kurt Farr also inquired about the Greenwood Circle outfall next to his property. Mr. Washinger indicated that the work order is in for that project.

Mr. Joel Farr questioned if the Township is aware of the squatters that are down the road from his mother's property on Swatara Park Road. The campsites are turning into junkyards. Ms. McBride indicated that we are aware of it and are attempting to address it.

Approval of Minutes:

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the Minutes of Legislative Meeting February 28, 2022. The motion was unanimously approved.

Engineer's Report:

Approve/reject/table authorization to submit the Chapter 94 Report to PADEP.

A motion was made by Mr. Hartz seconded by Mr. Popp to approve the authorization to submit the Chapter 94 Report to PADEP by the March 31, 2022 deadline. The motion was unanimously approved.

Approved/reject/table HRG Proposal of Professional services to complete the preliminary design services for the Lumber Street Interceptor Improvements Project.

Mr. Krauter summarized the Proposal for the Board this evening indicating that this Project generally consists of upsizing approximately 2,050 linear feet of the existing Lumber Street Interceptor to 12-inch diameter pipe in order to increase the capacity for future development within Lower Swatara Township. During and following the rainfall from Hurricane Ivan in September 2004, surcharging and overflows were experienced at various locations between SG39 and the Lumber Street Interceptor Meter Chamber. Since 2006, some improvements have been made to the Interceptor as well as several replacement and rehabilitation projects for the reduction of inflow and infiltration within this sewer basin.

On September 1, 2021, during the rainfall experienced from remnants of Hurricane Ida, the manholes between SG39 and SG17 were observed to be surcharged to the top of the structures while no surcharging conditions were observed in SG16A. The historically observed overflow and recent surcharging conditions demonstrate that the Interceptor is undersized during these wet weather events and a need of improvements before additional sewer flow is contributed to this Interceptor.

The Township has several developers that are planning or currently designing land development projects within the sewer basin that contributes to the Lumber Street Interceptor. Currently, there are approximately 190 EDUs (41,230 GPD based on 217 GPD per EDU) projected to be connected by 2024 for these land development projects. Several land developers previously contributed to the sewer improvements that were made between manhole 203 and SG17 and are not anticipated to be required to contribute capital for additional improvements. However, future land developers, that have not contributed to previous improvements, are anticipated to be subject to a special tapping fee that will contribute to the proposed improvements, are anticipated to be subject to a special tapping fee that will contribute to the proposed improvements to this Project.

At the Authority's request, HRG has prepared this proposal for the preliminary design so that the capacity limitations will not deter future development within the Township. Additionally, it is anticipated that significant grant funding opportunities are anticipated to be available to the Authority within the next two (2) years. We recommend that the Authority apply for grant funding, once permitting activities are completed, to reduce capital costs for the Authority and the special purpose tapping fee for future developers. The scope of services provided in this proposal includes the preliminary design and permitting phase services.

Mr. Krauter added that one of the first things they plan on doing is coordinating meetings between Highspire Authority and LSTMA and the engineers on both sides to look at the size their collection system.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve the HRG Proposal of Professional services to complete the preliminary design services for the Lumber Street Interceptor Improvements Project. The motion was unanimously approved.

2019 Proposed Capital Improvement Projects

Contract No. 19-3 will be closed out upon confirmation that the leaking of the air release valves on the Jamesway Pump Station force main has been addressed by the Contractor. The Contractor has indicated that all repairs have been completed and LSTMA Staff is scheduled to complete the final inspection.

HRG continues the construction administration services until the closeout of the project. Due to substantial delays in construction HRG has exceeded the scope within the Agreement with the Authority. At the request of LSTMA Staff, HRG will continue to bill our services, for the remainder of the project, under Phase 4 of the Agreement. Phase 4 is the time and materials phase for the RPR services.

No update. The Middletown Management Associates permanent easement agreement was signed and received. This easement will need to be notarized by both parties once it is safe to do so and before being recorded.

Act 537 Planning

The flow meters have been installed and are currently actively recording flow rates.

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 Drainage Improvements

The contractor mobilized to site March 7, 2022 and began construction on Spring Garden in front of the caterer. Construction began at the outfall behind the building and is working up from there and is currently installed through the parking lot. We had a pre-construction meeting scheduled with Suez on March 10, 2022 for lowering of the water line on Cockley Rd. Our contractor and Suez's contractor will need to work hand in hand for the project to replace the existing culvert.

All needed easement documents are in the MS4 coordinator and solicitor's hands for execution. Easements necessary for the work include: Spring Garden in front of the caterer (recorded). 217 Delmont, Cockley Rd (Signed and on agenda for approval before recording), and Greenwood Circle. Scarlett Lane, Swatara Dr & Penna Ave, and Nissley & Spring Garden work all occurs within the road right-of-way and existing drainage easements, so no additional easements need to occur for those sites.

Work is almost complete on the additional contract covering Nissley & Spring Garden, Greenwood Circle and the 217 Delmont revisions. Permit submission for Greenwood Circle outfall GP-11 was made to PADEP February 4, 2022. All easement documents are in staff hands to obtain. 217 Delmont review with staff is complete and all easement documents are in their hands to obtain. Nissley & Spring Garden Subsurface Utility Excavations (SUE) are now complete, so we can finalize that design and formalize the change order that will add both sites and the 217 Delmont revision to the contract.

Rosedale Manor Stormwater Project

The substantial completion site walk with contractor was held February 28, 2022, at 1 pm onsite. We have prepared our recommendation letter for the processing of the substantial completion certificate along with a punch list that will need to be addressed before final completion of the project. This was signed by the Board of Commissioners on March 15, 2022.

All exhibits for Highspire easement necessary for revisions to the outlet at Hanover Street have been completed and are with the solicitor to draft an agreement. Township Staff presented the final design and easement to Highspire and we received comments from RETTEW that are minor in nature. We have revised the drawings to address these comments and will be providing a final version of the easement exhibit for the Borough.

We have completed our review of the additional backup information provided by Doli for Work Change Directive 1 (storm sewer movement to middle of road to avoid PPL conflict), as well as field orders 3,4, and 5 (covers mill, binder and overlay of private parking spaces, Market Street Extended eastern and western expansion and Hanover Street from Mountain View to Rosedale Ave) and we are preparing the necessary change order request documentation.

Schedule:

Substantial Completion	September 17, 2021 – Not Met
Final Completion	October 7, 2021 – Not on target.

Bryn Gweled Infrastructure Replacement Project

LSTMA approved the proposal for this project at their February 28, 2022, meeting with conditions. Those conditions have been reviewed by HRG and found to be acceptable, so the proposal was authorized on March 9, 2022. HRG had an internal kick off meeting with field staff on March 9, 2022, to discuss timing of wetlands and survey work. Surveyors and a wetland biologist were mobilized to the site the week of March 14, 2022, and that effort is now complete. This has moved into past processing and existing base creation that will be needed to prepare the design.

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)

HRG finalized the field survey portion proposal to move forward with the design of the Stormwater Improvement Project #2 approved in the 2019 Stormwater Capital Improvement Plan that was used to build the stormwater fee and LSTMA approved the proposal with conditions at their February 28, 2022, meeting. Those conditions have been reviewed by HRG and found to be acceptable, so the proposal was authorized on March 9, 2022. HRG had an internal kick off meeting with field staff on March 9, 2022, to discuss timing of wetlands and survey work. Surveyors were mobilized to the first site the week of March 21, 2022 at Burd and Richard.

2021 Sanitary Sewer CIPP Lining Project

No update. Project has been placed on hold until completion of the capacity analysis, including flow monitoring proposed for the Act 537 Plan.

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

HRG and LSTMA staff participated in a tour of the Highspire Borough Authority's Wastewater Treatment Plant on March 22, 2022

RETTEW provided a response to the comments included in HRG's Critical Review Letter dated January 13, 2022. HRG recommends LSTMA and HRG staff attend HBA's April 21, 2022 Board Meeting to discuss future design activities and grant funding opportunities.

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 meeting is anticipated in the spring once the weather breaks for inspection of work completed at the UPS site and along N. Union Street. Upon completion of this meeting, we will provide a recommendation for the reduction of the Letter of Credit for the storm and sanitary sewer work.

An updated plan set was provided by the Developer's engineer on March 10, 2022 for the N. Union Street Pump Station Design. Upon HRG's review, three (3) minor comments were returned to LST Staff. Construction at the N. Union Street pump station site began on February 14, 2022 and continues in accordance with the Contractor's schedule. The Contractor has been notified that the permits will not be issued until an acceptable plan set is received and approved.

On November 28th, HRG notified the Developer's Engineer that the frame and covers of the sanitary sewer manholes within the N Union Street right-of-way were not elevated in accordance with LSTMA Standards and must be corrected prior to final completion.

William's Farm

No update.

Buddy's Run Subdivision

HRG attended a meeting with the Authority's Solicitor on March 24, 2022, to discuss errors encountered with the storm sewer easements.

PSU Meade Heights

No correspondence was received over the past month.

Stoneridge Lot 1

No update. Construction has begun 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

Wilsbach Distribution Facility

No update. The maintenance period Improvement Guarantee shall be held until September 2023.

D&H Proposed Warehouse

No update. The maintenance period Improvement Guarantee shall be held until September 2023.

Fiddler's Elbow Warehouse

No update.

Fulling Mill Road Warehouse

No update.

Kinsley Residential Subdivision

Highspire Borough Authority has provided indication that there is sufficient capacity in HBA's conveyance system for the projected flow contribution.

Oberlin Road LD-Triple Crown

A meeting was held with the Middletown School District, Triple Crown, LSTMA staff and HRG to review the Developer's proposed alignment of a gravity sewer main, The Developer is to provide and updated sewer alignment for review by the Middletown School District and the Authority.

Oberlin Road Townhomes

No Update.

Illuminated Integration

HRG attended a meeting with the Developer's engineer, who discussed a plan develop the parcel to the west of the Lower Swatara Township Fire Department, Development is anticipated to include an audio and video shop and show room.

Penn Preserve

HRG received a land development plan for the development of the parcel to the east of Lumber Street and south of SR 283. The current plan proposes subdividing this parcel into 23 residential parcels. HRG provided comments on March 21, 2022 relative to the proposed sanitary sewer.

Township Manager's Report:

Approve/reject/table authorization for Ron Burkholder to conduct inspections on behalf of the Municipal Authority

A motion was made by Mr. Hartz seconded by Mr. Bailes to give authorization for Ron Burkholder to conduct inspections on behalf of the Municipal Authority. The motion was unanimously approved.

Ms. McBride noted that the first round of late notices have gone out to customers who are delinquent, and second letter is going to be mailed in late April, in early to mid-June a certified letter will go out, then in the July/August time frame we will either shut off water or put Liens on the properties that remain delinquent. The question has arisen, do we want to have payment arrangements, Ms. McBride feels that we should not. The first letter went out a few weeks ago, the time that we will be shutting off water it will be July/August, she feels that is enough time for people to pay in full.

Chairman Wilkinson commented that over time we have tried to work out payment arrangements with customers and they have taken advantage of it, so he doesn't feel the need to do that this time.

Municipal Authority Representative Report: Mr. Washinger reported that he and Mr. Krauter met with Mr. Kreider from the Highspire Waste Water Plant and it was a very positive meeting, they are willing to work with us to get things accomplished for themselves.

Mr. Washinger reported that ADS has began work on the flow monitoring on March 1, 2022. He also noted that the replacement of the sanitary line on Pennsylvania Ave has started.

Mr. Washinger informed the Board that the aeration blower in the North Union Street Pump Station has stopped working. Replacing it would cost approximately \$2,000.00. He wasn't sure if we wanted to replace it, or hold off, but that may cause some issues in the pump station till the new pump station is in place.

Mr. Wilkinson asked if we would purchase one now if we could use it somewhere else once the new pump station is up and running. Mr. Washinger indicated that we could use it for a spare.

MS4 Report:

Approve/reject/table Temporary and Permanent Easements-Strites Orchard (Cockley Rd culvert replacement).

A motion was made by Mr. Popp seconded by Mr. Spangler, to approve the Temporary and Permanent Easements-Strites Orchard for the Cockley Rd culvert replacement. The motion was unanimously approved.

Mr. Davis updated the Board on the status of the other easements that are needed on Greenwood Dr. and Delmont Ave.

Approve March Expenses for Sewer Revenue Fund:

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the March Expenses for the Sewer Revenue Fund in the amount of \$158,161.74. The motion was unanimously approved.

Approve March Expenses for Stormwater Fund:

A motion was made by Mr. Popp seconded by Mr. Hartz to approve the March Expenses for the Stormwater Fund in the amount of \$207,054.81. The motion was unanimously approved.

A motion was made by Mr. Popp seconded by Mr. Bailes to adjourn the meeting. The motion was unanimously approved, and the meeting adjourned at 7:51 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary

3-28-2022

ORGANIZATION (IF APPLICABLE) OR ADDRESS

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