

**MINUTES**  
**LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY**  
**LEGISLATIVE MEETING – NOVEMBER 24, 2025**

November 24, 2025, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:03 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
- Chester Hartz, Secretary
- 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

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 October 27, 2025.

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve the Minutes of Legislative Meeting, October 27, 2025. The motion was unanimously approved.

Approve/reject/table 2026 Sewer Revenue Fund Budget.

Mr. Border highlighted that a new camera truck is included in the budget, and the financing for the truck will be different from how it was previously handled. He also indicated that the other big thing was the additional truck for the sewer department. While the truck they have is still good, it is high mileage, and the seating is not accommodating if another person is hired. Chairman Wilkinson indicated that he felt we were close to needing another person. The plan Mr. Burkholder has to cross-train will work for now; hiring a new person will be necessary for next year.

A motion was made by Mr. Popp, seconded by Secretary Hartz, to approve the 2026 Sewer Revenue Fund Budget. The motion was unanimously approved.

Approve/reject/table 2026 Stormwater Fund Budget.

Mr. Border highlighted that most of this is going to be Capital Projects again, and the increase that was approved did help with giving space within the budget. Mr. Davis added that none of the projects for next year are designed to come straight out of the stormwater fund; they are all funded either through the BCIB loan for the 2024 Drainage Improvement Projects or it's going to be funded through the Government Bond. Chairman Wilkinson asked if there is a WREP project that's being worked on. Mr. Davies advised that there are currently no scheduled projects and that we are in a holding pattern for now.

A motion was made by Mr. Popp, seconded by Mr. Bailes, to approve the 2026 Stormwater Fund Budget. The motion was unanimously approved.

Approve/reject/table Financial Security Adjustment #1 in the amount of \$308,110 for PC#2024-11 McDonald's Restaurant, reducing Bond #404267004 to \$0.

A motion was made by Mr. Bailes, seconded by Secretary Hartz, to approve Financial Security Adjustment #1 in the amount of \$308,110 for PC#2024-11 McDonald's Restaurant, reducing Bond #404267004 to \$0. The motion was unanimously approved.

Approve/reject/table Cost Share Request No. 24 to Highspire Borough Authority Biosolids Project Funding (PENNVEST) in the amount of \$55,833.20 for RETTEW Project 039742030.

Mr. Krauter indicated that HRG did a preliminary review of this and there were no change orders included and the largest construction contract with this payment would now be approximately 85% complete.

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve the Cost Share Request No. 24 to Highspire Borough Authority Biosolids Project Funding (PENNVEST) in the amount of \$55,833.20 for RETTEW Project 039742030. The motion was unanimously approved.

Approve/reject/table Cost Share Request No. 25 to Highspire Borough Authority Biosolids Project Funding in the amount of \$24,145.77 for RETTEW Project No. 039742029.

A motion was made by Mr. Bailes, seconded by Vice Chairman Spangler to approve Cost Share Request No. 25 to Highspire Borough Authority Biosolids Project Funding in the amount of \$24,145.77 for RETTEW Project No. 039742029. The motion was unanimously approved.

Approve/reject/table Financial Security Adjustment for PC#2018-05 UPS Off-Site Pump Station in the amount of \$2,292,297.00 reducing the improvement guarantee to \$0.00 (Bond #107233603).

Mr. Burkholder indicated that this recommendation to lower this bond was made by HRG back in July. It's also part of the off-site maintenance bond. It's all one bond and has two separate entities to it. UPS asked that it not be reduced yet, as they wanted to save time and paperwork. Mr. Burkholder indicated that they have yet to make the corrections to the problems that were found on the last

inspection. He indicated that UPS was contacted and asked to have this taken care of before the end of the year, and they agreed.

A motion was made by Mr. Popp, seconded by Vice Chairman Spangler, to approve Financial Security Adjustment for PC#2018-05 UPS Off-Site Pump Station in the amount of \$2,292,297.00, reducing the improvement guarantee to \$0.00 (Bond #107233603). The motion was unanimously approved.

### **Engineer's Report:**

Mr. Krauter provided the board with an update on the Act 537 Plan. Mr. Krauter stated he attended the Planning Commission's meetings for the last two months and discussed some questions. They have submitted some questions in writing, so the next review will be the public review. That is anticipated for the January 2026 period. Mr. Krauter stated they will make some comments to the Planning Commission and go through the public comment period as well. One of the big efforts will be making sure everything is getting out to the public, giving them time to review and to comment. He indicated he will coordinate with Township staff to coordinate these efforts. Mr. Krauter stated he wanted to touch on the lumber street project. The construction is supposed to start taking place as early as next Monday, so expect to see some equipment moving into the area, and they are tentatively planning to break ground in the next month. Capitol Campus is a little bit behind that, but the contractor is going through the construction period. He indicated he will keep staff updated on the schedule of things. Lastly, the analysis of Nissley Drive was completed in coordination with staff over the last month. This was to identify some potential pipes that are nearing or at capacity on Nissley Drive and Lumber Street. They are looking at the extent of that. He stated that they will possibly start with some recommended improvements as early as next month.

### **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 November 24, 2025. The contractor's surveyor plans to be on site November 24, 2025 and the contractor plans to be on site November 26, 2025 to conduct a test put for UGI's high pressure gas main. 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. The generator is expected to arrive in February 2026 and HRG is working on Final Design and bidding documents for the installation of the generator.

### **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. The contract documents were fully executed on November 17, 2025 and the Pre-Construction Meeting and the Notice to Proceed is scheduled for December 1, 2025.

### **Nissley Drive and Spring Garden Drive Sewer Capacity**

We are assisting LSTMA staff with reviewing the existing capacity of the sewer system along Nissley Drive and Spring Garden Drive relative to land development capacity requests.

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

HRG is currently in the process of utility coordination and 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. Exhibits for all necessary easement acquisition have been compiled and sent to the Township and the Solicitor for their review and subsequent execution. Additionally, budding documents are being finalized.

### **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. Additional subsurface utility engineering services are being discussed due to unforeseen utility conflicts in order to finalize stormwater management design.

## **LAND DEVELOPMENT PROJECTS UPDATE**

### *The Pond on Fulling Mill (Retirement Community)*

Construction continues at the site for Phase 1 of the Project.

HRG has reviewed and provided Plan Review No. 2 on November 7, 2025 for Phase 2 of the Project.

### *Penn State Turf Field*

No update.

### *Jednota South Warehouse*

HRG has not received the as-built Drawings 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.

*Polumba*

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).

*McDonald's Restaurant*

HRG has reviewed and submitted a Financial Security Estimate Adjustment for the project on November 18, 2025.

**Manager Report:**

Mr. Border stated that the Gaming grant hearing for the township is next week. That grant is used to pay the DCIB payment. He stated that staff will go and do a presentation for that. Mr. Border indicated that tomorrow, Mr. Burkholder, Mr. Diamond, and he would be looking at the Middletown Agreement.

**Municipal Authority Representative Report:**

Mr. Burkholder provided the board with the following updates. The new school pump station will start testing next Thursday. Staff will ensure the pumps are running at less than 90 pounds per minute. He stated that four additional portable meters were ordered; those were funded through the 2024 Go Bond. Mr. Burkholder advised that he has a meeting with Envirep on Wednesday morning regarding the far pump station. They are getting calls from Omni site saying that things are happening that are not happening. An example is when the power is off, the system is saying the power is still on. He stated that with the system malfunctioning, Envirep will be bringing out a loaner board so they can take the current board and have it rebuilt. Lastly, he stated that with UPS and their overages, he contacted them and let them know they will have to purchase additional EDUs. UPS was able to provide a contact person to help facilitate that. Once the rest of the data is collected, Mr. Burkholder indicated that he will have a meeting with HRG to help facilitate this with UPS.

**MS4 Report:**

Mr. Davis provided an update on the Stoner Driver Culvert. HRG is currently preparing an emergency permit application. He stated that hopefully, within the next few weeks, that will get approved and staff can move forward. Mr. Davis stated that in compliance with our WREP agreement, Tri-County Planning has prepared an end-of-year report summarizing the cost savings associated with participating in WREP. With this being the first year it had to be provided, Tri-County included years prior as well, so our cost savings were high. Mr. Davis indicated that it's very good, but we shouldn't expect to see that every year.

**Approve September Expenses for Stormwater Fund:**

A motion was made by Mr. Popp, seconded by Secretary Hartz, 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 was an executive session at 6:30 pm prior to tonight's meeting.

A motion to adjourn was made by Mr. Popp, seconded by Secretary Hartz. The motion was unanimously approved, and the meeting adjourned at 7:22 P.M.

ATTEST: \_\_\_\_\_  
Madison Munz, Recording Secretary

**LOWER SWATARA TOWNSHIP  
MUNICIPAL AUTHORITY  
Sign-In Sheet  
Monday, November 24th, 2024**

PLEASE PRINT NAME LEGIBLY:

COMPANY NAME or RESIDENT:

1. Ron Paul

LST

2. Chrys DeHart

LST

3. Todd Trantz

LST

4. Erica Luongo

HRG

5. Debra Messel

Resident

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_