MINUTES

PUBLIC HEARING

The April 1, 2026, Public Hearing 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.

Roll call was taken with the following officials 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, Eckert Seamans, Solicitor
- Mike Wood, HRG
- Thomas Bell Jr., Police Chief
- Don Fure, Director of Planning and Zoning
- Rich Snyder, Planning and Zoning Coordinator
- Scott Washinger, Director of Public Works

Residents and visitors in attendance: None

All Proceedings Relative to the Public Hearing are produced as part of an Official Transcript, separate from the Meeting Minutes.

The Public Hearing closed at 7:15 P.M.

MINUTES

The April 1, 2026, the Workshop Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:15 P.M. by President Jon G. Wilt.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES:

A motion was made by Commissioner Davies, seconded by Commissioner DeHart, to approve the Minutes of March 18, 2026 Legislative Meeting. The motion was unanimously approved.

Ordinance No. 626-Amending, in part, Lower Swatara Township Code of Ordinances, Chapters 22, Subdivision and Land Development, and 27, Zoning Parts 1, 2, 4 through 18, 20, 22 through 24, and 27 of the Zoning Ordinance and Parts 4-6 of Chapter 22, Subdivision and Land Development Ordinance

A roll call vote was taken with the following ballot tabulation: Commissioner DeHart – aye, Commissioner Paul – aye, Commissioner Davies – aye, Vice President Truntz – aye, President Wilt – aye. Ordinance No. 626 was approved by a 5-0 margin.

Resolution No. 2026-R-8-The Township of Lower Swatara setting the criteria for the eligibility of volunteers serving Lower Swatara Township in service with the Lower Swatara Fire Department to benefit from certain tax credits for tax year 2025

A motion was made by Commissioner DeHart, seconded by Commissioner Davies to approve Resolution No. 2026-R-8-The Township of Lower Swatara setting the criteria for the eligibility of volunteers serving Lower Swatara Township in service with the Lower Swatara Fire Department to benefit from certain tax credits for tax year 2025. The motion was unanimously approved.

Acknowledgement of Stephen Acker as a Fire Police Officer

The Board of Commissioners acknowledged the confirmation of Stephen Acker as a Fire Police Officer.

Deed of Dedication for Williams Drive-Penn Preserve (PC#2022-03)

A motion was made by Vice President Truntz, seconded by Commissioner DeHart to approve accepting a Deed of Dedication for Williams Drive in the subdivision know as Penn Preserve (PC#2022-03). The motion was unanimously approved.

Agreement for an Indefinite Time Extension with Vistablock The Pond, LLC for PC#2025-10 The Pond II

A motion was made by Vice President Truntz, second by Commissioner DeHart to approve the Agreement for an Indefinite Time Extension with Vistablock, The Pond, LLC for PC#2025-10 The Pond II. The motion was unanimously approved.

Financial Security Adjustment #2 in the amount of $5,520 for Catherine Hershey School

A motion was made by Commissioner Davies, seconded by Commissioner DeHart to approve the Financial Security Adjustment #2 in the amount of $5,520 for PC#2023-03 Catherine Hershey School, reducing Bond Number 107901671 to $0. The motion unanimously approved.

Written request for a Time Extension for PC#2025-08 Halkias Minor Subdivision Plan, extending the deadline to act to July 15, 2026

A motion was made by Vice President Truntz, seconded by Commissioner DeHart to approve a written request for a Time Extension for PC#2025-08 Halkias Minor Subdivision Plan, extending the

deadline to act to July 15, 2026. The motion was unanimously approved.

Sale of Township Property via Municibid

A motion was made by Commissioner Paul, seconded by Commissioner DeHart to approve the sale of Township Property via Municibid for the following:

- 2016 Ford Taurus VIN 1FAHP2MT5GG128269 for $5,000.00
- 2014 Ford Explorer VIN 1FM5K8AR3EGA33547 for $4,750.00

The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning/Zoning/Codes Department

Mr. Fure thanked the Board for their assistance with getting the Ordinance passed. He will be sending that over to General Code, he will get our website updated and we will get the books distributed to those who want one.

Mr. Fure updated the Board on the following: **MASD New K-3 /Elementary**-For the K-3 Elementary School/District Office, building construction is progressing. Doing some above ceiling inspections. Some of the rooms are about 95% done, hopefully they make their time frame.

Mr. Fure noted that the Zoning Hearing Board will have a hearing on April 22, 2026 for **Brook Meadow Farms, LLC**-request for both a Special Exception and a Variance. They want to build a small addition out the side, so they will be in the setbacks. There is an existing non-conforming building there.

Mr. Fure reported that at the last Planning Commission meeting Steelton Terminal plan was approved. That was for the subdivision at the quarry. This will be coming to the Board next month. Again, it is a condensed plan which is the subdivided land south of the quarry. The Palomba plan that the Board denied for the two non-manufactured homes on Wayne Avenue came back in as a one manufacturing home lot, which was approved by the planning commission on 3/26/2026.

Commissioner Davies asked if the school district expects to have their occupancy permit and be up and operating by late summer. Mr. Fure indicated "Yes," their goal is the end of August.

Commissioner DeHart questioned the area down at Sharp Shopper if we have any information on what they are going to do west of that lot, which is a storage area, there are beams and stuff there. Mr. Fure indicated that it was a requirement of the hotel and we had an agreement that it was supposed to be removed by the time the hotel opened. Commissioner DeHart asked if there are any penalties and fees if they do not do anything. Mr. Fure noted that they can send them a

violation notice. Commissioner DeHart suggested we try to get it cleaned up better, because right now it looks terrible. Commissioner DeHart noted his appreciation to Mr. Fure for following up on ABC Supply on Kreider Drive and getting that cleaned up.

Public Works Department

Mr. Washinger updated the Board on the following: **Fire House:** The men stripped and waxed the one storage room floor that was adjacent to the meeting and dining hall. Both men's and women's bathrooms were cleaned thoroughly, and the floors were resealed with grout sealers. Currently they are cleaning the floor in the foyer and resealing it as well. **Public Works: Signs**-The men just finished placing in a stop bar and the word STOP on White House Lane coming up to Rosedale Ave and on Longview Drive coming down to Fulling Mill Road. A third combined set will be placed on Turnpike Industrial Road coming up to Fulling Mill Road. **Parks:** The men gathered up all the remaining leaves that were left over at the parks, trimmed trees etc.; in preparation for the upcoming baseball season, batting cages were assembled at all the required locations. All portable toilets will be delivered to the parks on April 1, 2026. The fields cannot be worked on yet due to all the wet weather we have been having. This is putting us slightly behind on our scheduled field work. **Trucks:** All plows and spreaders were removed from the large trucks in preparation for the spring workload.

Commissioner DeHart noted that he mentioned something to Mr. Border about putting down a right turn arrow going into Powderhorn, to get more people to use that turning lane and get them off the road sooner.

Mr. Washinger reported that the Tanker Truck bid ended last night and it went for $3,600. He will have that on the next agenda.

Vice President Truntz noted that he had talked with Zach earlier in the week about residents are putting leaf piles out and to put a notice on our website and Facebook to get the word out that leaf pickup is in the fall. Vice President Truntz asked if the new truck that we have coming in with the interchangeable bodies, if that something we could slide a leaf vac into really easy. Mr. Washinger indicated it does and that is the whole point of getting that truck.

Stormwater Department

Mr. Davies is absent this evening, but his written report is as follows: **New Stormwater issues** – Last week, the Township received a report of non-functioning storm sewer inlet and outlet pipe crossing underneath Hollywood Drive. The pipe outlets into a swale that runs along the back of

the Little Hollywood Field ballparks. However, the storm drain appears to have become clogged with soil and debris, leading to water ponding across the road and flowing across a neighbor's driveway. He and Mr. Washinger went to the site to look at the problem, and they have concerns about the pipe's integrity that they may also be compromised. They have tentatively added the pipe to their list of general maintenance repairs for the year pending a closer inspection with a camera unit. Repairs to the pipe may also include a small riprap apron and minor regrading of the swale. **Stoner Drive Culvert** – HRG has run into some roadblocks obtaining a permit for the replacement of the culvert on Stoner Drive and south of the Turnpike. The 54-inch diameter circular pipe originally obtained for the project appears to be too small for a general permit with PADEP. We are currently looking into ways to revise the plan or obtain permission from the Department's reviewers to use the original design. Public Works and Stormwater staff still consider this repair to be a high priority as there are concerns about the integrity of the existing structure. They hope to have a clear solution to present next month. **Stormwater Fee on SARAA Property** – As part of the Township's ongoing litigation with the airport – regarding the legitimacy of the Stormwater Management Fee, our Solicitor has requested we prepare a report detailing the exact amount of credits the airport would currently receive from their existing stormwater BMPs. This number has been difficult to provide as the Township does not have a comprehensive database of BMPs on airport property. On March 24th, a brief video call with SARAA (hosted by a representative from Tucker Arensberg) took place where they detailed what information they are hoping to obtain. They were provided with additional documents and are currently reviewing them to see if they have what is needed. **New MS4 Permit** – No updates at this time. **WREP BMP Mapping Project** – Due to internal coordination with the county commissioners, the finalized addendum to our existing WREP Agreement was delayed from approval last month. These discussions are complete, however, and the proposed resolution will be on the agenda for April's legislative meeting. No changes have been made to the resolution or agreement since it was last provided to the Board.

MANAGER'S REPORT:

Financial Policy

Mr. Border noted that one of the STMP recommendations was to get some of the financial policies in writing. We are currently doing what is in these policies but getting them in writing for future board members and future administration is advised. The policies are for Fund Balance,

Investment, and Debt Management. Mr. Border did point out that the only number that may be significant is under the fund balance policy. It recommends keeping 35% of your minimum. That number can change. Currently we are higher than that. Mr. Border asked the Board to review the draft policies and if they would like to see any changes to let him know. He is planning to have the resolutions on the agenda for the next meeting.

Park Cameras

Mr. Border reported that he and Chief Bell met with Verkada. It would be $59,000 for three cameras at Shireman Park. The big problem is that there is no internet connection out there. Mr. Border noted that this is just one company they have looked into, he just wanted to pass this along to the Board to give them an idea of what the cost would be if there was still interest in putting cameras out there. He added that this includes wireless and mounting.

Commissioner Davies commented that the one thing he said to himself, valuable equipment installation, valuable cameras, 12-foot poles, not very secure. President Wilt added that we have a clear picture of a person riding through there plain as day and we cannot find out who it is. What is a camera going to do? He thinks it is a waste of money; money does not solve all these issues. Commissioner DeHart noted that the original thought was to have cameras on the backside area of the park where you cannot see from the parking lot. It is very remote and with the big hill if you are at the parking lot or playground you cannot see down there. Commissioner Paul voiced concern over where this stops, the Township has other parks, with areas of limited visibility.

Commissioner Davies asked about the information that is gathered on the cameras. Is it a 24/7 rolling piece of video that is stored? Will we monitor it, or only review it when there is a need to be reviewed because of an incident? Chief Bell indicated that there is no consistent monitoring. It is something that the officers could pull up and view at any point though.

Commissioner DeHart stated he would rather be proactive instead of reactive. Commissioner Davies stated he would rather have some sort of surveillance, than no kind of surveillance. The Board suggested Mr. Boder do more research on this topic before a decision is made.

Comprehensive Plan

Mr. Border reported that the last time the Township did the comprehensive plan was in 2017. It is supposed to be done every ten years. Since we are coming up on that ten-year mark, Mr. Border wanted to start the process soon. He noted that last time we used HRG and Gannett Fleming as consultants.

Commissioner DeHart asked if there is a grant to help with this cost. Mr. Border indicated that

they met with HRG last week about grant opportunities and this is one of them. Vice President Truntz asked how much this is going to cost and who's requirement is this? Solicitor Flower stated it is part of the MPC, but it is not necessarily enforced. There are plenty of municipalities that are twenty years overdue and there are others that do it regularly. The benefit of having an updated comp plan is not that you are going to get a demerit from somebody. It is when you are going after park funding with a DCED grant, they are looking at your comp plan and looking to see that it is updated. Commissioner Davies commented that he sees the benefit of a comprehensive plan, it is a statement of intent, particularly in terms of development and particularly in terms of zoning. Vice President Truntz stated that he sees the benefit of it, he would like to find out how much it will cost. If it is a two-to $300,000 project, yes, it is due in ten years but what harm is it if we push it out to twelve or fifteen years. Mr. Border will follow up on a cost for the Board.

ENGINEERS REPORT:

Mr. Wood noted the monthly engineering report and stated that he has had a few updates since this report was distributed. **Fiddler's Elbow Box Culvert Replacement** – The did remove the culvert two weeks ago. They are excavating to get the foundation down. Mr. Wood reported that they hit a soft spot, they anticipated not having as soft as material as they found there, so they had to get that subbase down to get it on solid ground to put the culvert in.

Commissioner DeHart asked if the cost for that coverage is covered. Mr. Wood indicated that he has not seen a change order come in yet. He was told there is potential depending on how much extra dirt sludge that they had to dig down through. Mr. Border noted there is a 20% contingency.

Commissioner Davies asked if the water company has completed their part. Mr. Wood stated that to his knowledge they have completed. All utility relocations are completed. They are still on track to install the proposed culvert next week.

Vice President Truntz questioned if the big boulder that was down there impinging on some infrastructure was ever removed. It was confirmed that it was removed.

2024 CIP Project – All contract documents are fully executed. Pre-construction meeting schedule for April 7th. **Salt Shed Improvements** – Anticipating having those contracts fully executed, Solicitor has reviewed. Will be scheduling that preconstruction meeting next week. **Shireman Park** – April 6th the tree replacement will begin. HRG will have a representative on site while they replace those trees. Mr. Wood indicated that he had been in contact with the contractor regarding the divider nets that were damaged. He asked if they could consider getting a soft mesh, with wider gaps. He will update when he hears back.

Commissioner Davies asked for an update on the Stoner Drive culvert. Mr. Wood replied that HRG is finalizing the hydraulics analysis for the alternate. It is most likely going to be an elliptical pipe that is

going to fit in there, convey all the water and not increase the surface elevation to satisfy all DEP's requirements At that point they can use the reasoning of that new development coming in to constitute this as an emergency permit. That way they do not have to wait to develop the general permit, which is about on average two, three months for them to develop then once they submit it, it takes between one month to one year depending on who you get at DEP.

Vice President Truntz asked if the sound screening down at the pickleball courts has been resolved? Mr. Washinger indicated that they reattached it with wire instead of the original plastic ties to see how that holds.

Mr. Washinger also noted that he did have the road widened down on Lumber Street as far as he could.

Commissioner Paul inquired about where we are with roads being paved, crack sealing and potholes. Mr. Washinger stated that they have done some pothole repairs, but not fully the way he wants to do them. He had Kinsley out to look at Woodridge, Delmont, and Brunswick, like we did last year with Berkley and Farmhouse. They are going to get back to him with some quotes. The biggest impact will be the handicapped ADA rams, which may need to be dug out and redone. Mr. Washinger added that he is also looking at the area up at Little Hollywood Road where we have to replace one of the storm runs in there. He wants to try to do that work in house. He needs to replace the storm line below the Township building before he can seal the parking lot, so he has things in motion.

Commissioner DeHart noted that back in fall the Board approved the play sets for Woodridge and redoing the rubber, he inquired when that will be addressed. Mr. Washinger noted that he is in the process of getting things lined up to do that here in spring.

Commissioner DeHart asked about the furnace that malfunctioned and what that status is. Mr. Washinger reported that he had cleaned it out, we put a claim into the insurance company and depending on what the quote comes back as, they might pay for an in-kind purchase to keep heat out there. He added that we probably do not need heat, we shut the water off in the winter anyway, but we do store a lot of chemicals out there.

GOOD AND WELFARE:

Commissioner DeHart thanked everyone for coming out even though it is all staff tonight, still appreciate it.

Commissioner Davies stated hats off to the Police Department, job well done on Monday night. Dealing with a difficult situation successfully, well done.

Commissioner Paul asked what the difference is between a Non-Legislative (Workshop) and Legislative meeting. He feels we are taking an awful lot of executive action and final approvals at the non-

legislative meetings. He just does not want us to get in trouble, that is all. Solicitor Flower explained that there is no requirement to differentiate. This is a duly advertised meeting where you are allowed to conduct business. There is no rule that says you need to limit business at the workshop verses legislative. That is strictly up to the Board. Solicitor Flower did note that the ordinance was on this agenda meeting because she screwed up and did not get it advertised for the last meeting, so that is not on anybody else but her. Mr. Border added that staff does try during agenda meetings to limit action items at the workshop meeting. Unfortunately, sometimes it is a timing issue like with indefinite extensions, etc. Commissioner Paul stated that as long as the Township is not doing something they should not be doing, he is good with how it is.

Commissioner Davies requested an executive session to discuss personnel issues.

Vice President Truntz wished everyone a Happy Easter, Happy Passover, and all to have a good night.

President Wilt, no comment.

ADJOURN AND CONVENE INTO EXECUTIVE SESSION:

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 meeting was adjourned at 7:58 P.M.

ATTEST:

Tracey Beckel
Township Secretary