

**MINUTES**  
**LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY**  
**LEGISLATIVE MEETING – October 27, 2025**

October 27, 2025, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:00 PM by Chairman Wilkinson. Chairman Wilkinson called for the Pledge of allegiance. The record indicated the following in attendance.

- Rich Wilkinson, Chairman
- Scott Spangler, Vice Chairman
- Don Bailes, Authority Member
- Frank Popp, Treasurer
- Caleb Krauter, HRG Engineer
- Brain Davis, MS4
- James Diamond, Eckert Seamans
- Ron Burkholder, Codes Official
- Scott Washinger, Municipal Authority Representative
- Zachary Border, Township Manager
- Madison Munz, Municipal Authority Secretary

Absent

- Chester Hartz, Secretary

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

Public Comments: None.

**Approval of Minutes:**

Approve/reject/table Minutes of Legislative Meeting September 22, 2025.

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve the Minutes of Legislative Meeting September 22, 2025. The motion was unanimously approved.

Approve/reject/table Financial Security Adjustment #2 in the amount of \$229,609 for PC#2022-03 Penn Preserve, reducing bond No. CIC1924499 to \$0.

A motion was made by Vice Chairman Spangler, seconded by Mr. Bailes, to approve Financial Security Adjustment #2 in the amount of \$229,609 for PC#2022-03 Penn Preserve, reducing bond No. CIC1924499 to \$0. The motion was unanimously approved.

Approve/reject/table the award of the Capital Campus Interceptor Improvements Project to Kinsley Construction, LLC in the amount of \$1,466,000.00, contingent upon the receipt of acceptable Agreements, insurances, and bonds.

Mr. Krauter indicated that there were 11 bids received. HRG reviewed the two lowest for acceptable documentation. He indicated that the two lowest were within \$3,000 of each other. Given the number of bidders and the tightness of the low bids, along with the acceptable documents submitted with their bids, we recommend awarding as stated.

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve the award of the Capital Campus Interceptor Improvements Project to Kinsley Construction, LLC in the amount of \$1,466,000.00, contingent upon the receipt of acceptable Agreements, insurances, and bonds. The motion was unanimously approved.

Approve/reject/table the Operation & Maintenance (O&M) Agreement between Kostas and Katerina Hronis and the Municipal Authority of Lower Swatara Township regarding stormwater best management practices at 1305 Butter Churn Road.

Mr. Davis indicated that this is a standard O&M agreement. It is for an infiltration berm that's being installed in their backyard, as part of the construction of a brick patio in their backyard. Engineers have reviewed it and they have approved of the design. Mr. Diamond indicated that he reviewed it as well and that it looks good.

A Motion was made by Mr. Bailes, seconded by Mr. Popp, to approve the Operation & Maintenance (O&M) Agreement between Kostas and Katerina Hronis and the Municipal Authority of Lower Swatara Township regarding stormwater best management practices at 1305 Butter Churn Road. The motion was unanimously approved.

Approve/reject/table Cost Share Request No. 22 to Highspire Borough Authority Biosolids Project Funding (PENNVEST) in the amount of 126,259.33 for RETTEW Project No. 039742030.

Mr. Krauter stated that this is LSTMA's share of the construction work. He noted that the actions in October, there were two small change orders, one in the amount of approximately \$2,700 and one in the amount of \$4,300 as part of the work.

Chairman Wilkenson asked if the work was almost done. Mr. Krauter stated that yes, they are the main contract, they are 87% paid, so they should be very near done with most of that retainage. Mr. Border indicated that he would reach out to RITU and ask for another update and would bring that information to another meeting.

A Motion was made by Mr. Popp, seconded by Mr. Bailes, to approve the Cost Share Request No. 22 to Highspire Borough Authority Biosolids Project Funding (PENNVEST) in the amount of 126,259.33 for RETTEW Project No. 039742030. The motion was unanimously approved.

Approve/reject/table Cost Share Request No. 23 to Highspire Borough Authority Biosolids Project Funding in the amount of \$27,745.38 for RETTEW Project No. 039742029.

A motion was made by Vice Chairman Spangler, seconded by Mr. Popp, to approve the Cost Share Request No. 23 to Highspire Borough Authority Biosolids Project Funding in the amount of \$27,745.38 for RETTEW Project No. 039742029. The motion was unanimously approved.

**Engineer's Report:**

Mr. Krauter provided the following updates: He stated that as part of a land development request in the Highspire sewer basin. Township staff did find that some manholes were surcharging just slightly. This seems to be happening on Nissley Drive as it comes out of Spring Garden. These manholes are being investigated specifically. He indicated they are currently working through getting some answers and data while continuing to work with Township staff on this. He indicated as there are updates that come in, he will keep the board apprised of that. Mr. Krauter then reported that at the Planning Commission's meeting on Thursday, they presented The Act 537 plan update, they were given approximately 30 days ago, and they have 30 more days to review and provide comments. He outlined the anticipated project schedule, stating that the County Planning Commission and the Township Planning Commission until December 20<sup>th</sup> and November 24<sup>th</sup> to provide comment. Next will be the public review and comment period. That will be a 30-day period where the plan update will be advertised online and in the office. Lastly, this will be presented to the commissioners for adoption tentatively, that is planned for their February 18<sup>th</sup> meeting. Following the Commissioners' meeting, the plan update will be submitted to DEP for review. DEP will also provide another public comment period.

**Act 537 Planning**

The Project includes a review of the existing Act 537 Plan and considering the Township's significant changes over the years. The Plan update includes a comprehensive township-wide approach for sewage facility planning, evaluation of existing public sewage facilities, existing privately held sewer systems, and on-lot systems (OLDS).

The Act 537 Plan was provided to the Planning Commission for review and comment for their October 23, 2025, meeting.

#### **Lumber Street Interceptor Improvements Project**

Construction is anticipated to start on site late next month. Substantial Completion is June 14, 2025, and Final Completion is July 14, 2025.

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

No update.

#### **Jamesway Pump Station Generator Installation Project**

The Project includes preparation of drawing sheets and technical specifications for use in obtaining COSTARS quotes for material procurement and installation of a backup generator at the Jamesway Pump Station.

A COSTARS quote for the backup generator and associated equipment was approved by the Authority. At the September 23, 2024, meeting, the Board decided that this Project should be publicly bid, as opposed to having installation be through the manufacturer.

#### **Capital Campus Interceptor Improvements Project**

The Project includes the Capital Campus Sanitary Sewer Interceptor (Interceptor) improvements to provide additional sewer capacity in the interceptor for further land development in the area. Sags, deteriorated pipe, and minimal slopes were observed during the evaluation of land development capacity requests. The Authority has been awarded a CFA Local Share Account Grant for this Project.

HRG has also met with LSTMA staff and solicitor to discuss risks associated with the excavation within the Superfund site. HRG submitted the Phase 1 – Site Contamination Assessment Report to PA DEP and EPA and received approval. With approval of this report, no soil testing will be required during construction for this Project.

Bids were received on October 23, 2025, at 10:00 AM, with the apparent low bid received from Kinsley Construction LLC, in the amount of \$1,466,000.00. Our Recommendation of Award was provided on October 23, 2025.

#### **2024 CIP Stormwater Improvement Project**

HRG is currently in the process of utility coordination and proceeding preliminary design revisions are continuing for all of the project sites. Specifically, we are working with communication utilities for the Lakeside Drive project, gas and water utilities for the Burd/Richard/Nissley project, and electrical and communication utilities for the Lumber Street project. On October 8, 2025, HRF and Township staff performed a site visit at Lakeside Drive to observe concerns raised by residents regarding stormwater

ponding between Lakeside Drive and Market Street residences. Additionally, HRG and Township Staff held a meeting on October 21, 2025, to review the current design of all three sites. HRG is currently revising the plans to address the concerns seen on-site for Lakeside Drive and any other comments made at the meeting.

**Municipal Bond Projects (Sanitary and Stormwater Projects)**

HRG is continuing efforts with utility coordination, investigating the conflicts that have been obtained, and revising the preliminary site design and the profiles of those proposed stormwater sewer networks for both sites.

**LAND DEVELOPMENT PROJECTS UPDATE**

*The Pond on Fulling Mill (Retirement Community)*  
Construction continues at the site.

*Penn State Turf Field*  
No update.

*Jednota South Warehouse*  
HRG has not received the as-built for this project yet for review.

*Union Knoll (ONSITE)*  
The Board of Commissioners conditionally approved the land development plan at their March 20, 2024, meeting. They continue to work through the developer's agreement (approved to enter into agreement at the September 18, 2024, meeting), Highway Occupancy Permitting and sewer capacity issue to prepare the site for recording.

A Financial Security Option of Probable Cost was provided on June 10, 2024, and HRG reviewed and provided comments on July 17, 2024. HRG has reviewed and provided a Plan Review No.3 on November 4, 2024. Sanitary Sewer Submittals were provided and HRG provided reviews for all submittals on May 2, 2025.

HRG has reviewed and provided a Transportation Impact Study Review Letter No. 1 on October 16, 2024.

HRG has reviewed and submitted a Financial Security Estimate Adjustment for the project on October 23, 2025.

*1801 Oberlin Road – 1 Lot*  
HRG has reviewed and provided a Plan Review No.1 on December 19, 2023. There are sanitary sewer comments that need to be addressed.

*Illuminated Integration*  
Construction continues at the site.

*Penn Preserve*  
Construction continues at the site.

*UGI CNG Facility*  
Sanitary Sewer Submittals were provided on May 13, 2024 and are currently under review. Construction continues at the site.

*Aberdeen Subdivision*

The Highway Occupancy Permit submission was reviewed, and additional comments were provided on August 11, 2025.

HRG has reviewed and submitted a Financial Security Estimate Adjustment for the project on October 23, 2025.

*Colony of Old Reliance*

HRG has reviewed and provided Plan Review No.2 on March 11, 2024. There are sanitary sewer comments that need to be addressed.

*Wawa & Quick Serve Restaurant*

Construction has been completed for Wawa.

The Quick Serve Restaurant has been identified as McDonalds. Sanitary Sewer Submittals were provided and HRG provided reviews for all submittals on July 22, 2025.

*MASD Elementary School*

Sanitary Sewer Submittals were provided and HRG provided reviews for all submittals on March 4, 2025. Construction continues at the site.

A Water Quality Management Permit Amendment for the Middle School Pump Station was submitted to PA DEP on September 8, 2025. This was required for MASD Elementary School's proposed connection to the Middle School Pump Station.

*Cramer Auto LDP*

Construction continues at the site.

*CVBP Lot 3 & 4 (REVISED)*

Construction continues at the site.

*PSU-Harrisburg ALC & Chiller Building*

HRG has reviewed and provided Plan Review No. 3 on April 14, 2025. There are sanitary sewer comments that need to be addressed. This plan was also conditionally approved by the Board of Commissioners at their meeting on October 16, 2024.

*Brook Meadow Farms*

This plan was tabled by the Planning Commission at their August 22, 2024, meeting and will be on the agenda for a future meeting. HRG has reviewed and provided Plan Review No.2 on February 6, 2025. There are sanitary sewer comments that need to be addressed.

*Steelton Terminal*

This plan was approved by the Board of Commissioners at their August 21, 2024, meeting.

*Middletown Home*

This plan was approved by the Board of Commissioners at their October 15, 2025, meeting.

*Stone Creek Meadows- Phase 1 (Final Plan)*

HRG has reviewed and provided Plan Review No.5 and Financial Security Recommendation on December 17, 2024. This plan was recommended for approval by the Planning Commission at their September 26, 2024, meeting. The Developer is working through remaining items to prepare the plan for recording.

*Cramer Auto LDP PH II*

HRG has reviewed and provided Plan Review No. 2 on December 17, 2024. There are sanitary sewer comments that need to be addressed.

The Board of Commissioners at their February 19, 2025 Legislative Meeting conditionally approved the plan, waivers, and deferrals for this project.

*6121 Leon Avenue*

Plans were provided on April 15, 2025 and were reviewed by the Township SEO. The Planning Commission recommended conditional approval at their March 27, 2025 meeting.

*Greenfield Drive & Blue Raider Lane Improvements*

HRG has reviewed and provided Plan Review No. 3 on April 8, 2025. There are sanitary sewer comments and financial security comments that need to be addressed. The Planning Commission tabled this at their March 27, 2025 meeting.

*Polumbia*

The Board of Commissioners took action at their July 16, 2025 meeting to deny the plan.

*Halkias Minor Subdivision*

HRG has reviewed and provided Plan Review No. 1 on October 20, 2025. Coordination is needed with the Township Sewage Enforcement Officer (SEO) for the proposed On Lot Disposal System (OLDS).

**Manager Report:**

Mr. Border provided the Board with an update regarding the School District's new pump station installation. He indicated Bill Mizer had reached out and asked if Township staff would be willing to check the pump station when they are out doing their normal checks. Mr. Border stated that the school district would still be responsible for all the maintenance and upkeep of the pump station. He stated he spoke with Mr. Burkholder regarding this and was advised that this is something staff could do since they are out anyway. He indicated that staff would teach the school district how to do the checks themselves as well, so they are not relying on us all the time. Mr. Border stated that he would like to meet with Mr. Diamond to obtain a written agreement between the Township and the School District that outlines everything above. Chairman Wilkinson added that this makes sense as it's something new for them. This would give us a way to keep track of where it's at and if there are any problems.

**Municipal Authority Representative Report:**

Mr. Burkholder provided the following updates for the Board: The grinder pump was installed down at the middle school pump station. He indicated installation went well, but they are still working out some bugs. He stated they are not running it yet, but the hope is to have it up and running shortly. He noted that he is still waiting on Envirip's full analysis for the pump stations, as he would like that to be added to the Five-year budget for planning. He indicated that he did receive a report for what was found, but it did not include any numbers.

Commissioner Truntz inquired about the status of the feeder that's going to feed the ponds and the capacity overflow issue. Mr. Burkholder indicated that there is still an issue beyond Nissley Drive on Spring Garden Drive. In order for them to get the approval, there is going to need to be some necessary

upgrades, at least the section on Spring Garden Drive and they will be required to do something. Mr. Krauter advised that yes, this is correct. As part of what's being done on Nissley Drive, it is all the same sewer that goes down eventually to Lumber Street in that project. He indicated that this is part of the data and the analysis that HRG and staff are working on now. Commissioner Truntz asked if there was any intervening cause that was back up, or a clog found. Mr. Krauter advised that they found there is primarily one pipe that has a negative slope, which means it's sloped in the wrong direction, and that is causing the backup that is believed to be near Nissley. There are two other pipes that have almost no slope and are flat, and so those are identified also at capacity right now. Commissioner Paul asked where exactly these pipes are located. Mr. Krauter advised that one is located North on Nissley, close to where it crosses 283 on the South side, the other being located right as you come down Spring Garden Drive, where you turn left down into Lumber Street.

At that point, Commissioner Paul asked, while we are certain some users were undercharged for the capacity, that being the number of EDUs that are going through the system. At what point do we go back and tell them what they owe? Mr. Burkholder addressed the board and stated that UPS has been substantially over all the time. With WAWA starting to go over again as well. He advised they put a portable meter over at UPS about six or seven months ago, and the data shows that it is equal to what it's showing they are using. The meter proves that it is not other entities; it is, in fact, UPS. The data shows a constant of 11 EDUs over. Chairman Wilkinson stated the study has been long enough to know whether it's a short-term thing or a consistent thing. Mr. Krauter added that he can work with Mr. Burkholder on reviewing and procuring their maximum use to bill them the capacity fees.

### **Additional Updates**

Mr. Burkholder reported that the amendment to our Water Quality Management Permit for the connection of the new Middletown K-3 Elementary School to our pump station at the Middle School was approved by DEP on October 22, 2025. HRG will be validating the data to provide the school with the next steps.

Middletown Home's request for capacity for 135 EDUs, and the planning module, all of which will flow through the Jamesway pump station from the end of Rosedale Ave, was approved by DEP on October 17, 2025.

Penn State is proposing sewer work to replace approximately 1400 feet of sanitary line from below the student housing at Olmstead Drive across the front of the Olmstead building to the end of our Capital Campus project and down to manhole CC18. K&W is the design Engineer for the project and has sent the proposal plan. This has been forwarded to HRG.

A new nozzle head was purchased for the Vac Truck. The head we had been using was making a lot of noise. A&H confirmed the head was very worn and in need of being rebuilt. A much more modern head was purchased with newer technology using magnets to create the spin and eliminating internal wear on parts and routine maintenance. Our older head requires maintenance every 40-50 Hrs. It is also twice as fast and uses less water, increasing how much pipe can be cleared before the truck needs water. A&H rebuilt the old head to be kept as a spare, and they only charged us for the parts, no labor, since we purchased a new one.

The surcharge on Nissley Drive that I reported on at the last meeting was reported at the BOC Workshop meeting on 10-1-25 to make the Board aware of the problem we are facing. Since that time, I have submitted the data we collected to HRG for analysis and a solution. In the meantime, we began flushing the lines above Nissley. Several buckets of debris were removed from the line under 283. After attempting to camera

the line under 283, it was discovered that the line is scaling to the degree that the camera could not get through. I contacted Klines to run their cutter through the line and clean it. We are currently holding off on that until we correct the surcharging, as this will only speed up the flow. To save money, we will use our camera to chase Kline's cutter, and our pump truck to shuttle water to their rig. We will also be shutting down the pump station, so we won't need to bypass the line while cleaning. HRG came out to shoot the inverts and will provide an analysis. With consideration to staff input and their findings, we will be providing solution options in the near future.

WY Electric has installed a new grinder for the Middle School pump station. They did a very nice job. Envirep is scheduled for 10-23-2025 for the startup.

I had Bob Harbo from Envirep visit all of our pump stations in order to do an analysis of each station and plan for necessary future upgrades. They are all currently in good working order. Jamesway will need the grinder replaced as soon as we are able. Farris will need upgrades to the control panel and flow meter in the next 6 years. The Middle School will need the pumps upgraded in the next 4-5 years due to their age. Green Plains shouldn't need anything except ARVs for the next 20 or so years.

Veolia Water was contacted to replace the water meter at 100 Capital Lane when it was discovered, after a sewer backup to the building, that there are 200 people working there around the clock, yet the readings are always 0.

**MS4 Report:**

Mr. Davis reported on the stormwater inspection schedule. He advised that one of the key goals is to plan what infrastructure will be replaced over the next few years. He stated that he has been working closely with Mr. Washinger on the status of some of the existing infrastructure, and how quickly the inspections, cleaning, and maintenance can be done for the whole system. Mr. Davis advised that there are between 1300-1400 individual manholes, inlets and outfalls that will need to be inspected and cleaned on a routine basis. He indicated the goal is to have a schedule for a three-year rotation based on the amount of man-hours available. He advised the Board that the culvert on Stoner Drive, South of the turnpike, there is a large culvert that passes under Stoner Drive. That culvert is aging at this point. A couple of checks have been done on it, these past couple of months, especially. It's a corrugated metal pipe, and the bottom is beginning to rot out and rust. It looks like it's in pretty bad condition. He stated that currently, we are trying to get some bids on how much it would cost to replace that. The hope is to maybe use a concrete pipe that will last a lot longer, and will not need as much cover, allowing it to be larger in diameter or something stronger. Chairman Wilkinson asked how big a pipe the existing pipe is. Mr. Davis advised that the pipe is 72 inches, but does not have a lot of cover.

**Approve September Expenses for the Sewer Revenue Fund.**

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve the October Expenses for the Sewer Revenue Fund in the amount of \$462,888.66. The motion was unanimously approved.

**Approve September Expenses for Stormwater Fund:**

A motion was made by Mr. Popp, seconded by Mr. Bailes, to approve the October expenses for the Stormwater Fund in the amount of \$320,145.44. The motion was unanimously approved.

Chairman Wilkinson inquired whether there was any Old Business to address. Chairman Wilkinson then asked whether there was any New Business. Hearing none, he noted that there would be no executive session.

A motion to adjourn was made by Mr. Popp, seconded by Mr. Bailes. The motion was unanimously approved, and the meeting adjourned at 7:20 P.M.

ATTEST:   
Madison Munz, Recording Secretary

LOWER SWATARA TOWNSHIP  
MUNICIPAL AUTHORITY

Sign-In Sheet

Monday, October 27, 2025

PLEASE PRINT NAME LEGIBLY:

COMPANY NAME or RESIDENT:

1. Dale Messicke

Res. D. M.

2. Erica Wong

HRG

3. Chris DeWalt

LST

4. Ron Paul

LST

5. Todd Trantz

LST

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**PLEASE PRINT NAME LEGIBLY:**

**COMPANY NAME or RESIDENT:**

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