

MINUTES

NON-LEGISLATIVE MEETING – MAY 7, 2025

The May 7, 2025, Non-Legislative Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Jon G. Wilt. President Wilt called for the pledge of allegiance followed by a moment of silence.

The following officials were in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Ronald J. Paul, Assistant Secretary
- Michael J. Davies, Commissioner
- Christopher DeHart, Commissioner
- Zachary Border, Manager
- Tracey Bechtel, Township Secretary
- Brett Flower, Solicitor
- Shawn Fabian, HRG
- Don Fure, Director of Codes and Planning
- Scott Washinger, Public Works Director
- Brian Davis, MS4 Coordinator
- Tom Bell, Jr., Police Chief

Residents and visitors in attendance: Please see attached sign-in sheet.

President Wilt welcomed everyone to the meeting and opened the floor for public comment.

PUBLIC COMMENT: Jim Young, 1847 O'Hara Ln, indicated he is here this evening on behalf of Off the Streets Ministries. A year ago, they came before the Board to ask for the Township's sponsorship for a gaming grant and he is happy to report that this morning they were awarded a \$35,000 gaming grant. This will allow them to purchase a truck, help with security deposits, and kid beds. Mr Young emphasized how appreciative they are for all the support from the Commissioners and Township Staff. This is a game changer for them. When they were here last July, they helped about 250 people and provided about \$50,000 in security deposits and about \$25,000 in furniture. Today those numbers are approaching 450 people, over \$90,000 in security deposits and over \$50,000 in furniture donated to families and through the Township's support they will be able to more efficiently impact more lives. There are a number of Township residents who are involved with our ministry as well.

Mr. Young is also noted that the Township was awarded two grants totaling \$224,000. He thanked the Board again from the bottom of his heart for all their support.

APPROVAL OF MINUTES:

A motion was made by Commissioner Davies, seconded by Vice President Truntz to approve the Minutes of April 16, 2025, Legislative Meeting. The motion was unanimously approved.

RESOLUTION NO. 2025-R-9-APPROVING SIGNATORIES FOR UNIVEST BANK-CD:

A motion was made by Commissioner Davies, seconded by Commissioner Paul to approve Resolution No. 2025-R-9-approving list of signatories for submission to Uninvest Bank-CD. The motion was unanimously approved.

TIME EXTENSION AGREEMENT-GREENFIELD DR & BLUE RAIDER LN:

A motion was made by Vice President Truntz, seconded by Commissioner Davies to approve entering into a Time Extension Agreement for PC#2025-01 Greenfield Drive & Blue Raider Lane to extend the deadline to act from May 28,2025 to July 28, 2025. The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning and Zoning/Codes Department:

Mr. Fure presented the monthly report. Updates to projects include **Cramer Auto** – Punchlist items are being completed in preparation for final Financial Security Adjustment. Renovation of the former Pizza Hut is progressing; **McDonald's Restaurant** – A building permit application was submitted for the restaurant; and it is being reviewed. A building permit application was approved and issued for the pylon business sign; **Linden Centre Hotel #2** – Both site work and building construction are progressing; **Union Knoll** – A pre-construction meeting is scheduled for 5/1/2025. Plan has been recorded; **MASD New K-3 Elementary** – Both site work and building construction are progressing. The Operations Building is under roof; and the finished product(s) is being installed. Both footings/foundation and under slab utilities for the school were completed. **Catherine Hershey School** – Both site work and building construction are progressing. Final inspections have begun and will continue through May 2025. Teachers will begin occupancy in July 2025, and students will begin such in August 2025; **Illuminated Integration Office and Trade Shop** – Punchlist items are complete; and final Financial Security adjustments were requested; **The Ponds on Fulling Mill** – Both site work and building construction are progressing; **Penn Preserve** – Both site work and dwelling construction on final lot of the development are progressing. **Penn State Chiller Building** – A pre-construction meeting was held 5/7/2025.

Commissioner Dehart asked if Catherine Hershey School was installing a fence around the school. Mr. Fure indicated that they are.

The Zoning Hearing Board: **No pending items.**

The Planning Commission: **Brook Meadow Farms (Preliminary/Final Plan)** – Tabled by the Planning Commission on 2/27/2025. **Greenfield Drive & Blue Raider Lane** – Upon a written request, tabled by the Plan Designer until 5/22/2025. A Time Extension Agreement is on the BOC Workshop Agenda for 5/7/025. **Leon Avenue** – Both the Final Plan Set and four (4) associated waiver requests will be on the BOC Legislative Agenda for 5/21/2025. **Palomba LDP** – Tabled by the Planning Commission on 3/27/2025. A resubmission was received.

Commissioner DeHart stated that the school board meeting agenda noted the removal of three Knox Boxes and asked Mr. Fure if that was because they had too many. Mr. Fure indicated that is the case. Commissioner DeHart asked what happens to the old Knox Boxes when they get rid of the building. Mr. Fure indicated that they are theirs, they can demolish them.

Vice President Truntz asked what the old Pizza Hut is going to be. Mr. Fure stated that building will be offices for Cramer's Auto.

Commissioner Davis inquired about PennDOT making a decision on signaling on Oberlin Rd at Oberlin and Spring Garden. Mr. Fure indicated that it was one of the comments on the TIS study to put a red light at Oberlin and Spring Garden associated with the MASD school project.

Commissioner Paul noted that he will be stopping into the office to discuss some questions/concerns he has with the Leon Avenue project with the house being in Lower Swatara and the on-lot septic system being in Swatara Township.

Permit activity for the month of April 2025 is as follows: Commercial – 6; Residential – 10; Sewer – 3; Sign – 0; Shop drawings – 2; Demolition – 0; Zoning – 14; Street Cut – 2.

Public Works Department

Mr. Washinger updated the Board on the following: **Public Works**– All parks are on the weekly schedule for mowing and trimming. A lot of prep work was done for Opening Day at Memorial Field. In between field maintenance Public Works placed some cold patch out around the Township. The property located at 83 Bradford is ready for demolition. Public Works helped remove the owners' remaining property that was in the house. **Oberlin Road Fire House:** The Property and building were posted with **No Parking** signs. This was done so we can enforce vehicles parking on the Township property to be towed and fined. **Shireman's Park:** The park was mowed in some areas because the property was looking somewhat shabby. Once we determine how we want to mow this going forward he will implement the plan accordingly. Depending on what will need mowed it will take two men two full days of work at the park weekly during mowing season. **Fire House:** The vapor lock system is in, and they will be installing it sometime soon. During the recent rainstorm, another leak occurred from the roof at the bay doors by the engine stall, so we had to stop installing the insulation and the roofer will be coming out hopefully this week to look at it.

Personnel: With vacation, personal days and an injury occurring at their home, we have been having two to three men out over the last two weeks.

Vice President Truntz noted that the Public Works Department did a nice job preparing Memorial Field for Opening Day. This is one of two large events that the Township holds for the public and it makes us look good. Commissioner Paul agreed.

Commissioner DeHart noted that on the northwest corner of Longview Dr, Strites Rd and Powderhorn Rd when it rains it is overflowing and putting mud on Longview Dr. He suggested that Public Works check that pipe. Mr. Washinger stated they will check it out.

MS4/Stormwater Department:

Mr. Davis updated the Board on the following: **Stormwater Complaints** – The stormwater inlet, located in the back of 2000 Brentwood Dr and owned by the Township, has developed a sinkhole due to failed grout at the pipe connections. This was first reported over the winter by the property owner who had concerns about the sinking ground. Public Works were unable to effect repairs until the weather improved. Not that temperatures have stayed reliably warm, we anticipate sending a crew out in the next month or so to make repairs and re-level grade. It should be noted this is not the first occurrence of such sinkholes at the existing legacy inlets within the area, especially in the neighboring development of Village of Georgetown.

Draft MS4 Permit – The Department of Environmental Protection is still reviewing comments from municipalities regarding the new MS4 permit and will likely have a final version available later this spring or early summer. Comments from other municipalities have been posted and the majority of the concerns are how the stormwater volume reduction calculations are supposed to work. **WREP Program** – WREP has not had another session since March. Tri-County is currently in the process of developing a scope for GIS and survey mapping of each Township’s BMPs. Once this scope is developed, and estimates for the work are provided by engineering consults, the program members will reconvene to discuss the overall value of the work to be performed. **Stormwater Ordinance Updates** – Updates to our stormwater ordinance are on hold, pending the final terms from the draft MS4 permit. Depending on the requirements set out by DEP, the Township may benefit from making certain changes to this ordinance. **Old Reliance Dam** – Public Works have completed their work of tree removal and brush clearing. We are currently awaiting final specs from HRG for the trash rack. Once the rack is installed at the dam’s inlet, the repairs/maintenance requested by DEP will be complete.

MANAGER’S REPORT:

Request from Pitching for Pediatrics-Tasha Cochran

Mr. Border reported that for the last few years the Board has granted Pitching for Pediatrics free use of Memorial Field. This year they are asking to add vendors, who will donate a portion of their proceeds to

the charity. Mr. Border wanted to make sure that the Board is still willing to let them use the field for free even though vendors are now going to be profiting too and it is not all charity. Commissioner DeHart asked Mr. Washinger how much clean-up afterwards this event has on our Public Works Department. Mr. Washinger indicated that it mostly just collecting the trash. President Wilt commented that not all the proceeds from the food trucks and vendors will be going to charity, someone is going to be profiting so he would be in favor of charging a reduced fee for the use of Memorial Field. Vice President Truntz noted that if Public Works came to us and indicated that the Department had their hands full with cleaning up after this event then he could see charging them, but if they take care of cleaning up after themselves and its very minimal work for us, he doesn't have a problem with letting them use it for free again. Mr. Washinger suggested we re-evaluate each year and if it begins to become more work then he will advise the Board of that. The Board all agreed.

Trash Contract

Mr. Border reported that Republic Services is offering the same pricing for the final one-year extension for the year 2026. If the Board does not want to accept that option, we need to prepare to go out to bid. President Wilt commented that he thinks we should take the one-year extension for the same pricing since other places are getting charged a lot more. Vice President Truntz suggested that we need to think ahead for the bidding process and not wait till the last minute. Mr. Border agreed and was hoping the Board would take this extension and, in the beginning of 2026, he can start the process of getting the proposal and bidding documents together.

President Wilt asked if Republic informs the Township when they have a delay in service. Mr. Border indicated that they usually do, but last week the Township was not notified when they had a truck break down and the rest of the route was delayed by a day.

North Union Stoplight Update

Mr. Border noted that at the direction of the Board, he sent out a letter to UPS. After a discussion today with staff, there is a possibility of the egg cracking facility going in at Krider Farms. There is a possibility that they may have to do a traffic study so do we want to still spend the \$10,000 to do ours now or do we wait. The only problem is we do not know how soon that will be. Mr. Fure indicated that they have met twice with them and right now the engineer is working through feasibility and a few other items. Commissioner Davies asked if they would be shipping additional eggs from other locations besides onsite. Mr. Fure indicated Yes, so that will increase trucks not only going out but coming in. He didn't know if it would be an advantage for us to have a baseline traffic study in our pocket so that when their developer hires somebody to do a traffic study that they like, they will present it to us then we will be able to look at our study and say, according to our study your traffic study is not quite as true as to what the real traffic is.

Commissioner DeHart added that we want the study to cover both entrances and exits of UPS in order to get the real flow because the Harrisburg facility is going to move down to the North Union Street facility, which will be another 50 drivers. Commissioner Davies commented that he is sensitive to the fact that traffic studies at this particular location at one time a year are going to give you significantly different numbers than at another time of year. Commissioner DeHart agreed but noted you can project, for instance 25,000 packages will produce 225 trailers, they know off of volume but what they don't know is the individual small vehicles, which expands and contracts, based on employees and they are moving more work to this area so he feels the numbers will be higher than what they told us, which is creating a problem as we know. Commissioner Davies thinks having additional numbers could be beneficial to us, he feels that the numbers that are given by the developers are produced with rose colored glasses. Commissioner DeHart personally feels that the Board should move forward and do what we want to do and then utilize those numbers against what they bring to us, if they even do it.

Commissioner Davies asked if egg cracking a personnel intensive occupation. Mr. Border was not sure of the number of employees that they said, but he does believe it is an automatic process. Mr. Messick commented that at some of the egg cracking facilities they also separate the membrane from the shell, there is a market for the membrane for medical purposes.

Commissioner Paul asked what the approximate location of this facility would be. Mr. Fure noted off the eastern end and would face N. Union Street. Vice President Truntz asked how many employees were expected, Mr. Fure recalls it was 30+ employees and 3 shifts, with most shipments going out overnight. Vice President Truntz noted that is something the Board has to consider, like with UPS, he just was thinking truck traffic and forgot about all the employee traffic, and they are driving down N. Union and Longview at 90 MPH it is creating a problem.

Mr. Fabian informed the Board that he did receive some directions back from his traffic group for the questions the Board had asked at the last meeting regarding the twelve hours verses the twenty-four hours. The core purpose of the twelve hours is to catch all the adjacent roads when they are hitting their peaks. They saw limited value of going twenty-four hours but did give him pricing if it were something the Board would like to consider. Commissioner DeHart stated that everything moves at night, nothing moves during the day. Mr. Fabian asked if we are noticing there are issues with the congestion when there are higher peaks on the adjacent streets or during that nighttime movement of materials in and out of the facility. Commissioner DeHart responded that the idea was when that traffic study was originally done it was on a twenty-four-hour cycle, so we cannot go back and say to them we did a twelve-hour study. We need to do it how it was originally done. Mr. Fabian indicated he would have them revise the proposal to include twenty-four hours, seven days a week.

Salt Shed Update

Mr. Border stated that a contractor came out to the site, repairs could be made to the current building, but Mr. Border's concern is there is not \$224,000 worth of repairs and he would hate to see the Township give grant money back to the State. Mr. Border indicated that after further conversation they did come up with a compromise, where we would fix up the old salt shed and then build at the same spot two new bays that would be taller so we can get dump trucks in there to dump the salt. The other three bays would be used for storage of material. We would need the engineer to produce a design and then put it out to bid.

Commissioner Davies asked if the conversation included any consideration of the condition of fill that this all sits on. Mr. Border indicated that the Contractor that was there did not have any concerns, but then again, he was not an engineer.

The Board was in agreement with proceeding in this direction.

Fire Department

Mr. Border noted at the meeting that was held with Mr. Leonard and other members of the Fire Department there was some discussion on marketing. Since then, he has gotten together with Mr. Shaffer, and they got two different firms working on submitting pricing for a marketing plan to recruit firefighters. He wanted to get a feel for how much the Township and Fire Department is willing to spend on this endeavor. The one base price they received was around \$10,000.

Commissioner DeHart recommended Mr. Border get proposals and send them to both the Board and the Fire Department so they will take a look at them and will go from there.

Mr. Border also reported that he has received the certified Eligibility List from the Fire Department for the Volunteer Fire Service Tax Credit. This will be on the Legislative meeting's agenda for approval.

ENGINEER'S REPORT:

Mr. Fabian reported on the following: **Richard L. Shireman Park** – HRG had a site meeting with a couple of representatives from the Township to review some of the outstanding issues as they are preparing for the punch list for the site and moving forward trying to get the contractor to close out and demobilize in the near future. **Fiddler's Elbow Box Culvert** – Utility relocation continues right now they are estimating this will push the construction closer to the summer months, which then pushes us out to any of the bus traffic issues, which will end up being a better situation. They are continuing to put pressure on the utility relocation so we can get the contractor mobilized to start. **Hazard Mitigation Grant Program** – The contract is in for the Hazard Mitigation Grant Program for the demolition for the buildings. It is currently going to the Solicitor for review and then finalization of the contract on the Legislative meeting agenda. **2024 CIP Stormwater Improvement Project** – Veolia was able to accompany the SUE sub to locate the replaced waterline on Lumber Street. **Rosedale Avenue Bridge Repair Project:** Signature page for the joint permit application

will be reviewed and signed by the manager and submitted. HRG is pulling together the last components of the environmental assessment to be finalized and submitted in the near future. **Municipal Bond Stormwater Projects (Georgetown and Turnpike Industrial):** The surveyor started surveying today.

Commissioner DeHart asked if there has been any more feedback from the water company about the water hydrant at Shireman Park. Mr. Washinger updated the Board saying that Beatrice, who is the engineer on site, is pushing this forward, even though the letter was misplaced or lost. He did not get an exact date, just reassurance that it will be pushed forward. Mr. Washinger explained there will be two separate lines off the main, one for the hydrant and one for the meter pit to water the fields.

GOOD AND WELFARE:

Commissioner DeHart thanked everyone for coming out. He also requested an executive session for legal issues.

Commissioner Davies had no comment.

Commissioner Paul had no comment.


Vice President Truntz thanked everyone for coming out and wished everyone a great evening.

President Wilt thanked everyone for coming out and thanked Mr. Young for his hard work.

ADJOURN:

Hearing no other comments, a motion was made by Commissioner DeHart, seconded by Commissioner Paul to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 7:42 P.M.

ATTEST:


Tracey Bechtel
Township Secretary

