

**MINUTES**  
**LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY**  
**SEPTEMBER 27, 2017**

The September 27, 2017 Regular 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 officials in attendance:

- Richard Wilkinson, Chairman
- Chester Hartz, Secretary
- Scott Spangler
- Peter Henninger, Solicitor
- Frank Lynch, Interim Township Manager
- Josh Fox, Engineer
- Tracey Bechtel, Recording Secretary

Absent: John Weikle, Vice Chairman and Dan Magaro, Treasurer

Residents and visitors in attendance:

Lester Lanman (LSTMA)  
Ron Paul (Richard Avenue)  
Chris DeHart (Old Reliance)  
Todd Truntz, (LST Commissioner)

Public Comments: None

A motion was made by Mr. Hartz seconded by Mr. Spangler to approve the August 23, 2017 Meeting Minutes. The motion was unanimously approved.

A motion was made by Mr. Hartz seconded by Mr. Spangler to approve the Pennsylvania Mutual Aid Agreement for Water/Wastewater Providers. The motion was unanimously approved.

**Engineer's Report:** Mr. Fox distributed the monthly written report.

Mr. Fox updated the Board on the CFA meeting. HRG along with the Township Manager submitted an application for Act 537 planning, that meeting scheduled for September has been cancelled due to State Budget issues. That meeting should happen in November pending the State Budget is passed.

**Standard Developer Specifications and Details Update:** With permission from the Authority, HRG is working with the Authority Manager to update specific specifications and details with the goal of presenting these changes to the Authority for approval at the December meeting.

A motion was made by Mr. Hartz seconded by Mr. Spangler to have HRG work with the Authority Manager to update the standard specifications and detail book. The motion was unanimously approved.

**Sanitary Sewer Rate Study:** As requested at the Authority's August Meeting, we revised the Sanitary Sewer Rate Study in accordance with the comments provided by the Authority at your August Meeting. A brief summary of the revisions is identified below:

Tables 7 and 8 were prepared based on the Solicitor's suggestion that previous rate increases were \$5.00 per year. The tables provide the impact of three consecutive rate increase and a rate increase every other year. The difference in the two strategies can be seen in the cash balance of the end of 2022. Based on the assumptions in the report, the \$5.00 increase (roughly 10%) is adequate to meet the cash flow needs of the system. The three consecutive year increase provides a greater cash balance but the every other year approach still provides over \$850,000 in reserves. Additionally, revenue growth may be greater than forecast based on the number of new connections. Our estimate over five years is a conservative "middle of the road" approach of approximately 100 new EDUs.

The report does not recommend a change from the current flat rate method of billing for residential users. The report does suggest that a customer charge / volumetric rate structure might be desirable for non-residential customers; however, the exact impact of that change isn't certain since we don't have sufficient data to fully evaluate the impacts. For those users who are only slightly over the 228 gallons per day, the customer charge / volumetric structure might actually reduce their bill. But the method would likely distribute the costs more evenly among non-residential users.

Finally, the report highlights the 228 gallons per day definition of an EDU. This is based on the wastewater tapping fee calculation of 90 gallons per day per capita embedded in the Municipality Authorities Act. The report points out that the 90 gallons per day includes 25 gallons per day of post water meter infiltration and inflow that is contributed by the wastewater collection system. Therefore, an EDU as measured by the water meter should be based on the 65 gallons per day or approximately 165 gallons per day. HRG would need to confirm these numbers and issue a separate letter upon request from the Authority. It is also advisable to have the Solicitor review this approach since this type of change may be subject to challenge and the Authority would want to have sufficient documentation supporting the change.

Mr. Paul commented that in the 2017 Sewer Revenue Budget the income for sewer rentals was \$2,362,500 which assumes a 25% additional revenue beginning 7/1/17. He asked does the income in the study have that 6 month, 25% increase included. How accurate is that number? Mr. Fox responded that when the initial draft for the

rate study was prepared it was assuming that 25% increase, however, the final copy that the Board has this evening, that increase has been taken out.

**Land Development Projects Update:**

***The Pond at Fulling Mill (Retirement Community)*** – Sanitary sewer work continues with approximately 1,587 linear feet of 8-inch diameter sewer main installed. Low pressure air testing is scheduled to be completed today and connection to the existing MH TW51 is scheduled for September 28. All work should be completed and tested by the end of October.

***Enterprise Pre-Delivery Inspection Center*** – All comments related to the proposed sanitary sewer facilities have been addressed, the Authority Manager has executed the planning module exemption letter, and we recommended a financial security in the amount of \$40,134.60

***Phoenix Contact LCA Expansion*** – We have completed review of the revised land development plan and have provided comments to the Township on September 27, 2017. Additionally, Phoenix Contact has requested a waiver from preparation and submission of a planning module or mailer exemption for this Project as they currently have 101 EDU's and only use 74 EDUs. The proposed expansion will include 16 new employees or an additional 3 EDUs. As a result, we would support the waiver request.

Chairman Wilkinson commented that he is not comfortable supporting the waiver request at this time considering all the problems we have been having with Phoenix Contact exceeding what they purchased. Has Phoenix Contact resolved their flow issues? Mr. Lanman responded indicating that their highest flow so far this year was 89.9 EDUs. Mr. Lanman also indicated he has been dealing with a gentlemen over at Phoenix Contact who has advised him that they have determined the problem that was causing their massive amounts of flows and have isolated that chilling tower. Mr. Lanman does not believe they have completely repaired the problem but they have isolated it. Mr. Lanman added he would recommend the waiver to show good faith back to them, like they showed to us previously.

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve the waiver request from submission of a planning module or mailer exemption for the Phoenix Contact LCA Expansion. The motion was unanimously approved.

***UPS Northeast Hub*** – No correspondence was received over the past month.

**Solicitor's Report:** Solicitor Henninger reported that he sent notices to two (2) properties, 1868 Market Street Ext. – Eisenhuth and 1301 Jefferson Drive – Guider, in regards to sheriff sales next month. Solicitor Henninger recommended placing liens on both these properties and asked the board for authorization. A motion was made by Mr. Hartz seconded by Mr. Spangler authorizing Solicitor Henninger to place liens on the above mentioned properties. The motion was unanimously approved.

**M.A. Manager's Report:** Mr. Lanman reported that he attended the Highspire's meeting this month. The Lumber Street Project is moving along, there may be a time when traffic control will be necessary as work is being done,

Highspire will inform Lester ahead of time. Mr. Lanman added that the communication between Rettew, the Borough Authority and himself has been excellent over the past few months with this project.

Mr. Lanman reported on the following items: The air release valve will be put in on North Union Street tomorrow; Comfort Inn located at the Linden Centre has completed most of the work on their lateral, and the grease interceptor has been installed; Maaco is moving along, they have not started the sewer part yet.

**Township Manger's Report:** Mr. Lynch mentioned that Mr. Lanman attended a meeting at the Susquehanna Municipal Trust, who carries our workman's comp coverage, today. The Public Works Department including the Authority received a second place safety award.

Mr. Hartz requested a notification call from Lester prior to the asphalt work being done on North Union Street, in order for him to give Pennsy Supply the heads up. Mr. Hartz expressed what a great job Public Works did with traffic control while the patchwork was being done.

A motion was made by Mr. Hartz seconded by Mr. Spangler to approve September expenses in the amount of \$136,498.21. The motion was unanimously approved.

A motion was made by Mr. Hartz seconded by Mr. Spangler to adjourn the meeting and convene into executive session for inter-municipal issues. The motion was unanimously approved and the meeting adjourned at 7:35 P.M.

ATTEST:

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Tracey Bechtel, Recording Secretary