

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
SEPTEMBER 8, 2014**

The Dover Township Board of Supervisors regular meeting for September 8, 2014, was called to order at 7:05 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; Charles Farley, Township Public Works Director; Georgia Sprenkel, Township Zoning Officer; and Trena Hall, Recording Secretary. There were 18 citizens in the audience. This meeting has been recorded for minute purposes only.

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 THE WORK SESSION MINUTES FOR AUGUST 25, 2014**

**Motion** by S. Stefanowicz and seconded by C. Richards to approve the work session minutes for August 25, 2014, as presented. **Passed** with 5 ayes

**APPROVAL OF THE MEETING MIUNTES FOR AUGUST 25, 2014**

**Motion** by M. Menges and seconded by S. Parthree to approve the meeting minutes for August 25, 2014, as presented. **Passed** with 5 ayes

**TREASURER'S REPORT**

**Motion** by C. Richards and seconded by S. Stefanowicz to approve the warrant total for September 8, 2014 in the amount of \$456,359.37, as presented. **Passed** with 5 ayes

**SEO REPORT**

Not in attendance. The plan for Larry Pequipnot will be submitted at the next Board Meeting.

**PUBLIC COMMENT**

On the Agenda

**Donna Botterbusch – Concerns on Water Consumption and Billing at Delbrook Estates-** Residents have been completing Right to Know requests and through this information gathered they have noticed a fluctuation in the water usage. On an average the park uses around 200,000 gallons of water. For the month of August the park used over 700,000. Residents believe there are underground leaks in the park. A resident found running water in one of the abandoned homes that has not been removed. Park rules state that if a home is abandoned it needs to be removed within 30 days. Residents have been complaining that the Park Manager does not

return phone calls to address their concerns. Mrs. Botterbusch thought the Board of Supervisors might be concerned of the lack of water conservation and the quality of water being distributed in this community. Many residents don't even drink the water. Now that the residents have information on the volume of water coming into the park, they are asking for the Township's assistance on the quality of water being received. The residents are asking the Township to test their water for bacteria and other debris. The park lines are privately owned and the Township cannot test from a private home. The Township has tested the water from the street meter and the quality of water is fine.

Mrs. Botterbusch's husband requested a copy of the land use that was approved by the Township. Manager Oswalt noted that there are two plans on file that were approved by the Township. One was filed in the late 70's and another in the 90's to amend and increase the number of lots. The connecting lines from the Township stayed the same. The Township does not approve park rules or enforce them.

The Township is trying to work with the Delbrook residents on this issue. As a government entity there are limitations to what can be done on private property. The Township has contacted the Property Manager and made them aware of the high water usage. The Township has walked the park with the Property Manager to examine these private lines with leak detection equipment. The residents were waiting to see if the Township would perform water testing in the park before they paid to have any water testing on their own.

The Board noted that the Township can enforce Zoning Ordinances and a discrepancy in plans, but cannot control the maintenance or park rules and regulations. The residents need to work together to take actions against the property owner.

Mrs. Botterbusch also spoke about the trash issue from 2 years ago. She noted that the park put the blame on the Township for the trash billing. The Board noted that was correct. At that time, mobile home parks had the opportunity to choose when they were joining services with the Township's contracted waste hauler. They could join immediately or wait till the next contract. Delbrook chose to join immediately. Dover Township requires residential trash collection. The trash ordinance currently notes that a mobile home is considered a residential unit that should have its own individual trash service.

Mrs. Botterbusch inquired why water/sewer bills are not individual like the trash bills. The trash bills are based upon a residential structure. Water and Sewer inside a private development is billed through one meter. The park could upgrade and have individual meters installed at their choice which would then become the Township's property to maintain.

Mrs. Botterbusch questioned how other mobile home parks operate. Tall Oaks has always been on the trash contract. She wanted to know so their park could follow their lead. Some parks have a dumpster and residents pay an equal fee. Residents of Tall Oaks do not have individual meters. They pay a fee in their lot rent. A flat rate for sewer/water and trash.

**Adrian Orvis – 2751 Genna Circle** – Ms. Orvis does not drink the water coming into her home. She has been diagnosed with H. Pylori and some of her neighbors have similar diseases. She and her neighbors can provide medical documentation. This disease is caused by the water she is drinking. H. Pylori can cause small intestinal cancer if you have this for a long period of time. She has had 18” of her intestine removed. She had her water tested and it was noted that the water contained too many nitrates. She now boils her water that will be consumed. She noted that her dog has lost its hair. She has had all new lines installed in her mobile home. Ms. Orvis noted that the Township does not test their water. Manager Oswalt stated that the water has been tested at the end of the Township’s line going into the mobile home park and the water has tested fine. If there is an issue, it may rest within the park’s lines and that is private property. Chair Love noted that the residents have the power to come together and work to resolve this issue with their landlord, even if this matter results in going to court.

The Township Supervisors understand and they are sympathetic but as the Township, they do not have the authority to take over the ownership of the park. The residents do have rights and should seek help as a group. The Township can only help by providing information.

**Mrs. Botterbusch** noted that the name and phone number of the park owner has not been provided. Manager Oswalt noted that someone in the park filled out a Right to Know request and has the name and address of the owner.

**Jennifer Kutsch – 2708 Genna Circle** – She was provided the owner’s name and address which was provided out of the tax records. The residents can now send certified letters.

Another female resident stood up and announced to the group that the Township cannot help them and they need to take this discussion out of the building and work together.

**David Kraft – 2709 Genna Circle** – He has lived in the park for 29 years. There have been many issues but water is the biggest since the development above them was put in. There is no fencing around the Stormwater facility and mosquitos are everywhere. He also noted that they are not allowed to have swing sets and there are gutters running through his property.

**Ms. Kutsch** noted that she was home when the Township came into the park with the park manager, looking for the water leaks. She confronted the park manager about the water bill. She left him know that the residents are frustrated. She does not even have a washer in her home and

her family conserves on their utilities unlike many others in the park. Ms. Kutsch noted that they don't know where to turn since they get nowhere with their park manager. They feel like they are being bullied and are just looking for help.

**Mrs. Botterbusch** asked the Board for any suggestions on where to find a lawyer. M. Menges noted that they can contact the York County Bar Association located on E. Market Street. They have a lawyer referral service. She also asked if the Township can refer them to where to get their water tested. There are two labs in the Shiloh area on Carlisle Road. Attorney Rausch suggested going on to the DEP website to see what control they have over a mobile home park.

**Dennis Meckley – 2701 Danielle Drive – Requesting the Board to Waive the Rental Fee for the Community Center on November 23, 2014 for a Fundraiser for a Sporting Event** – Mr. Meckley was requesting the Board to waive the rental fee of the Community Center to hold a basket bingo fundraiser for the Mason Dixon Ruffnecks U-13 Baseball Team. The date he is requesting is available. A deposit will be required.

**Motion** by C. Richards and seconded by S. Parthree to waive the rental fee for the Community Building on November 23, 2014, for the Mason Dixon Ruffnecks U-13 Baseball Team, as presented. **Passed** with 5 ayes

**Dennis Meckley – 2701 Danielle Drive – Requesting the Board to Examine the Flooding on His Property from Water Runoff** – There is water runoff between his and his neighbor's property that he believes is coming from Ashley Farms. He is asking the Board to look into this matter. The pictures that were provided in the packet were taken on October 20, 2013. He recently met with Chuck Farley, at his property, to discuss the issue. Mr. Meckley only receives surface water on his property but his neighbor receives water in his home on every large storm. Last summer his neighbor installed a drain to help with the issues.

Terry Myers noted a basin in Ashley Farms that is still in a construction mode. There was debris blocking the flow and the basin overflowed. There was no control on what was coming in and the discharge should have been slower. This issue is being addressed and improvements are being made. C.S. Davidson is completing some infiltration trenches to help reduce the amount of water to the basins. This should now help control the water from the storms.

Mr. Meckley noted that he has had problems since Ashley Farms was developed. This water coming from the development goes through a 2' or larger pipe from Oakland Road, hits an open swale area of about 30' – 50' before it hits the area between his and the neighbor's backyards. The pipe between the properties then goes between the back of the properties, hits his neighbor's 2' pipe in his rear yard then through the channel. The Stormwater plan for this area is only designed for a 25 year storm. There is a settling on the other side of the road where there is an

inlet. This water does not make it to the street. The concrete on the back of the inlet is washed away. This will continue maintenance issues. He is just concerned for his neighbor. He was just asking if the Township could investigate this issue.

Attorney Rausch noted that maybe Terry Myers can notify Mr. Meckley when C.S. Davidson's work is complete. Mr. Meckley can watch and see if there is an improvement. Terry Myers asked to have the area televised to see if it is functioning properly.

**Dawn Hughes – 2900 Village Square Drive – Requesting the Board to Waive the Rental Fee for the Community Center on November 1, 2014 to Fundraise Awareness of Living Liver Donors. This Fundraiser Would also be Helping with Her Husband's Medical Bills** – Mrs. Hughes's husband underwent a living liver donor transplant on June 10, 2014. He is responsible for his and his donor's medical bills. They would like to hold a fundraiser to raise awareness for living liver donors and also to help pay for some medical bills. Mrs. Hughes already has a DJ and food vendors for this event. A deposit will be required.

**Motion** by C. Richards and seconded by S. Stefanowicz to waive the rental fee of the Community Building on November 1, 2014, to have a fundraiser, as presented. **Passed** with 5 ayes

**Dennis Shermeyer – 3430 Sycamore Road** – Mr. Shermeyer was questioning why the streets were oiled and cindered in his development. Residents are upset because they were not notified and there were many stones left in their yards. The residents do not feel this road was repaired correctly and feel money was wasted on this road. The manhole covers are almost 2" below and residents wanted to know what will be done. C. Richards noted that risers will be installed. The Board responded that the roads were cracking and this sealcoating will help hold the road together for maybe another 10 years and was only a quarter of the cost to repave. The Township did not have notification when the company was starting. C. Richards noted that the Township will be sweeping one more time.

**Adrian Orvis** – Ms. Orvis asked if the contamination in her area could be from the storms and the water runoff over the years. She has the highest trailer and there is a manhole cover right at her property. This cover is wobbly and looks like a street manhole cover. After hard rains, her backyard floods and stays wet for days. Her infection seems to always come back after larger rain storms. She does not understand why she is having water contamination since she has had all brand new lines installed into her home. Her water is always milky looking.

### **ZONING REPORT by Georgia Sprenkel**

Georgia Sprenkel handed Board members new revisions to the Zoning Ordinance. This will be considered as a total revision. The Planning Commission has been working on this for the last 3

years. They concentrated on updating the Commercial, Industrial and Business Park Zones looking at the different uses. Ms. Sprenkel is asking the Board to review the ordinance and if in agreement, send it to the York County Planning Commissions. The Board will have to hold a hearing after it has gone through the York County Planning Commission for review and comment. The York County Planning Commission has 45 days to review the documents from the day received. The Dover Township Planning Commission did hold a public meeting last week.

This is the first time the Board and Manager have seen these revisions. Attorney Rausch recommended the Board to review and have questions answered at the next meeting. He asked to have the more significant changes to be highlighted. Ms. Sprenkel noted that the significant changes are in the use of the Industrial, Commercial, and Business Parks. Attorney Rausch noted to have the Board email questions to Georgia and she will need to include all responses to all members.

#### **ENGINEER'S REPORT by Terry Myers**

Mr. Myers provided new ideas for the Master Plan. He provided a sketch for the addition onto the building, for additional storage space and an equipment storage building across the street to hold about 30 pieces of equipment. His sketch showed the Morton building and old salt dome coming down and no modifications to Municipal Road. Wayne suggested putting the new addition straight across from the current entrance on the backside of the building. Also provided was a new layout of the existing building from Wayne including grading, first and second floor ideas, utilizing the old buildings by modifying them for other uses.

Terry noted that to add onto the existing building, because of the building setback requirements, Municipal Road would need to be relocated. There are utilities located in Municipal Road. Wayne Latchaw would like to attend the next workshop. He has some concerns about building security.

#### **SOLICITOR'S REPORT by Attorney Charles Rausch**

No issues to report

There will be an executive session after the meeting to discuss Pro Electric.

#### **MANAGER'S REPORT by Manager Laurel Oswalt**

**Declare Trick-or-Treat Night for Friday, October 31, 2014 from 6PM-8PM –**

**Motion** by M. Menges and seconded by C. Richards to declare Trick-or-Treat Night for Friday, October 31, 2014 from 6PM-8PM, as presented. **Passed** with 5 ayes

**Dover Alumni Association's Request for a Fee Rental Waiver for Brookside Park on July 19, 2015** – Seth Springer was present at the last meeting and the July 2015 date is available.

**Motion** by C. Richards and seconded by S. Parthree to waive the rental fee for Brookside Park on July 19, 2015, for the Dover Alumni Association, as presented. **Passed** with 5 ayes

**Approve Resolution 2014-20 Recognizing John Kuhn for His Successful NFL Career** –

**Motion** by C. Richards and seconded by M. Menges to approve resolution 2014-20 to recognize John Kuhn for his successful NFL Career, as presented. **Passed** with 5 ayes

**PUBLIC WORKS DIRECTOR'S REPORT by Charles Farley**

**Approve to Re-bid the Canal Road Sewer and Manhole Rehabilitation Project** – There were only two bids submitted with a difference of a little over \$100,000. Buchart Horn, Inc. is asking the Board to re-bid for more competitive bids. The lowest bidder did not have the specified UV lining experience. If the required amount of experience is reduced, more bids will be received.

**Motion** by M. Menges and seconded by S. Parthree to reject all bids and approve the Canal Road Sewer and Manhole Rehabilitation Project to be re-bid, as presented. **Passed** with 5 ayes

**Fox Run Road Curve Update** – Mr. Farley had LTAP come last Thursday and complete a traffic study on this area. Signage was recommended. The sign should show the curve more angled, and to caution speed to 20 mph around the curve. From Carlisle, the arrow on the road should be brought back 100 feet to give more warning. The property owner can install a guiderail, as long as it is 10' off of the road and off of the Right of Way. The property owner would be liable. The current guiderail is not warranted. Other suggestions were to install reflectors on the yellow/white lines, micro surfacing, solar signs to reduce speed, streetlight to light up the curve, reflectors on the outside of the road going around the curve, rumble strips on the yellow/white line, and last to increase street sweeping. A firefighter from the audience noted that he thought that drivers hit the loose stones on the berm of the road and lose control.

Mr. Farley will let the residents know the results of the traffic study when it is received. M. Menges noted to research if there were any traffic studies completed to install the current guiderail.

**Board Consensus** was to look into new signage and if that is not working then install some reflectors. A traffic study is not needed to install signage or reflectors. No changes will be made until the report is received.

M. Menges inquired about when the stop bars will be installed at Fox Run Road and Canal Road. Manager Oswalt will check with Glenn Kern. Terry Myers noted to make sure the stop bar is placed with proper site distance. It was suggested to paint the line instead of installing the stop bar.

**OLD BUSINESS**

No comments

**COMMENTS/NEW BUSINESS FROM BOARD OF SUPERVISORS**

M. Menges noted that Northern Regional decreased the 2015 budget request due to a lower insurance premium cost.

**COMMENTS FROM THE PUBLIC PRESENT**

Chair Love noted that the Board needs to discuss what projects to complete at the Community Building for the budget. Many of the smaller projects have been completed.

With no further business, the meeting was adjourned by Chair Love at 9:20 PM into an executive session to discuss Pro Electric.

Respectfully submitted by: \_\_\_\_\_  
Trena M. Hall, Township Secretary