M I N U T E S
LOWER SWATARA TOWNSHIP MUNICIPAL AUTHORITY
LEGISLATIVE MEETING – August 25, 2025

August 25, 2025, Legislative Meeting of the Lower Swatara Township Municipal Authority was called to order at 7:00 P.M by Vice Chairman Spangler. Vice Chairman Spangler called for the pledge of allegiance. The record indicated the following in attendance.

- Scott Spangler, Vice Chairman
- Don Bailes, Authority Member
- Frank Popp, Treasurer
- Caleb Krauter, Engineer
- Brain Davis, MS4
- James Diamond, Eckert Seamans
- Ron Burkholder, Codes Official
- Scott Washinger, Municipal Authority Representative
- Zachary Border, Township Manager
- Dominique Kiess, 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 July 28, 2025.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve the Minutes of Legislative Meeting July 28, 2025. The motion was unanimously approved.

Approve/reject/table Financial Security Adjustment #1 in the amount of $309,282.00 for PC#2023-03 Catherine Hershey School, reducing Bond No. 107901672 to $51,183.00.

Mr. Krauter, Engineer Representative, stated that HRG reviewed the request and provided their recommendation on August 14, 2025, supporting the proposed reduction.

A motion was made by Mr. Bailes, seconded by Mr. Popp, to approve Financial Security Adjustment #1 in the amount of $309,282.00 for PC#2023-03 Catherine Hershey School, reducing Bond No. 107901672 to $51,183.00. The motion was unanimously approved.

Approve/reject/table a proposal from WY Electric for the Middle School pump station grinder installation in the amount of $9,700.00.

Mr. Krauter, Engineer Representative, stated that the staff procured several cost estimates for the installation of a new grinder at the middle school pump station. HRG assisted with the procurement of some of the equipment and prepared

an exhibit to support the request. The staff recommends approval. A brief review was completed, and no concerns were noted.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve a proposal from WY Electric for the Middle School pump station grinder installation in the amount of $9,700.00. The motion was unanimously approved.

Approve/reject/table Authorization for Agent to apply for a Highway Occupancy Permit (HOP) Associated with the DCIB-G Funded Project for Lumber St for the work under Rt 283 on the M-950AA form.

Mr. Krauter, Engineer Representative, stated that this is the Highway Occupancy Permit and that we would recommend approval of the action.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve Authorization for Agent to apply for a Highway Occupancy Permit (HOP) Associated with the DCIB-G Funded Project for Lumber St for the work under Rt 283 on the M-950AA form. The motion was unanimously approved.

Approve/reject/table the pipe replacement project at the intersection of Ebenezer Road and Longview Drive, using Kinsley Construction as contractor based on their cost estimate of $22,700.00.

Mr. Davis, MS4 Coordinator, stated that he could speak to the matter. He noted that included in the meeting packets is a brief memo outlining the project. The issue involves a stormwater pipe that runs beneath Ebenezer Road at the intersection with Longview Drive. Mr. Washinger and Mr. Davis conducted a site visit and confirmed that the pipe is currently discharging stormwater directly onto the roadway rather than into the adjacent roadside swale. This misalignment is causing runoff to flood a neighboring property. The likely cause is settlement or erosion of the swale.

To address the issue, staff obtained three bids for realigning the pipe to discharge properly into the swale. Due to the deteriorated condition of the existing infrastructure, replacement is recommended as the most effective long-term solution. The lowest bid was received from Kinsley Construction. Staff recommends proceeding with the replacement, noting that the repair is necessary and timely.

Mr. Davis offered to answer any questions. Mr. Bailes inquired about the project timeline once approved. Mr. Davis responded that work is expected to begin this fall. Mr. Washinger added that the project will be completed this year, or as soon as possible. Solicitor Diamond asked whether the three quotes fell under the current formal bidding threshold of $20,800. Mr. Washinger confirmed that the highest quote was approximately $22,700 but explained that the cost is expected to decrease. Similar to a prior emergency sewer replacement, the contractor intends to bill time and materials, so the final cost may come in closer to $15,000. Solicitor Diamond acknowledged this and expressed support. Vice Chairman Spangler inquired whether this project was part of any previously approved projects. Mr. Washinger confirmed that it is a separate and unrelated project. With no further questions or comments, the Board proceeded.

A motion was made by Mr. Bailes seconded by Mr. Popp to approve the pipe replacement project at the intersection of Ebenezer Road and Longview Drive, using Kinsley Construction as contractor based on their cost estimate of $22,700.00. The motion was unanimously approved.

Approve/reject/table Cost Share Request No. 19 to Highspire Borough Authority Biosolids Project Funding in the amount of $19,029.98 for RETTEW Project No.039742029.

Mr. Krauter, Engineer Representative, stated that a brief review was conducted and no comments were noted, except to highlight that projects of this nature are typically accompanied by a construction request. However, this submission pertains solely to RETTEW's professional services. Mr. Border, Township Manager, added that last month the Board requested an update on the construction timeline. He reported that substantial completion is expected by November, with remaining punch-list items to be finalized, aiming for full project completion by spring 2026. With no further questions or comments, the Board proceeded.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve Cost Share Request No. 19 to Highspire Borough Authority Biosolids Project Funding in the amount of $19,029.98 for RETTEW Project No.039742029. The motion was unanimously approved.

Approve/reject/table Potential Engagement of Appraiser for Eminent Domain Easements, if needed for Sewer Construction Project.

Solicitor Diamond stated that he could address the matter and recommended approval contingent upon not having the necessary easements in hand within 30 days. Under this condition, the Township would withhold signing the engagement and delay moving forward. Staff had considered the possibility that the critical easement might not be secured on time and arranged for expedited appraisal services to be ready if needed. He noted that, as of today, the Township is very close to obtaining the executed easements but wants to ensure the ability to proceed promptly if the easements are not finalized. Therefore, the recommendation is for approval contingent upon easements not being secured within 30 days of this meeting. A public question from Mr. Paul inquired whether this was related to the Lumber Street project. Solicitor Diamond clarified that this pertains to the Capital Campus project.

With no further questions or comments, the Board proceeded.

A motion was made by Mr. Popp seconded by Mr. Bailes to approve Potential Engagement of Appraiser for Eminent Domain Easements, if needed for Sewer Construction Project. The motion was unanimously approved.

Approve/reject/table the award of the Lumber Street Interceptor Improvements Project to Pact One, LLC in the amount of $1,258,796.00 contingent upon the receipt of acceptable Agreements, insurances, and bonds.

Mr. Krauter, Engineer Representative, stated that this is good news. The open bids for the Lumber Street Interceptor Improvements project have come in under the engineer's estimate, which was approximately $1.6 million. This favorable result is reflected in the recommendation memo, which shows five bids received from industry contractors. The bottom four bids were relatively close in amount. He clarified that this project covers the section of Lumber Street

between Spring Garden Drive and Route 76. After review, staff recommends approval of the low bidder, as noted on the agenda.

Mr. Popp inquired, as he was not familiar with Pact One, LLC, whether the Township had worked with them before and if they are known for many change orders. Mr. Krauter responded that, to his knowledge, Lower Swatara has not worked directly with Pact One, LLC; however, HRG has partnered with them on multiple occasions. Most recently, Pact One completed an approximately $800,000.00 sewer replacement project in Elizabethtown. While they are known to submit numerous change orders which is not uncommon for low-bid contractors, there are no grounds to recommend against awarding the contract to them. With no further questions or comments, the Board proceeded.

A motion was made by Mr. Bailes seconded by Mr. Popp to approve the award of the Lumber Street Interceptor Improvements Project to Pact One, LLC in the amount of $1,258,796.00 contingent upon the receipt of acceptable Agreements, insurances, and bonds. The motion was unanimously approved.

Engineer's Report:

Mr. Krauter, Engineer Representative, added a brief note regarding the Capital Campus project referenced earlier by Solicitor Diamond. He acknowledged that the team has been making strong progress in securing the necessary easements for the project. The final easement is currently under review, and preparations are underway to advertise the project for bid within the next 2–3 weeks. The intention is to present bids to the Authority for approval at the October meeting. Mr. Krauter noted that if any changes arise, he will continue to keep the Board updated. With no further questions from the Board, Mr. Krauter concluded his report, and the Board proceeded to the Manager's Report.

Engineer's Report: Summary of recent activities performed on behalf of the Municipal Authority of the Township of Lower Swatara (Authority) from July 23, 2025 – August 21, 2025:

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).

A draft plan was sent to the Board of Commissioners and Municipal Authority Board on February 19, 2025 for an unofficial review. We will be coordinating with the Planning Commission for review and approval.

Lumber Street Interceptor Improvements Project

The Project consists of upsizing the current interceptor in and along Lumber Street for approximately 2,300 LF of 12" to 18" PVC pipping. The Authority has been awarded a CFA H2O PA Project Grant for this Project.

Bids were received on August 21, 2025 at 10:00AM, with the apparent low bid received from Pact One LLC, in the amount of $1,258,796.00. Our Recommendation of Award was provided on August 21, 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 will be submitting the Phase 1 – Site Contamination Assessment Report to PA DEP and EPA for review and approval.

Upon receipt for remaining easements, HRG will upload the Contract Documents for Bidding. Currently it is anticipated that bids will be received prior to the October 27, 2025 Authority Board meeting.

2024 CIP Stormwater Improvement Project

The additional subsurface utility engineering work has been completed and surveyed in the field for Richard Rd. We expect final confirmation of utility depths in the next week or so to be able to attempt additional engineering solutions to resolve the high-pressure gas line and waterline conflicts. We prepared and submitted the HOP for the Lumber St work within the Rt 283 corridor and that is now is review.

Municipal Bond Projects (Sanitary and Stormwater Projects)

We are continuing efforts with subsurface utility engineering in order to have all utilities with possible conflicts surveyed in the field.

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.

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.

The updated plans were received as part of the Highway Occupancy Submission and HRG is reviewing the plans and will provide Plan Review Letter No. 5 upon completion of the review.

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.

At this time it is anticipated that the Middle School Pump Station Water Quality Management Permit will be required by PA DEP to be amended, and we are working with the Staff for the necessary steps.

Catherine Hershey School

Construction was completed at the site and a final inspection was conducted on August 6, 2025. HRG has provided a Financial Security Adjustment recommendation letter for the Board review.

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
HRG has reviewed and provided Plan Review No.1 on July 22, 2025.

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

HRG has reviewed and provided Plan Review No. 2 on May 12, 2025. There are sanitary sewer comments that need to be addressed. The Board of Commissioners took action on this plan at their July 16, 2025 meeting.

Please feel free to contact me if you have any questions regarding this report or other items.

Manager Report:

Mr. Border thanked the Vice Chairman and reported that staff became aware that Middletown is beginning to explore potential upgrades to their treatment plant. As a precaution, the existing contract was sent to Solicitor Diamond for

review to ensure that all required procedures, particularly related to notifications and cost-sharing—are being properly followed. Mr. Border noted that the agreement has likely not been reviewed since 2009. Solicitor Diamond confirmed that his office is currently reviewing it. Mr. Border stated he wanted to make the Board aware of the situation. Vice Chairman Spangler inquired whether the Township has an agreement with Middletown similar to the one in place with Highspire. Mr. Border responded that the agreements are not the same but expressed hope that Middletown will follow all required protocols. He emphasized the importance of the Township staying on top of the matter. With no further questions for the Manager, the Board proceeded to the Municipal Authority Representative's Report.

Municipal Authority Representative Report:

Middle School Pump Station Update

Mr. Burkholder, Codes Official provided the Board with an update regarding the Middle School Pump Station. He reported that the school continues to pursue the connection to the Township's pump station. According to the school's engineers, the Department of Environmental Protection (DEP) is requiring a modification to the Water Quality Management (Part II) permit to allow the connection. HRG is currently working to verify this requirement with DEP, as they believe a simpler alternative may be possible. Regardless of the outcome, the school has indicated that they are willing to move forward with the project, even after being informed of the potential costs they may incur. Mr. Burkholder stated that he wanted to reconfirm that the Board is still in favor of allowing the school to connect to the pump station, provided that all necessary parameters and conditions are met. Members of the Board responded that they believed this approval had already been granted. Mr. Popp added that, unless something unusual arises that wasn't previously considered, he is comfortable with moving forward. Mr. Burkholder acknowledged this and noted that he was simply reiterating the issue for the sake of clarity and confirmation. Mr. Burkholder also informed the Board that the Derry Township Municipal Authority (DTMA) would be meeting later that evening, and the new agreement is included on their agenda for approval. This version of the agreement includes comments from both staff and Solicitor Diamond. If approved by DTMA, the agreement will be presented to the Board at its next meeting for final consideration.

Manhole TW2 Replacement

Mr. Burkholder reported that Manhole TW2, located on Fulling Mill Road in front of the pond, was recently replaced. The structure was found to be in extremely poor condition. Due to its instability, Kinsley Construction had to drill underneath the channel and install support pins in order to safely remove the manhole, which was crumbling. He noted that several other manholes located downstream appear to be in similar condition. As a result, his team is actively inspecting additional sections of the system to determine the full extent of the deterioration. The current inspection sequence includes the stretch from TW1 to HP15, followed by HP15 to HP1, after which the team will continue further downstream into the Woodridge area to locate a manhole in good condition. Mr. Burkholder emphasized that he wanted the Board to be aware of the situation.

Mr. Popp asked whether the deterioration could simply be due to age. Mr. Burkholder responded that he believes the damage is being caused by corrosive gases, particularly hydrogen sulfide, which contribute to the breakdown of unlined concrete manholes. He explained that the older structures were not protected with linings, unlike newer installations.

Mr. Krauter confirmed this assessment, adding that hydrogen sulfide can lead to the growth of bacteria that generate acid, which in turn eats away at concrete. Mr. Burkholder then asked Mr. Krauter to confirm the type of manholes currently being installed. Mr. Krauter responded that the Township has transitioned to using polymer manholes, which are made from plastic rather than concrete and are significantly more resistant to corrosive conditions. With no further questions or comments, the Board concluded discussion on these items and proceeded to the MS4 Report.

MS4 Report:

Mr. Davis, MS4 Coordinator, began by updating the Board on the WREP Program. He reported that a meeting was held last week to discuss ongoing efforts to develop a project scope for GIS mapping. One encouraging update is that the team is pursuing a gaming grant that could help offset some of the costs associated with the mapping project. This grant, if secured, would further reduce the overall expense to the Township.

Upcoming Project – Brentwood Drive

Mr. Davis then addressed an anticipated small project expected to come before the Board next month. The project concerns an inlet and pipe located in the backyard of a resident on Brentwood Drive, similar to the previously addressed issue on Ebenezer Road. He explained that this inlet was initially addressed during the Rosedale Manor projects, where flowable fill was used to stabilize the pipe. However, settlement has since been observed around the area, raising safety and operational concerns. As a result, staff has determined that the best course of action is to remove both the inlet and the previously filled pipe entirely. Mr. Washinger added that the matter had been discussed in a prior meeting with Solicitor Diamond, who had suggested it might constitute an emergency situation. Solicitor Diamond requested additional background information, to which Mr. Washinger explained that although the pipe was supposed to be filled with flowable fill, it appears there may be a hole allowing concrete to wash out and sink underground. The pipe is now collapsing, causing erosion around the manhole area, where a roughly three-foot hole has developed. Residents have attempted to fill the hole themselves, but the area is currently marked with stakes for safety. The underlying cause remains unclear. Mr. Border commented that the situation is quite serious. Mr. Davis inquired whether Board approval would still be necessary if the situation is deemed an emergency. Mr. Border confirmed that approval would still be required, while Solicitor Diamond clarified that a formal bidding process would not be necessary under emergency conditions. Mr. Washinger thanked the Board for their attention, and Mr. Davis offered to answer any further questions. With no additional questions or comments, the Board proceeded with the meeting.

Approve August Expenses for the Sewer Revenue Fund.

A motion was made by Mr. Bailes seconded by Vice Chairman Spangler to approve the August Expenses for the Sewer Revenue Fund in the amount of $245,975.80. The motion was unanimously approved.

Approve August Expenses for Stormwater Fund:

A motion was made by Mr. Bailes, seconded by Vice Chairman Spangler, to approve the August expenses for the Stormwater Fund in the amount of $25,810.33. The motion was unanimously approved.

Vice Chairman Spangler inquired whether there was any Old Business to address. Vice Chairman Spangler then asked whether there was any New Business. Hearing none, he noted that there would be no executive session, and the Board proceeded with the remainder of the meeting.

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: _____

Dominique Kiess, Recording Secretary

LOWER SWATARA TOWNSHIP
MUNICIPAL AUTHORITY
Sign-In Sheet
Monday, August 25, 2025

	PLEASE PRINT NAME LEGIBLY:	**COMPANY NAME or RESIDENT:**
1.	Ron Paul	LST
2.	Erica Luongo	HRG
3.	Dale Messick	Resident
4.	Todd Trunk	LST Liaison
5.	Chris DeWald	LST
6.		
7.		
8.		
9.		
10.		