

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
June 26<sup>th</sup>, 2023**

The Dover Township Board of Supervisors Work Session for Monday, June 26<sup>th</sup>, 2023, was called to order at 5:59 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Chuck Richards, Stephen Parthree, Robert Stone, and Michael Cashman. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Planning Director; Michael Fleming, Public Works Director; Terry Myers, Township Engineer; and Brooke Scarce, Township Secretary. There was 1 member of the public present.

This meeting is being recorded for the purpose of minutes only.

**DRAFT 5 YEAR CAPITAL IMPROVEMENTS PLAN (CIP) 2023-2027**

Manager Oswalt stated the largest item in 2024 for the Wastewater Treatment Plant CIP is the Influent Channel/ Sampling which has to do with a potential consent order with the Department of Environmental Protection due to some changes that were completed at the plant without a Water Quality Management Permit. Our NPDES Permit renewal reviewer is not satisfied with the current sampling location because of the sampling happening after some treatment has occurred. The Plant staff would prefer to have something that is better sampling point but it's roughly a \$500,000.00 project. Most of the other items listed are maintenance related with the exception of the purchase of a new Gator.

M. Fleming stated that the Sewer Department bought a Gator 20 years ago that has been shared between highway, parks, sewer and wastewater. As the Township moves forward with the development of Eagle View Park, there are thoughts of different types of vehicles needed to do regular maintenance.

C. Richards questioned what the Wastewater Treatment Plant would use a Gator for at their facility.

M. Fleming stated that when the Gator was originally purchased, there was a snowplow installed and it was used to plow their parking lot. They also used it to get from different places within the plant for maintenance. The current UTV has a spray tank that was installed so crew members could spray weeds at the parks and the Wastewater Treatment Plant.

S. Parthree questioned if the Township would have to borrow money to install the new Influent sampling location.

Manager Oswalt stated that the Township has money in reserves that could be put towards the total cost, or the Sewer Authority could pay for it since it's a plant improvement project.

S. Parthree questioned if the other municipalities know about the possible plant improvement.

M. Fleming stated they touched on the topic at the joint user meeting but did not go into great detail about the project.

Manager Oswald stated there is a meeting next month, but they do not have all the details at the moment as to what will be required to be completed. There were thoughts on a temporary solution, but the temporary solution is just as expensive.

M. Fleming stated that the Township was recently approached by the neighboring property owner wondering if we were interested in purchasing part of the parcel.

C. Richards questioned if purchasing part of the parcel would benefit the Wastewater Treatment Plant.

M. Fleming stated that there is a fair portion of the parcel that is floodplain. There is some property that is about 400 feet from the plant along Graffius Road that could be an advantage to the plant. There is a parcel on the east side of the plant that was 2.5 acres, but the Township has not approached that property owner.

Manager Oswald stated that the plant is at capacity with growth. If the plant needs to grow, we do not have room to make the appropriate growth happen as needed.

Manager Oswald stated the 2 largest items in 2024 CIP for the Water Department are a storage tank and the Carlisle Road/Sky Top Trail main construction. When the money was borrowed in 2022 there were plans to only do a small portion of the Carlisle Road/Sky Top Trail construction, but the Township has talked about doing the whole project. The Township is in process of engineering for the whole project up to Sky Top Trail but there are not enough funds on hand to complete the project as it stands. We are hoping to possibly apply for an H2O grant this Fall.

R. Stone questioned what the percentage of the grant would cover the total cost of the project.

Manager Oswald stated the plan is to apply for the H2O grant in the amount of \$3.5 million. If the Township is not awarded the grant, the project would have to be completed in segments.

Additionally, Manager Oswald stated the storage tank is something that needs to be pursued but we do not have a location for the new tank at this point, so this may become a project that moves to 2025.

M. Fleming stated this is regarding the storage tank on Locust Road.

Manager Oswald stated they have talked to property owners but not been successful with figuring anything out because we would need to acquire one of neighboring properties. There are other locations that can be looked at or we could opt to tear down the current tank and build a new one at the same site.

R. Stone questioned how many gallons of water is stored in the tank on Locust Road.

M. Fleming stated the tank holds 150,000 gallons of water.

R. Stone questioned how big the storage tank would be.

M. Fleming stated it would be a designed build. There would be an engineer involved who would tell us what the maximum size tank would be that could fit on the parcel.

Manager Oswalt stated there was discussion on whether or not they could keep the current storage tank on Locust Road in service and build a larger storage tank on a different parcel.

C. Richards questioned if the Sky Top Trail Tank is in good condition.

M. Fleming stated staff recently met with our Tank Maintenance Service Provider and we are considering adding the Sky Top Trail Tank to the current preventive maintenance agreement.

Manager Oswalt stated that in 2006, the Township made the decision to sign a contract with a company that does regular maintenance to all the tanks. The Sky Top Tank was not included in the proposal. All of the other tanks were included in the maintenance program where we financed over 7 years, all of the improvements that needed to be made and then there is an annual maintenance fee thereafter.

M. Fleming stated that this company also helps coordinate when cell phone companies want to add bigger equipment to the top of the existing towers. The company does all the inspections of all the drawings and welding inspections. The company works for the Township through the year.

Manager Oswalt stated that on the Capital Improvements Plan, there is an item that talks about the mandated service line inventory which is being required by EPA.

M. Fleming stated that EPA is requiring us to verify that all the services within the Township are copper. We have to prove by inventory that they are truly copper and not lead.

S. Parthree questioned if this was the service line into the house.

Manager Oswalt verified that the service line going into the homes would have to be checked. All newer construction homes, the Township would know that lead is not in use. But, with some of the older developments, the Township would have to verify the material used.

M. Fleming stated with the older developments' crews will need to vacuum excavate to prove that it is a copper service line.

T. Myers questioned if there was any contracts to show what type of service line was installed.

M. Fleming stated with the newer developments they are able to verify which type of service line was used but, with the older developments, the drawings did not show type of service line material on the drawings.

C. Richards questioned if the service line was lead, would the Township be able to verify that from a water sample.

Manager Oswalt stated that the water department currently conducts a lead and copper sampling program as required.

C. Richards questioned if the lead would show up in the monthly sampling.

M. Fleming stated it depends on how long the water was in service line. There are samples where the water is to sit for a period of hours before getting the sample.

Additionally, Manager Oswalt stated that 3M's 10 billion dollars settlement which was recently in the news is due to a PFAS lawsuit. York County has joined a class action lawsuit to try to gain money for water systems in the area. Well No. 6 was contaminated with PFAS but was under the threshold at the time of testing. At this point, the Township is unaware if other wells that are affected because testing has not been required on the other wells. However, we will be required to begin the sampling in 2024. There will be costs involved if we have to treat any of the wells due to thresholds being exceeded.

Manager Oswalt stated that on the Sewer Collection Capital Improvements Plan there are no extremely large purchases that would need to be made. In 2025, the thought pattern was that the new warehouses could be involved with helping to update the Fox Run Road interceptor to the Wastewater Treatment Plant. Potentially either through a developer's agreement or funding could come from the tapping fees to be able to finish the work ourselves.

C. Richards questioned if a water project would need to be completed for the Warehouses to increase the flow.

M. Fleming stated there is a 50 foot piece of ground that goes from their property to Fox Run Road which has a 10 inch water main. They are proposing to take their water services through the 50-foot access and then add re-pump system that will go around all 3 buildings. Based on their anticipated flows, their estimated tapping fees are going to be \$1.3 million.

Manager Oswalt stated that the Road CIP stated that there are six items that are to come from Liquid Fuels money, the other items come from the general fund or capital reserve.

S. Stefanowicz questioned if the state fund money is tripling.

Manager Oswalt stated that the money is not tripling. The state gives the Township a set amount of money each year, if not all the money is used from the previous year it can be carried over.

M. Fleming stated that the Township is unaware of what the warehouse company would be willing to fund. If the Township negotiates the cost of the Bull Road and Butter Road intersection to be funded by the warehouse development, that will save \$400,000.00 from the liquid fuels fund.

Manager Oswalt stated that the warehouse company has indicated they will revise the draft plan to show that truck traffic will be prohibited from traveling north to Butter and Bull.

T. Myers stated that he did not see information regarding the intersection of Carlisle Road and Harmony Grove Road.

Manager Oswalt stated that there is \$150,000 for the northwest alternate route for 2024 and the remainder of the money set aside for 2025.

Manager Oswalt stated the top two-line items for the Parks and Facilities CIP are Eagle View Park Phase 2 and 3, for both phases the Township is pursuing grants. We have already received a grant for Phase 2 of Eagle View Park. There are 4 grants for the playground that we have already

applied for, one with DCNR and another one DCED. The grants would then be matched with funds from rec in lieu. The second largest item is for the Township Building addition. The estimated cost of the addition is \$8,000,000.

S. Stefanowicz questioned what is the main objective of the addition?

Manager Oswalt stated the building is at its maximum capacity: there is no space for additional staff offices or lockers. The addition would cover a new lunchroom, offices for the superintendents, and a new locker room. There was also going to be an upstairs space that was going to be left unfinished for additional offices, classes, or other various uses.

Additionally, Manager Oswalt stated that the addition to the building is the largest potential cost for 2024 and would require borrowing money. There was a presentation that was provided to the Board prepared by Jamie Schlesinger from PFM Financial Advisors, LLC. The information provided 3 different types of borrowing scenarios. PFM stated they would be willing to come and talk to the Board and explain the different options available.

Consensus of the Board was to allow PFM to come to a work session meeting to discuss the options.

M. Fleming stated the Pedestrian Connectivity CIP has been set up into two sections of the Township: Southwest and Southeast. One of the projects was completed last year, there is one under construction, and there is one project that is getting ready to go out for bid.

**With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 6:53 PM to be followed by the regular Board of Supervisors meeting at 7:00 PM.**

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary