

MINUTES

NON-LEGISLATIVE MEETING – FEBRUARY 4, 2026

The February 4, 2026 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

The following officials were in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Ron J. Paul, Assistant Secretary
- Michael J. Davies, Commissioner
- Christopher DeHart, Commissioner
- Zachary Border, Manager
- Tracey Bechtel, Township Secretary
- Brett Flower, Solicitor
- Mike Wood, HRG
- Rich Snyder, Planning and Zoning Coordinator
- Ronald Burkholder, Director of Municipal Authority
- Brian Davis, MS4 Coordinator
- Tom Bell, Jr., Police Chief

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

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

A motion was made by Vice President Truntz, seconded by Commissioner Paul to approve the Minutes of January 21, 2026, Public Hearing and Legislative Meeting. The motion was unanimously approved.

Resignation of Doninique Kiess

Vice President Truntz thanked Dominique for her service to the Township and wished the best to her and her new family. The motion was unanimously approved to accept the resignation of Dominique Kiess as of January 29, 2026.

Written request for Time Extension for PC#2025-08 Halkias Minor Subdivision Plan

The Board asked if there could be more identification for these agenda items that reference plans. Including where they are located which would be very helpful.

A motion was made by Commissioner Paul, seconded by Commissioner Davies to approve a written request for Time Extension for PC#2025-08 Halkias Minor Subdivision Plan, extending the deadline to act to April 15, 2026. The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning and Zoning/Codes Department:

Mr. Snyder updated the Board on the following. January 28, 2026, Zoning Hearing Board meeting had to be rescheduled because of a lack of quorum. It has been rescheduled for Wednesday, February 11, 2026 at 7:00 P.M.

Mr. Snyder updated the Board on The Planning Commission: There have been seven submissions between a variety of revised plans, resubmitted plans, and new plans. **Steelton Terminal** – Has been at a minimum, commission approved, if not fully approved by Steelton Borough. This is coming back to our Planning Commission to address a few changes related to a newly submitted subdivision plan for them and the land development plan itself will end up having a few changes related to site access, the access road, and some parking. **Cramer** – Staff is working through comments. They have submitted a revised plan to accommodate the PennDOT HOP permit. They are now putting in curbing, improving stormwater and they are replacing some stormwater pipes in the site to accommodate the additional stormwater that they will pick up from Route 230. **Greenfield and Blue Raider** – This has now been split into two projects. The old Greenfield and Blue Raider is now known as Thane Lane. Anticipating a resubmission of that plan for the March 2026 Planning Commission meeting. The Blue Raider Lane project is now going to be a combination of required HOP improvements both at Blue Raider and 441 as well as a Spring Garden Drive and 441 because their traffic impact study has required them to put a traffic light at Spring Garden and 441. This plan was just resubmitted today; it is under review and will be going to the Planning Commission this month. **Halkias minor subdivision Plan** – They have addressed the majority of our comments, it will be going back to the Planning Commission, hopefully get approval and move it forward to be on the Boards' agenda in the next month or so. **The Pond II** - They submitted their preliminary plan, currently under review and will be at the Planning Commission level this month. **103 and 209 Rosedale Ave** – Received the land development plan

for this project, an extended stay hotel. It is currently under review and will be on the Planning Commission agenda this month. Mr. Snyder noted that they have had discussions with them and they do intend on replacing two substandard culverts along Rosedale Avenue.

Permit activity for the month of January 2026 is as follows: Commercial – 1; Residential – 2; Sewer – 5; Sign – 2; Shop drawings – 2; Demolition – 1; Zoning – 3; Street Cut – 9

Vice President Truntz inquired what is Brook Meadow Farms and where is that. Mr. Snyder explained that it is the goat farm on Longview Drive. That plan is tabled right now because he has acquired another building (the old castle) within the Township and may end up moving the entire goat processing facility to the new building. Mr. Snyder added that it is zoned properly for that use. The department has been working through his moving into that building between a zoning permit, demolition permits and building permits, so they may rescind the subdivision land development plan and only go with a subdivision plan out on Longview. In response to Commissioner Davies' question, Mr. Snyder indicated that there are public sewer and water at the new location. It was also noted that they have not gotten permission from Highspire. Their intent is to separate the sewer to one or maybe two holding tanks for the "offal" shall we say, and then allow it to self-treat before discharge, but they still need permission from Highspire to discharge the organics.

Public Works Department

In the absence of Mr. Washinger, Mr. Burkholder updated the Board on the following:
Public Works: Because of back-to-back weekend storms this kept additional work from being done. Snow removal and cleanup were the priority. Public Works assisted the Fire Department with removing some of their snow during the last storm event. They did have some issues with electrical connections and plow pumps on the plows; all equipment is about ready for the next wave of storms. **Police department:** Painting, removal of old baseboard and trim work is being done within the police department. Preparation is being made to prepare for new carpet and new desk areas in the patrol officers' room. **Fiddler's Elbow Culvert:** In preparation for the closing of the bridge at Fiddler's Elbow, Mr. Washinger is working with Swatara Township as well as HRG, to come up with a plan to plow and salt in the areas where needed. There are only a few residents the Township has in that area; however, we need to make sure that roads are cleared. **Public Works Building:** Two gas fired heaters went out in the building. Repairs and replacements were made to get the building back up to code.

Commissioner Paul pointed out the location with sidewalk on a bridge on Rosedale Avenue that we need to make sure these get cleared after these snow events, whether that is our responsibility or the adjacent owners like the condo Association and/or DH&K's. Mr. Burkholder indicated that he would look into this tomorrow. Commissioner Paul added that this is going to be a growing concern with other projects like the one on 441 down from Powderhorn, when that sidewalk gets connected that will be an area that we will have to see gets cleaned out.

MS4/Stormwater Department:

Mr. Davis updated the Board on the following: **WREP Growing Greener Grant-** Tri-County Planning has heard back from PADEP regarding our grant application for the stream restoration and flood mitigation in the Flats through WREP. Unfortunately, the project was not selected for funding. However, Tri-County will continue to look for new funding opportunities and apply for them as they come up. **WREP BMP Mapping** – The WREP committee had a meeting on January 22, 2026 to discuss the overall cost of the BMP mapping project scheduled to begin this year. It has been decided that WREP will contribute \$100,000 towards the project. However, as this project is a two-year effort, all members agreed to revisit the amount and consider an increase in the contribution from WREP should there be a significant amount of change orders from RETTEW throughout the current year. An addendum to the original WREP agreement will need to be signed by all participating municipalities prior to the beginning of the project. A draft version of this addendum has been provided to our solicitor and included in the Board's packet this evening. Tri-County Planning has offered to give presentation regarding the project and this agreement should any municipal boards have specific questions they wish to have answered. The Board noted that they would like to have someone come and give a presentation.

About Commissioner DeHart's question, Mr. Davis explained all municipalities are paying at the same rate, however, the rate is based on the amount of BMPs that the municipality has. The more BMPs you have, the more money you must pay because there is more work RETTEW must put in. We are all paying the same rate, not all paying the exact same dollar amount. Mr. Davis indicated that we are the third highest paying municipality. He will give the Board a summary of that in his next report.

MANAGER'S REPORT:

Middletown Sewer Rates

Mr. Border reported that we got a notice from Veolia Middletown at the beginning of January that our rates are going up 15.7%. This rate increase goes into effect in the second quarter of 2026. Mr. Burkholder noted that the only explanation they got from Veolia Middletown when they met with them was that we have been paying the same rate for years. Our rates should have been going up, but they have not so now they have to bring them up to speed with everybody else's rate, which is why 15.7%.

Snow Emergency

Mr. Border noted that during the last storm, the Township did put a Snow Emergency into effect. During that process we noticed that the ordinance is out of date, so he would like to update that and bring it up to standard. He will be having a meeting with staff, if any commissioner would also like to attend to let him know.

Emergency alert system

Mr. Border indicated that with all the construction projects going on in the Township, it has been discussed how best to notify residents of these upcoming projects. We are currently mailing letters, posting them on our website and Facebook. With the Emergency alert system, this would be a phone-based system that would send alerts out, and we can geofence it for areas that will be affected. We can also use it for snow emergencies. He will have quotes for the Board at the next meeting. He added that this may be a useful tool going forward.

Playground shade coverings

Mr. Border discussed with the Board quotes for shade coverings. One quote was included in the Boards' packet, which was for the standalone, including polls and all. Mr. Washinger had given Mr. Boder another quote for an integrated covering, which integrates into the actual playground set and that runs around \$14,000. The money for the shade coverings would come out of the recreation fund. Vice President Truntz requested a confirmation that we can buy a replacement canopy if it tears or something, instead of having to pay another \$14,000 for the whole thing. The Commissioners also had questions concerning how long the coverings typically last, what is the material they are made out of, and some photos of how the two different options would look. Mr. Border noted that he will have some of these answers at the next meeting.

ENGINEERS REPORT:

Mr. Wood noted the monthly engineering report and updated the Board on the following: HRG has received conditional approval of the Joint permit application from the Department of Environmental Protection for the Rosedale Avenue bridge repair project. Mr. Wood noted that this will enable next steps in construction planning as we are waiting to see if the warehouses will be coming in. The permit is good for at least six years. Mr. Wood also noted that the grant was approved for Stoner Dr culvert north of the turnpike. Mr. Wood reported that the Georgetown Park improvement project is advancing with another DCNR meeting scheduled for late February to finalize next steps. To answer Commissioner Paul's question, no basketball courts are included in this phase. Commissioner Paul suggested removal of basketball backboards in right-of-way areas is advised for safety reasons.

Vice President Truntz stated that some of the Board members have gotten some inquiries about the 537 Plan. Some folks on North Union Street have concerns and they are planning to come to the February 18th Board of Commissioners meeting to express those concerns during public comments. He asked if this was the appropriate meeting for them to come too or should it be the Municipal Authority meeting? Mr. Border indicated that it would be better if they attended the Municipal Authority meeting, because Mr. Krauter will be there and be able to answer any questions. Mr. Border also encourages them to send a letter in writing. HRG is going to respond to each letter they get addressing concerns. Vice President Truntz suggested we put something on our website and Facebook letting residents know that the experts will be at the Municipal Authority meeting and they are invited to come with their concerns.

GOOD AND WELFARE:

Commissioner DeHart thanked the public works employees for the last couple of storms, they were significant and we have a lot of new employees in the last couple of years, and this was the first big storm we have had in a long time. He noted his appreciation to the fire department, some of our officers stayed overnight there to make sure they could make it to work the next day, and the fire department spent money on food for everybody.

Commissioner Davies complimented the folks from public works. The snow removal was both timely and well done.

Commissioner Paul commented that he thinks both the public works and police department did a very good job. He knows the police department went door to door in certain areas, mainly

Shope Gardens, to get cars off the street, which was extremely important on those narrow roads. They did a great job. Commissioner Paul suggested that the Township should think about reimbursing the fire department for footing the bill for the food, it would be a small token of thank you.

Vice President Truntz noted that a couple of trucks were down, so the public works got the job done even without a full complement of equipment, which reminds us of the value of Roger Mason and his ability to fix things and the fact that we have an aging fleet here. We do have a new truck coming in and we are just going to have to replace these. He added that he did not hear of any complaints and just to remind the public that this is not Buffalo, New York, when these storms come, we have equipment and manpower to address the average winter in Pennsylvania, not a blizzard, we did well. Vice President Truntz commented on the fire department hosting our officers, he and Commissioner DeHart were at the meeting Monday night because they are the liaisons, and it was nice to hear the enthusiasm and the camaraderie that the fire guys expressed how the cops were there and they were cooking together. It sounded like it was a good time and that was good to hear. He wished everyone a good night.


President Wilt stated hats off to the police and fire people and our public works for the plowing in the difficult situation. We were fortunate that we had about a week of forewarning about how bad it could be.

President Wilt granted the request for an executive session by the manager for personnel matters.

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 7:51 P.M.

ATTEST:


Tracey Bechtel
Township Secretary

PLEASE **PRINT** NAME CLEARLY
BOARD OF COMMISSIONERS FEBRUARY 4, 2026
WORKSHOP MEETING (7:00 PM)

Name/Organization	Address/Contact Information
Shawn Fabian /HRG	
Julie A. Wilt , LST TC	
Ron Burkholder LST	