

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
MARCH 24, 2014**

The Dover Township Board of Supervisors regular meeting for March 24, 2014, was called to order at 7:04 PM by Chair Monica Love in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Monica Love, Matthew Menges, Charles Richards, Stephen Parthree, and Stephen Stefanowicz. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Attorney Charles Rausch, Township Solicitor; Terry Myers, Township Engineer; Karen Wilson, C.S. Davidson; Georgia Sprenkel, Township Zoning Officer; Charles Farley, Township Public Works Director; and Trena Hall, Recording Secretary. There were 9 Citizens in attendance. This meeting has been recorded for minute purposes only.

Prior to this meeting there was an executive session held to discuss Union Contract Proposals.

A moment of silence was requested for remembrance of those who stand in harm's way and their families, followed by the reciting of the Pledge of Allegiance to the American Flag.

APPROVAL OF MEETING MINUTES FOR MARCH 10, 2014

Motion by C. Richards and seconded by S. Parthree to approve the work session minutes for March 10, 2014, as presented. **Passed** with 5 ayes

TREASURER'S REPORT

Motion by S. Stefanowicz and seconded by C. Richards to approve the warrant total for March 24, 2014, in the amount of \$358,736.53, as presented. **Passed** with 5 ayes

PUBLIC COMMENT

Not on the Agenda

Kenneth Firestone and Dolores Hendricks – 3133 Cardinal Lane – Mr. Firestone and Ms. Hendricks were present to discuss water runoff from their outside sump pump. The runoff is pumped to the street curb and runs down the curb but not on the street. The residents at 3155 Cardinal Lane are complaining that in bad weather this runoff freezes. Three years ago Mr. Firestone and Ms. Hendricks attended the Board Meeting with regard to this matter. Due to the difficult winter, the issue has been raised again. Mr. Firestone is willing to address the matter this time. After this, any other complaints will result in his seeking legal advice. Mr. Firestone and Mr. Farley settled on a plan to dig a 110' long ditch and pump the runoff to the back of the property.

Mr. Firestone received a letter from Mr. Farley asking to have this project completed by the end of September 2014 and if this project is not completed he will be issued a letter of non-

compliance, which may involve a fine. Mr. Firestone is willing to complete this project but is asking to have a few items changed: the deadline date changed to the end of November; change the wording of the letter stating that the code written deals with his outside sump pump; change to have the runoff going to the back of his yard instead of to the front; and change that the water runoff is pumped along the curb and not unto the street.

Mr. Menges thanked Mr. Firestone for trying to resolve this issue between his neighbors.

Board Consensus was to extend the completion date of the project and to specify in the written letter that the sump pump is outside and the runoff is along the curb not in the street. Chair Love did not agree with the runoff going towards the street and noted that the runoff cannot go over the curb onto the street.

Donald Harlacker – 6440 Davidsburg Road – Mr. Harlacker believes that this Board will now start making a difference since the Board is staffed with business owners. He still believes that the Floodplain maps are understated by 8’ and are incorrect.

ENGINEER’S REPORT by Terry Myers

Approval of the Application for Payment #1 for Well No. 10, Nitrate Removal System -

Karen Wilson noted that the equipment and building have arrived on site and work will begin next week. When testing is complete, the estimated start-up date will be the end of April 2014. The application for payment #1, from E.K. Services, Inc., in the amount of \$180,415.50 minus the 10% retainage will bring the total amount due to \$ 162,373.95.

Motion by M. Menges and seconded by C. Richards to approve application for payment #1 in the amount of \$162,373.95 with E.K. Services, Inc., as presented. **Passed** with 5 ayes

C. Richards asked if there would be any change orders for this project. Karen Wilson responded “yes”, the Township changed the new building location, so more paving is necessary.

Discussion of Pine Road Water Line Project – The PENNDOT permit will be submitted this week. C.S. Davidson will return next month with the final plan and specifications and request the authorization to advertise the bid. Bids will be opened on May 22, 2014, and then awarded at the May 26, 2014 meeting. Construction will start in late June with a 90 day construction period that may need to be pushed back because of the additional work. This project is being coordinated with Columbia Gas Company.

The additional 500’ of waterline replacement on High Street, from Pine Road up to Royal Street, was requested from the Water Department. This is the highest pressure area in the Township.

After this asbestos cement piping is removed, all piping will have been replaced in this area. The added work will cost around \$90,000, estimating the total cost of this project around \$800,000.

Terry Myers noted that the new lines will be installed and be put into service. At one point, two lines will be in service, until the new service would switch over to the existing line going into the house. This should only be about a half hour of interrupted service per household.

The school district should be notified since this work will go beyond the beginning of the school year. The road will not totally be blocked, so buses should be able to get through.

Discussion of the Terra Vista Development – Terry Myers summarized the history of this project and the newly proposed idea. In 2004, the subdivision plans were submitted for the property at Davidsburg Road and Admire Road. The 44 acres with a proposed 178 duplexes on public streets were originally zoned R3 on both sides of Davidsburg Road. The developer ran into some historical issues of trying to remove a farm house and environmental issues because of required road widening. In 2011, the property was rezoned to R1, which meant no duplexes but all single-family lots. After this, the owner approached the Township about the possibility of turning part of the property back into R3 and letting some R1. The Township reviewed the matter and agreed if the current plan was ok. The pulled plan proposed that Admire Road would extend over the Davidsburg Road and continuing into the Brownstown Development, tying in through the developments and connecting at Palomino Road. In 2013, the developer returned with a similar plan where Admire Road would be relocated to line up with a new street exiting from the development on the north side. On the south side 110 multi-family units would be placed and the 7 to 8 acres, on the north side, would be given to the Township to meet recreation requirements. The newest plan now takes 44 single family units and moves them to the north side, making them multi-family dwellings; the development road will line up with the Admire Road; and the 22 acres on the south side would be donated to the Township for recreational requirement which would satisfy the Township better due to its close proximity to Lehr Park.

Discussion Points:

An emergency access road has been discussed since there will only be one public access road into the development. The Planning Board is interested in this and in previous plans there was a street set up to come off of Rock Creek Drive. Unfortunately the right-of-way was never maintained so the Township will need to acquire the property from the adjacent property owners. This access road was suggested to be a stabilized surface with a gate system, to only be used for emergency access, by authorized personnel.

If the Township accepts the 21.8 acres of recreation land on the south side, the Township could pursue connection to the Lehr Park parcel. C.S. Davidson suggested that this parcel could house three full sized soccer fields with 180 parking spaces.

C. Richards inquired about the site distance where Admire Road will be extending into the new development. Overall the intersection should not be a problem. If there is concern of sight distance, one option is to extend the 35 MPH speed distance through this area. Chair Love inquired if PENNDOT will require any intersection upgrades. Mr. Kurl, from RGS Associates, noted that they have met with traffic engineers and there has been no further discussion of this intersection. They are waiting until the Board would give a consensus on the new proposed plan for Phase 1.

The developer stated that if the Board is interested in this proposal, they will move ahead with cleaning up the plans and presenting them to the Planning Commission.

The developer has agreed to build the connector street to tie in with Brownstone. The Township will need to try and obtain the 60' triangular piece of land from the adjacent property owner. Contact has not been made on this matter to date.

Board Consensus was to agree with the pursuit of this concept for the Terra Vista project.

The developer is hoping that the Township will work with PENNDOT to make quick transition lanes for turning. The Township and developer do not want the burden of replacing the culvert on Davidsburg Road. This would increase the cost of the project. Chair Love questioned if PENNDOT will be completing a study to reduce the speed in that area. This has not been officially looked at and is on hold until the Board has given a consensus on this new plan.

M. Menges acknowledged a meeting that was held with PENNDOT to discuss the extension of Route 116. One item that arose was having the Township acquire Admire Road. This could possibly be a means of negotiation with PENNDOT for the lane transition and the needed repairs for the culvert.

Chair Love suggested that a secondary emergency access could come out onto the collector road or have one come out onto Davidsburg Road, which could be a grass or gravel driveway. Chair Love is not comfortable having only one access until the second phase would start. M. Menges suggested putting another access road instead of just an emergency access road. An additional road would encourage traffic which is not wanted.

Attorney Rausch stated that a few zoning amendments will be needed for this recreational area. Under the zoning ordinance, the units can be shifted to the north and the land can be dedicated to the Township but that area has to stay a recreation area. In the R1 zone, a public park is not allowed by right.

Attorney Katherman, who is the attorney for this project, requested an answer from the Board; if they are or are not interested in this new plan before proceeding any further. He also questioned if the Township is willing to acquire the necessary land at the two proposed locations. He also noted that the developer is proposing to build the road within 5 years.

Madelyn Shermeyer – 3771 Admire Road – Madelyn Shermeyer was pleased to hear that there will be no changes to Admire Road and she believes the sight distance will be no problem.

Board Consensus was to work on acquiring land as discussed for the continuation of Admire Road and the emergency access. As of now, the Board is in favor of this concept to be further reviewed.

SOLICITOR’S REPORT by Attorney Charles Rausch

No business to report.

MANAGER’S REPORT by Manager Laurel Oswalt

Approval of Ordinance 2014-03 to Amend Parking Restrictions on Butter Road and Two Stop Signs at Shaffer Circle (North and South) where it Intersects with Sheppard Drive – Motion by M. Menges and seconded by C. Richards to approve Ordinance 2014-03 to Amend Parking Restrictions on Butter Road and Two Stop Signs at Shaffer Circle (North and South) where it intersects with Sheppard Drive, as presented. **Passed** with 5 ayes

Approval to Award the 2014 Joint Line Painting Bid to D.E. Gemmill – The low bid amount of \$167,318.24 was for all 6 of the participating municipalities. Dover Township’s amount is around \$40,000. The stop bars at Fox Run Road are included in the contract.

Motion by C. Richards and seconded by S. Parthree to award the 2014 Joint Line Painting Bid of \$167,318.24 to D.E. Gemmill, as presented. **Passed** with 5 ayes

Removal of Wall in the Utility Billing Area -

Board Consensus was to allow the removal of the wall in the Utility Billing area and build a smaller wall to hold the utility cords. This will cost around \$150.00 plus the Township’s labor.

PUBLIC WORKS DIRECTOR’S REPORT by Charles Farley

Discussion to Proceed with 3 Proposed Projects with the Joint Stormwater Coalition - Mr. Farley and Monica Love have been attending the Regional Chesapeake Bay Pollution Reduction Plan meetings. Mr. Farley submitted 3 projects for consideration. Two proposed projects were for the Stormwater basins at the Community Center and at Wynegate. The basins would be converted to water quality basins with nutrient reductions, which are self-sustaining. This would

be a great project since the basin bottoms are continuously wet and this plan would allow the water to lay for aquatic and wildlife. Another proposed project area involved the Municipal Facility Plan. This area is already in the floodplain, has wetlands and a Stormwater basin that could be converted to a water quality basin. Once a project is completed, continued maintenance will be needed. At this time, there is no obligation to proceed with any of the plans. Mr. Farley would like to be prepared for the next meeting, on Wednesday evening, if asked to participate in the program.

Board Consensus was to continue forward if the program is offered for any of the proposed areas.

Discussion to Surcharge West Manchester for Overflow or to Reduce I & I – West Manchester Township's monthly flow rate in December 2013 exceeded their allotted capacity. The Joint User Agreement allows Dover Township to surcharge a municipality if they go over the allotted usage amount. Mr. Farley questioned whether to proceed with an invoice or discuss I & I reduction measures with West Manchester. Dover Township is under a consent order with DEP to focus on our collection system.

Chair Love will abstain from this discussion or any voting due to her employment with West Manchester Township.

The Board agreed this matter needs to be discussed with West Manchester Township.

Board Consensus was to delay the billing until a meeting could be held with West Manchester Township representatives.

Manager Oswald was just informed that the Township did receive the \$1.00 bid for the historic Meadowview Bridge. The bridge should be arriving in the next 1 to 2 months.

OLD BUSINESS

M. Menges met with representatives from West Manchester Township, PENNDOT, County Planning and Seth Grove about the extension of Route 116 from Route 30 to West Canal Road. PENNDOT recommended that the Township should reach out to the residents who will be affected and take any feedback. PENNDOT would like to make sure those who will be affected are agreeable with this. A meeting will then be held with PENNDOT. South Salem is a state road from East Berlin to Canal Road but a Township Road in West Manchester Township. Currently truck traffic is limited on South Salem Church Road. This would now allow truck traffic to travel from Route 30 over South Salem Church Road and Canal Road over to Route 83.

COMMENTS/NEW BUSINESS FROM BOARD OF SUPERVISORS

S. Stefanowicz will be attending the Sewer Authority meeting on Wednesday, March 26, 2014.

M. Menges noted he would like to discuss the Pro Electric Litigation during the executive session.

Chair Love noted that the Fire Department is requesting to replace their 2001 Ford F350 Utility 9-1 vehicle. This vehicle was purchased to pull a 6,000 lb. utility trailer which they no longer have. This vehicle is used for transportation to trainings and for deliveries, help with medical assistance, and to haul heavy equipment. Over the past 2 years they have spent over \$4,000 in maintenance and they now need to spend another \$4,000. They would like to purchase a 2015 F250 through the COSTAR program. This would come out of their capital funds, since this is not currently in their budget. The \$40,000 quote includes the purchase of the truck and having it equipped with the needed decals and lights. The fire department was going to budget this for next year but due to the needed repairs would like to purchase this year. If allowed to move forward with this purchase, the proceeds from the sale of the F350 will be put back into the fire tax reserve account.

Board Consensus was to table this matter and requested more detailed information.

COMMENTS FROM PUBLIC PRESENT

Madelyn Shermeyer – 3771 Admire Road – Mrs. Shermeyer asked the Board to think long and hard about using Admire Road as a bargaining tool. She noted that this was offered a few years ago from PENNDOT and they were willing to give the Township \$3,000 a mile. She reminded the Board of all of the flooding, snow removal, and road maintenance that is needed.

Donny Harlacker – 6440 Davidsburg Road – Mr. Harlacker questioned if the Board committed to being involved in the Joint Stormwater Coalition. Chair Love noted that the Township has not formally joined but have shown interest. Members attending these meetings cannot commit to the plan without the Board’s approval. Mr. Harlacker was also concerned that the Board was going to take the land from the property owners involved with the Terra Vista Plan by eminent domain. The Township will try to negotiate the purchase of the referenced land. Mr. Harlacker cannot understand why we keep helping the developers to take away our farmland.

With no further business, the meeting was adjourned by Chair Love at 9:03 PM into an executive session to discuss the Pro Electric Litigation.

Respectfully submitted by: _____
Trena M. Hall, Township Secretary