

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
OCTOBER 22, 2018

The October 22, 2018 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
- Daniel Magaro, Vice Chairman
- Chester Hartz, Secretary
- Scott Spangler, Treasurer
- Frank Popp
- Peter Henninger, Solicitor
- Elizabeth McBride, Township Manager
- Josh Fox, Engineer
- Tracey Bechtel, Recording Secretary

Residents and visitors in attendance:

Ron Secary, (Snyder, Secary and Associates)
Lester Lanman (LSTMA Manager)
Ron Paul (LST Commissioner)
Caleb Krauter, (HRG)
Todd Truntz, (LST Commissioner)
Chris Dehart (1506 Old Reliance Rd)

A motion was made by Mr. Magaro seconded by Mr. Popp to approve the September 24, 2018 Meeting Minutes. The motion was unanimously approved.

A motion was made by Mr. Popp seconded by Mr. Spangler to approve the O & M Agreement (SWM BMPs) for Woodridge Towns LP. The motion was unanimously approved.

A motion was made by Mr. Magaro seconded by Mr. Hartz to approve Sierra's Glen Partner V.LP-Fulling Mill Retirement Community Phase 1 Security Agreement for construction and installation of sanitary sewer improvements in the amount of \$285,346.60. The motion was unanimously approved.

A motion was made by Mr. Magaro seconded by Mr. Popp to approve the release of Maintenance Guarantee for Capital Valley Business Park-Building C in the amount of \$1,088.29 for sanitary sewer improvements leaving a balance of "zero" and closing out the project. The motion was unanimously approved.

A motion was made by Mr. Spangler seconded by Mr. Magaro to approve the Improvement Guarantee Reduction #2 for The Pond at Fulling Mill, Phase 1 Sanitary Sewer Improvements in the amount of \$4,200.00 leaving a balance of \$70,494.00. The motion was unanimously approved.

Act 537 Plan Discussion- Mr. Fox noted that there has been correspondences in the last month between Ms. McBride, Solicitor Henninger and HRG as well as meeting with Lester a few weeks ago about the Capital Expenditure Schedule and during that discussion the Act 537 Plan come up again. With that said, the discussion this evening with the Act 537 Plan will tie in with the Capital Improvement Plan with the result of reducing the 5-year period to a 3-year period as well as moving some things around as we move forward on it.

A Grant application was submitted to DCED through the CFA program twice in two different years to help with the Act 537 Plan. Originally it was in the \$280,000 range. In the last few months HRG has been working closely with Ms. McBride as she works on the application for the Local Share Grant. In doing so we needed to refine the proposal that we prepared for the Act 537 Plan, so as discussed we revised the proposal to exclude the CCTV work and the flow meter rentals to get it down to the number we would be able to finance and applicable to the grant. We provided a revised proposal on August 23, 2018 to include in the Local Share Grant Application. As part of that, we identified that we had the original plan that was adopted by the Township back in 1983 so there is significant work that has to be done to the Plan to get it up to date. The potential growth that is occurring within the Township, multiple developments that are happening contributory to Pump Stations we are working on upgrading, areas we are looking at to increase the force main size, there are a lot of moving pieces to this, it just made sense to bring this back up to the forefront.

Mr. Fox included in his Engineer's report a revised table including the Act 537 Plan into the 3-year Capital Improvement Plan.

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

2018 Proposed Capital Improvement Projects – The 2018 Sanitary Sewer Improvement Project (Contract 18-1: Sanitary Sewer Rehabilitation and Contract 18-2: Flow Meter Replacement) was uploaded to PennBID on September 26, 2018 following the Authority's authorization to proceed with advertising and bidding at the September meeting. Bids will be opened on October 25, 2018. HRG will request authorization to issue the Notice of Intent to Award following review and approval by the Authority Manager and Solicitor.

HRG notified SWERP, Inc (SWERP) to proceed with the Meter Chamber Rehabilitation for Airport Drive. The work is currently scheduled for the end of November.

Capital improvements Plan – HRG met with Lester Lanman to review the original Capital Improvement Plan and work together to condense the plan down to a three year period that he identified is required to expend the bond

proceeds. Mr. Fox included the Revised Capital Improvements Schedule (Amendment No.1) in his written Engineer's Report to the Municipal Authority Board.

A motion was made by Mr. Magaro seconded by Mr. Popp to approve Amendment No. 1 to the Capital Improvement Plan. The motion was unanimously approved.

Land Development Projects Update:

The Pond at Fulling Mill (Retirement Community) – Phase I – MH vacuum testing remains to be completed. Record drawings must also be submitted. Phase II – Waiting on resubmission of a revised land development plan to address previous comments. Currently reviewing the Improvement Guarantee for the sanitary sewer facilities for this phase.

Enterprise Pre-Delivery Inspection Center – All work has been completed and we are awaiting submission of the final record drawings.

Phoenix Contact LCA Expansion – No correspondence was received over the past month.

UPS Northeast Hub – A meeting with Snyder, Secary, and Associates (Developer's Engineer) on October 10, 2018 to discuss our initial comments on the proposed alternatives to connect the UPS Development site sewer to the North Union Street Pump Station. The initial alternatives include:

1. Gravity Sewer beneath Existing Culvert.
2. Gravity Sewer Aerial Crossing at Culvert Location.
3. Force main from UPS site to North Union Street Pump Station.

HRG recommended the evaluation of a fourth alternative that would include installing a gravity sewer main around the existing bridge. This would limit the depth and exposure of the main across the stream. The issue with this alternative is that it would require obtaining an easement from a property owner. A representative from Snyder, Secary, and Associates will be attending be Authority's October meeting to discuss.

Hershey Creamery Expansion – No correspondence was received over the past month.

William's Manor – No correspondence was received over the past month.

Buddy's Run Subdivision – No correspondence was received over the past month.

PSU Meade Heights – No correspondence was received over the past month.

Stoneridge Lot 1 – No correspondence was received over the past month.

SBC Pennsylvania Building Expansion (2755 Spring Garden Drive) – No correspondence was received over the past month.

Building #300-Capital Logistics Center – No correspondence was received over the past month.

Star-Barn Duplexes – Received a revised land development plan on September 20, 2018. We issued our plan review letter on September 24, 2018 and recommended approval of the plans after a minor revision is made. A financial security estimate must be submitted for review.

Woodridge PH II Section 9 – No correspondence was received over the past month.

Campus Heights Village III – We received a revised land development plan on October 1 and issued a second round of technical comments based on our review on October 18, 2018.

Solicitor's Report: Solicitor Henninger updated the Board on sewer liens.

M.A. Manager's Report: Mr. Lanman reported to the Board on staff's monthly maintenance, which includes root control, mowing right-a-ways, in Woodridge with the SL RAT, rebuilt the muffin monster at the North Union Street Pump Station.

Township Manger's Report: Ms. McBride noted that she received a letter from DCED indicating that on Wednesday, November 14, 2018 at 3:00 P.M. is Lower Swatara's presentation for the local share grant.

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve October expenses in the amount of \$307,418.75. The motion was unanimously approved.

Old Business: None

New Business: Update on the UPS Site Development and discussion of off-site sanitary sewer improvements. Ron Secary from Snyder, Secary and Associates introduced himself and started off by showing the Authority Board the site plan for the UPS project. Mr. Secary reviewed the three options that we discussed at the October 10, 2018 meeting as well as the concerns that all parties have with these options.

Mr. Secary explained to the Board the fourth alternative that would include installing a gravity sewer main around the existing bridge. This would limit the depth and exposure of the main across the stream. This would require obtaining an easement from a property owner. There was further discussion on the possibilities of the new pump station site to improve vehicle access off North Union Street, the work will also likely require an additional easement or property subdivision. Mr. Secary asked if the Authority was interested in cooperatively working to obtain an easement once the final pump station was determined.

After more discussion the Authority Board agreed that they are willing to assist with the Developer, and Township Staff to reach out to the property owner(s) to obtain the required easements in order to continue on with option four.

A motion was made by Mr. Magaro seconded by Mr. Spangler to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 8:55 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary