QUITTAPAHILLA WATERSHED ASSOCIATION
Meeting Minutes
Community Room, Annville Free Library, and Remotely Via Zoom (Hybrid Meeting)
Tuesday, July 21, 2026

Present: Present: Michael Schroeder (President), Bill Bauersfeld, Alexis Biondi, Willy Bixler, Matthew Chesser, Joseph Connor, Bob Connell, Karen Feather, Katie Hollen, Jackie Line, Kara Lubold, Bill Osburn, Gary Zelinske

1. **Minutes.** The minutes of the June 16, 2026 meeting were circulated electronically before the meeting and approved by consensus. They are housed, along with all other extant QWA meeting minutes, on the Meetings & Minutes page of our QWA website, at https://www.quittiecreek.org/calendar.html

2. **Monitoring Program**
   - **A. Fieldwork updates.** Katie reported that she will circulate a poll to determine the best time in August for our routine water quality monitoring.
   - **B. Equipment updates**
     1) **Multiparameter sonde.** Discussion was held on repairs for the older sonde the QWA is borrowing from Doc Fritchey Trout Unlimited (DFTU). Bob submitted a proposal for repairs totaling $1,390 to DFTU Treasurer Willy Bixler for DFTU's consideration and said he will email Willy with all the technical specs.
     2) **Solinst Sensors.** Bob reported that the Solinst sensors continue to record data at five of our monitoring sites and upload that data directly into our Water Quality Portal, including the sensor at Q1, which actually didn't need the antenna that we purchased from Solinst because the unit was damaged by water and replaced at no charge because it was still under warranty. Discussion was held on what to do with the antenna purchased for Q1 from Solinst for around $300 – either send it back and ask for a refund or keep it in case it comes in handy in the future. Consensus was reached that Solinst has been very accommodating and we should just hang onto it.
     3) **ISCO auto-samplers.** Our two units remain ready to deploy when the weather forecast calls for a significant rain event of around 1-2 inches
   - **C. Data Management. Updates to Water Quality Portal.** In a July 3 email, Bob reported making updates to our Water Quality Portal, accessible at https://quittiedata.org/index2.html, and asked for feedback & suggestions. Several were offered, which he incorporated. Discussion was held on the updates & improvements, and Bob was thanked for his excellent work.

D. **Macroinvertebrate Sampling Raw Data.** No update.

3. **Special Meeting to Discuss GrowCon's Recommendations.** Discussion was held on the best date in August to hold this special meeting to discuss and decide on these recommendations; see **Appendix 1**, below. Mike will follow up.

4. **Report on Potential Contamination of Snitz Creek Headwaters in Cornwall Borough.** Mike and Bob reported on the July 13 Cornwall Borough Council meeting in which the Council voted 3-2 to approve the Boyd Street Warehouse development. This issue is of interest to the QWA because of potential contamination of the headwaters of Snitz Creek. For details, see below in these minutes in **Appendix 2.**

5. **LCCD Watershed Action Team.** The minutes of the WAT's meeting of July 2, 2026 are included below in **Appendix 3** to these minutes.

6. **Projects updates.** See the reports in item no. 5, above.

7. **Media & website.** Mike reported that he continues to post on Facebook about the QWA's monitoring program and continues to keep the website updated.

8. **Lebanon County Stormwater Consortium updates.** No report beyond what appears in item no. 5, above.

9. **Education, outreach & special events.**
   A. **Envisioning a Ghost Landscape: Guided Walking Tour of Quittie Creek Nature Park, 4-6 PM Tues Sept 15.** Mike will lead a guided walking tour of Quittie Creek Nature Park as part of The Lebanon Valley Conservancy's Clean Water Week (Sept. 12-19; see https://lebanonvalleyconservancy.org/cleanwaterweek/); the event is posted on the Friends of Old Annville website, at https://www.fooa.org/events.
   B. **The Lebanon Valley Conservancy's Lebanon Valley Clean Water Week, Sept. 12-19.** For the full list of events, see TLVC's website at https://lebanonvalleyconservancy.org/cleanwaterweek/
   C. **Possible field trips** to the City of Lebanon Authority's (COLA's) Wastewater Treatment Plant and the Cleona Pumping Station.

The meeting adjourned at 7:53 pm.

Respectfully submitted by Michael Schroeder, Secretary Pro Tem

Appendix 1. GrowCon's General Recommendations (Dec. 2025)

1. Liability Protection

With volunteers conducting fieldwork in flowing water and potentially dealing with chemicals in water sampling, there is the potential for a person to become injured while volunteering for QWA. This could expose the organization and/or its leadership to liability.

At a minimum, the Grow Conservation Consulting Team (GrowCon) recommends that QWA develop a liability waiver form that all volunteers must execute before commencing work on behalf of QWA. Ideally, this form would be prepared by or at least reviewed by a licensed attorney. QWA might seek example liability waiver forms from peer organizations.

If QWA eventually decided to become a nonprofit organization, then GrowCon recommends that it purchase an insurance policy to protect against such injury liability and potentially other forms of liability.

GrowCon and its subconsultants are not qualified to give legal or insurance advice, but we believe these are best practices for organizations involved in such volunteerism. QWA should seek the counsel of qualified professionals on this matter.

2. Stimulate Competitive Environment for Project Work

From GrowCon's understanding of the watershed assessment and restoration work being facilitated historically and presently by QWA, it appears that one or a couple consulting firms primarily guide and then execute the work. GrowCon recommends that QWA consider engaging a broader range of consulting professionals to generate an influx of fresh ideas and potential for new approaches. Creation of a competitive work environment for project implementation could result in cost savings, enhanced quality, and more options for the timing of projects. Implementing a competitive bidding process is also typically a requirement of granting entities.

3. Consider Alternatives to In-Stream Focus

The Quittie and its tributaries have impairments due to a variety of stressors, including nutrients, sediment, and pathogens. To date, QWA has largely focused its restoration of the watershed on in-stream or channel restoration projects. Such in-stream projects will primarily act to improve only one of these three stressor categories – that being sediment load. In-stream restoration is not an effective approach to reducing nutrient load or pathogens. In addition, in-stream restoration is an extremely costly form of watershed restoration due to the very high engineering design, permitting and construction costs.

GrowCon recommends that QWA begin to integrate alternative watershed restoration practices into its initiatives, such as riparian buffer plantings and land use best management practices (BMPs) (e.g., cover crops, nutrient management plans, livestock fencing). For one, riparian buffer plantings and BMPs will more directly affect the nutrient and pathogen loads to the waterways. Additionally, these types of practices are far more cost-effective than in-stream restoration. Lastly, there are a variety of funding and outreach partners available for collaboration on these practices. QWA need only look to its neighbors, the Lancaster Clean Water Partners, to see a successful model of these approaches. A focus on these types of land-based measures should result in measurable improvements in the Quittie watershed, which in-stream restoration alone is unlikely to accomplish.

4. Consider Scalability of Present Business Model

The fifth Strategic Priority identified through the POWR project was Organizational Growth. GrowCon recommends that QWA's Core Team begin to consider the scalability of its present business model and mode of operations. In some respects, the mode of operations has served QWA well to date, but in order to grow its impact, we believe that QWA needs to evolve in several key ways – many of which are laid out in the Strategic Framework. Some key considerations are as follows.

QWA appears to be highly-dependent on a single, dynamic, and very dedicated leader. However, leadership activity will need to begin to be distributed for the organization to grow. Administrative functions such as financial tracking, file management, and IT services will need to be accessible to more than one person, both to distribute workload and to plan for succession. A single person should not continue to be the face of the QWA in public settings, such as volunteer recruitment and township meetings.

To grow and diversify the volunteer base, GrowCon believes that QWA needs to diversify the activities it offers to volunteers. Volunteerism with QWA is presently driven by the monitoring program. The Strategic Framework and recommendations above offer a range of other support that volunteers could provide to QWA, and by embarking more strongly in some of these alternative directions, QWA will likely attract a different set of community members.

Goal 5B of the Strategic Framework calls for QWA to "evaluate potentially new organizational structure or relationships." GrowCon recommends that the Core Team make this a priority in the near term, as there seem to be some significant drawbacks to the QWA not actually existing as an entity. There are several partners and existing nonprofits that might, at least temporarily, consider embracing QWA as a subcommittee or other subpart (e.g., The Lebanon Valley Conservancy, Swatara Watershed Association). We feel that continuing with the status quo will hinder the QWA's ability to grow as it wishes.

Appendix 2. Cornwall Borough Developments and Potential Contamination of the Headwaters of Snitz Creek.

On this controversy, see the compilation of documents on the QWA's Studies & Documents page, under the date of July 2026, at https://quittiecreek.org/documents.html

Pasted below is Mike's Facebook post of July 14, which yielded more than 240 reactions, all of them sympathetic to the views expressed in the post; more than 130 comments; and more than 100 shares:

> A very disappointing 3-2 vote last night by the Cornwall Borough Council approving plans to build a giant 400,000 square foot warehouse (logistics center, with 85 truck docks, 157 tractor-trailer parking spaces, and 285 passenger vehicle parking spaces) just south of Miner's Lake, aka the "Boyd Street Warehouse." The only entrance & exit for the hundreds of 18-wheelers heading in & out of the complex every day will be via Boyd St just off Rt 322.
>
> This was after nearly four hours of local residents expressing strong opposition to the development. At one point last night, a longtime local resident asked the dozens of other local residents in attendance to raise their hands if they supported the project. Not a single hand was raised.
>
> Local residents expressed many concerns about this project, especially increased truck traffic, air pollution, noise pollution, public safety, and destruction of the quiet, rural, historic character of Cornwall Borough.
>
> Of special concern to the Quittapahilla Watershed Association is stormwater management. The ground on which this giant logistics center will be built is composed of waste products from more than two centuries of iron ore mining -- mining tailings that likely contain high levels of toxic elements like sulfur, lead, mercury, arsenic, cadmium, manganese, and zinc. The stormwater management plans call for three "infiltration basins" that will drain directly into soil contaminated by this leftover mining debris.
>
> Remarkably, that soil has NOT been tested for contaminants.
>
> LebTown has been doing a fine job documenting this project. For the complete plans submitted by the developer in a 49-page PDF file, see the July 9 story by Emily Bixler, "Cornwall planning recommends Boyd Street warehouse approval," at https://lebtown.com/2026/07/09/cornwall-planning-commission-recommends-boyd-street-warehouse-approval
>
> Unfortunately, PA law -- the MPC or Municipalities Planning Code -- massively favors developers over local residents. Every municipality must allow for every type of

development: industrial, commercial, residential, institutional, agricultural. If a municipal zoning map and land use ordinance does not specifically regulate or limit a specific type of development, it must be allowed.

That's a big reason why there's such a huge lack of affordable housing in Pennsylvania, something we've known for decades. See for instance this 2007 article by Katrin Rowan at Temple Univ: "Anti-Exclusionary Zoning in Pennsylvania: A Weapon for Developers, a Loss for Low-Income Pennsylvanians," 80 Temp. L. Rev. 1271 (2007), at https://digitalcommons.law.buffalo.edu/journal_articles/274

On "Exclusionary Zoning and the Fair Share Doctrine," see: https://www.lgc.state.pa.us/download.cfm?file=/Reports/deskbook2025/Land%20Use%20-%2003%20-%20Exclusionary%20Zoning%20and%20Fair%20Share%20Doctrine.pdf\

This massive warehouse is just the beginning. There's two other huge upscale housing developments planned nearby: "The Cliffs at Iron Valley," still in Phase 1 which had its grand opening in May, with single-family homes starting around $600,000 -- and "The Knolls at Iron Valley," another upscale housing development that is awaiting final approval by Borough Council -- see https://lebtown.com/2026/04/09/cornwall-pz-talks-phase-one-of-the-knoll-at-iron-valley-subdivision/ For the site plans prepared by Steckbeck Engineering (SESI), see https://s3.documentcloud.org/documents/27740401/the-knoll-at-iron-valley.pdf

In all three developments -- the "Boyd St Warehouse," "The Cliffs," and "The Knolls" -- stormwater will percolate through soil that includes mining tailings that likely contain high levels of toxic elements before entering underground aquifers and entering the Snitz Creek and Quittapahilla watersheds.

See the accompanying letter by my friend and local resident Jane Clark, which she read aloud at last night's meeting. A video of her remarks is here: https://youtu.be/4jib0rGtCYQ

A very sad day for the Quittapahilla watershed and the residents of Cornwall Borough.

Appendix 3. Watershed Action Team Minutes of July 2, 2026

Lebanon CAP Watershed Action Team

Thursday, July 2, 2026 at 9:00 a.m.

Members Present: Darren Heisey, Katie Hollen, Dan Kreiser, Kara Lubold, Mike Schroeder, Bryan Seipp

1. **Applications**
   - Snitz Trib at Ironmaster Rd: Pending funding (2027 CAP funding?)
   - TLVC Meadow Conversion Program: $100,000 (DCNR C2P2 grant (pending), $15,000 CAP match for 2027)

2. **In-Process Projects**
   - Gingrich Run 1: $204,325 of CAP funding for streambank restoration and stabilization, concrete dam removal. In permitting phase (2026)
   - Sollenberger Meadow Conversion: $1,285 (2026)

3. **Future Projects**
   - Halteman Ag Project: $100,000 (2026)
   - Blecker Ag Project: $100,000 (2026)

4. **Completed Projects**
   - Musser Ag BMPs (HUA, Animal Walkway, Deep Pit Manure Storage): $150,000 CAP Match. Closed out 2025 CAP funds.

5. **Partner Updates**
   - Lebanon Consortium/MS4, Darren Heisey
     - DEP does not anticipate releasing the new permit in 2026.
     - SQ1: LandStudies is contracted for Phase 1 maintenance through the end of 2026. Bridge realignment (tied to Phase 2) start date is October 1 but may be pushed back.
     - SQ6: Have ACOE permit, waiting on DEP permit. August 18 is current grant deadline.
   - Lebanon Valley Conservancy, Dan Kreiser
     - Marketing rolled out for Water Week (September 12-19). Partners are encouraged to promote the week and events.
     - Waiting to hear about submitted grant applications.
   - Quittapahilla Watershed Association, Mike Schroeder (Also see Appendix 1)
     - Monitoring Program
       - Katie Hollen coordinated routine fieldwork at our six monitoring sites on June 16 & 17.
       - Equipment: Bob Connell continues to monitor, change the batteries, and, as necessary, oversee the repair of the Solinst sensors at five of our monitoring sites. The sensor at Q1 in Cleona was rain-damaged and has been replaced.

1

        - Data management: Bob has uploaded all available monitoring data to the Water Quality Portal. Bob will likely schedule a fifth qGIS workshop in the fall. Study materials, downloads, and other helpful items on the first four workshops are accessible at https://quittiedata.org/GIS/
    - Planning several activities for TLVC's Water Week, including a guided walking tour of Quittie Creek Nature Park and a Plastic Garbage Artifact Hunt under the auspices of the Quittapahilla Creek Garbage Museum.
    - Strategizing meeting on Grow Conservation's recommendations moving forward planned for later in July.
    - Next QWA meeting: 7pm, Tuesday, July 21 at the Annville Free Library and on Zoom.
- EPR, Bryan Seipp
    - Hammer Creek Estates: Construction is complete and trees will be planted in the fall. Doing road repairs.
    - Heisey Farm: Final designs are in QC. Project should be submitted for permits by the end of next week. Submitted a Growing Greener application with LCCD for remaining construction expenses.
    - Historic Schaefferstown Farm: Still in design. Making slight changes based on pre-app meeting.

6. **Lebanon County Conservation District Update**
    - CAP 2026 Award
        - Total award: $624,483 ($114,269 allocated for projects within the Hammer Creek Watershed. The remaining $510,214 can be used anywhere in the Chesapeake Bay Watershed.)
    - 2025 CAP grant funding close out completed.
    - Hammer Trib on Stoltzfus & Ebling: Submitted Growing Greener application for design and permitting.

7. **Other**
    - LCCD Event: 1st Annual Trap Shoot Fundraiser- Friday, September 25, 2026; 9 AM to 1 PM
        - Registration is now open! https://www.lccd.org/clays

8. **Next Meetings**
    - No August meeting
    - September 3 — 9:00 am
    - October 1 — 9:00 am
    - November 5 — 9:00 am
    - December 3 — 9:00 am

Lebanon CAP Watershed Action Team

Appendix 1. QWA Monthly Update for the LCCD Watershed Action Team, provided by Michael Schroeder, QWA President, via email on 7/2/2026.

1. Monitoring Program
    A. Katie Hollen coordinated our routine fieldwork at our six monitoring sites on June 16 & 17.
    B. Equipment. Bob Connell continues to monitor, change the batteries, and, as necessary, oversee the repair of the Solinst sensors at five of our monitoring sites. The sensor at Q1 in Cleona was rain-damaged and has been replaced.
    C. Data management: Bob has uploaded all available monitoring data to the Water Quality Portal. Bob will likely schedule a fifth qGIS workshop in the fall. Study materials, downloads, and other helpful items on the first four workshops are accessible at https://quittiedata.org/GIS/
2. Stream Restoration Projects. See Rocky's report on plans for EPA 319 & Growing Greener grant proposals for this round, deadline June 22.
3. Education & Outreach
    A. The Lebanon Valley Conservancy organizing Lebanon Valley Clean Water Week, Sept. 12-19. The QWA is planning several activities, including a guided walking tour of Quittie Creek Nature Park and a Plastic Garbage Artifact Hunt under the auspices of the Quittapahilla Creek Garbage Museum.
4. Strategizing meeting on Grow Conservation's recommendations moving forward planned for later in July.
5. The next QWA meeting will be at 7 PM Tues July 21 in the Community Room of the Annville Free Library and on Zoom.

3