

MINUTES
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
JUNE 22, 2020

The June 22, 2020 Regular Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:02 P.M by Chairman Wilkinson via Zoom. Chairman Wilkinson called for the pledge of allegiance. The record indicated the following in attendance:

- Richard Wilkinson, Chairman
- Daniel Magaro, Vice Chairman
- Chester Hartz, Secretary
- Scott Spangler, Treasurer
- Frank Popp
- Elizabeth McBride, Township Manager
- Peter Henninger, Solicitor
- Caleb Krauter, Engineer
- Tracey Bechtel, Recording Secretary

Residents and visitors in attendance through Zoom or by phone: (***Access links/phone numbers were listed on the Township's website prior to this meeting, and the names listed below are as they appeared on the conferencing service.*)

- Todd Truntz, LST Board Liaison
- Chris DeHart, LST Commissioner
- Ron Secary, Snyder, Secary and Associates

Public comments: None

A motion was made by Mr. Magaro seconded by Mr. Hartz to approve the Regular Meeting Minutes of May 18, 2020. The motion was unanimously approved.

Agreement between the Township of Lower Swatara ("TOWNSHIP") and the Municipal Authority of Lower Swatara Township ("AUTHORITY") to reimburse the TOWNSHIP for the Lumber Street culvert replacement project.

A motion was made by Mr. Magaro seconded by Mr. Spangler to approve the Agreement between the Township of Lower Swatara ("TOWNSHIP") and the Municipal Authority of Lower Swatara Township ("AUTHORITY") whereas the AUTHORITY agrees to reimburse the TOWNSHIP in the amount of \$25,368.03 for the Lumber Street culvert replacement project. The motion was unanimously approved.

O&M Agreement (SWM BMP's)- DHK D&H LOT, LLC for the proposed Warehouse on Rosedale Ave.

A motion was made by Mr. Spangler seconded by Mr. Magaro to approve the Operation and Maintenance (O&M) Agreement Stormwater Management Best Management Practices (SWM BMP's) between DHK D&H LOT,

LLC and the Municipal Authority of Lower Swatara Township for the D&H Proposed Warehouse on Rosedale Avenue, Middletown PA 17057. The motion was unanimously approved.

Security Agreement between DHK D&H LOT, LLC – Sanitary sewer installation for proposed warehouse.

Solicitor Henninger noted that he recommends the approval of this security agreement but would have D&H revise the Performance Bond and security agreement for the stormwater to the Municipal Authority instead of the Township.

A motion was made by Mr. Magaro seconded by Mr. Hartz to approve the Security Agreement between DHK D&H LOT, LLC and the Municipal Authority of Lower Swatara Township for the D&H Proposed Warehouse sanitary sewer installation in the amount of \$237,814.64 with stipulations as stated above. The motion was unanimously approved.

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

2019 Proposed Capital Improvement Projects

Work continues under Contract No. 2019-03. Work is anticipated to commence in the coming weeks under Contract Nos. 2019-01 and 2019-02.

HRG has prepared Change Order No. 1, for Contract No. 2019-03, for consideration by the Authority Board. This Change Order includes an extension in the Contract Duration of 75 days for the construction delays related to the COVID-19 pandemic. This Change Order also includes the payment of the fees for the Middletown & Hummelstown Railroad Right of Entry Agreement, railroad flagging, and associated insurances as paid for by the Contractor, for a total Contract Price increase of \$8,100.00. We anticipate there will be other delay related claims.

A motion was made by Mr. Magaro seconded by Mr. Spangler to approve Change Order No. 1, for Contract No. 2019-03 for the Middletown & Hummelstown Railroad Right of Entry Agreement and associated insurance costs, in the amount of \$8,100.00 and a Contract Date extension of 75 days for delays in construction related to the COVID-19 pandemic. The motion was unanimously approved.

At the request of Authority Staff, HRG will be preparing a change order to add the replacement of the check valves in the Jamesway Pump Station header piping, for the Authority Board's consideration at the Authority's July 2020 Public Meeting.

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

HRG continues preparation of the Plan. Work is temporarily on hold until 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.

Spring Garden Sanitary Sewer Replacement Project

Bids were opened on PennBID on June 4, 2020. The apparent low bidder was H&K Group, Inc. who submitted a lump sum bid of \$53,200.00 for the completion of the sanitary sewer work. The Project is anticipated to be awarded by the Township in the coming weeks once easements are received for the storm sewer work.

Land Development Projects Update

The Pond at Fulling Mill (Retirement Community)

Phase I – No update to report.

Phase II – No update to report.

Hershey Creamery Expansion

No update. Construction of this project is underway.

UPS Northeast Hub

HRG reviewed construction submittals for the onsite sanitary and storm sewer facilities.

HRG also received a 50% design submission of the new North Union Street Pump Station drawings. We are reviewing and will be meeting with Staff to review our comments before responding back to the developer.

William's Manor

No correspondence was received over the past month.

Buddy's Run Subdivision

No update to report. Construction and testing of the sanitary sewer extensions is complete. The Developer has requested an improvement guarantee reduction, which HRG will prepare once CCTV data and Record Drawings are received from the Developer.

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 update to report.

Star-Barn Duplexes

No update to report.

Woodridge PH II Section 9

No update to report.

Campus Heights Village III

No update to report. Construction of this development continues.

Wilsbach Distribution Facility

No update to report.

D&H Proposed Warehouse

HRG reviewed a revised plan submission and provided a comment letter on May 29, 2020 indicating the plans are adequate for construction.

HRG also reviewed the Sanitary Sewer Construction Cost Estimate for Financial Security for D&H Proposed Warehouse dated May 27, 2020. Based upon our review, we recommended that financial security in the amount of \$238,814.64 be provided.

Fiddler's Elbow Warehouse

HRG is reviewing a new land development plan submission on North Union Street, Fiddler's Elbow Warehouse. We will be completing our review and issuing a comment letter this week. We have also reviewed the sewage facilities planning module and will be issuing our review letter today.

In referenced to the Fiddler's Elbow Warehouse land development plan, Mr. Krauter explained that it has been discussed for years in the Authority that it would be ideal to replace the North Union Street Pump Station with a gravity sewer system but that was something that has not been able to happen because the Authority was unable to get an easement on the Quarry property, which is now owned by Byler Holding Co. Now that they are submitting the Fiddler's Elbow land development plan, it is possible that we could get an easement for this for future installation of a gravity sewer main.

Solicitor's Report: None

M.A. Manager's Report: Mr. Krauter reported for Mr. Lanman, that back at the end of May, HRG approved Fiddler's Elbow Warehouse land development sewer planning module, we had a few comments in our letter earlier today, but Mr. Lanman would like to sign that Sewage Planning Module after those few minor items are addressed and he didn't want to wait till next month's meeting.

A motion was made by Mr. Popp seconded by Mr. Hartz to approve Mr. Lanman to sign the Fiddler's Elbow Warehouse Development Sewage Planning Module contingent upon their Engineer addressing minor comments by HRG. The motion was unanimously approved.

Township Manger's Report: None

A motion was made by Mr. Spangler seconded by Mr. Hartz to approve the June expenses in the amount of \$126,049.03. The motion was unanimously approve.

A motion was made by Mr. Popp seconded by Mr. Magaro to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 7:38 P.M.

ATTEST:

Tracey Bechtel, Recording Secretary