

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 14th, 2025**

The Dover Township Board of Supervisors for Monday, April 14th, 2025, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Dover Township Community Building Banquet Room. The Supervisors were Michael Cashman, Charles Richards and Stephen Parthree. Robert Stone was absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Christian Miller, Township Solicitor; John McLucas, Planning Director; Christopher Hamme, Public Works Director; Matthew Helwig, Assistant Public Works Director; and Brooke Searce, Township Secretary. There were 11 members of the public present.

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

WORK SESSION

**CONTINUATION OF THE DISCUSSION OF WATER AND SEWER REGULATIONS
SECTION 2.1- MANDATORY CONNECTIONS**

M. Cashman questioned what benefit there is to the community that residents are required to connect to the water and sewer system.

C. Miller stated if there is not a requirement to connect to the public water and sewer it would be unlikely that the Township would invest in upgrading lines.

S. Parthree stated that he disagrees because if there is a developer who comes to build in the Township, we would require them to connect to the public water and sewer system. The developer would not want to put in well and septic systems.

Manager Oswalt stated the North of the Borough project was an extension and the expense of that is at the cost of the ratepayers who are already connected if you do not require the other residents to connect. By requiring residents to connect you can expect to get some additional money back by collecting their quarterly bill and tapping fees to make it economically feasible for the other rate payers who are paying for the project.

S. Parthree stated that he does not think any residents should be required to connect to the public system if they do not want to, especially if the residents who are affected are older residents who are on social security. They have a fixed income and cannot afford the money it will cost to connect to the public system. Even the residents who live on a country road within the Township who have good working private systems should not be required to connect either.

William Breneman from 1615 East Canal Road provided the Board with 26 signatures from 14 surrounding properties near him petitioning that they do not want to be connected to the public water system. He also stated that he had previously been told that if someone other than the Township would install the new water line, previous residents have not been required to connect.

Manager Oswalt stated that there are some who have expressed that position but that has not been the case that she can recall since she has been the Township Manager.

W. Breneman questioned if water lines have been installed by people other than the Township.

Manager Oswalt stated that developers install lines all the time during the subdivision and land development process. They are not usually installing a new line on a main road, but they are installing them when a new development is occurring.

W. Breneman stated that he had a phone conversation with the Township Manager on March 18th and she had indicated that the staff is recommending that residents be connected. After the phone conversation he had thought to himself, what about what the residents want. He has asked the Board that their request not to connect to the public water be considered.

S. Stefanowicz stated that there are two sides to every issue. By connecting to the public water, the residents would save money in the long run because there will likely be issues with their well further down the road.

W. Breneman stated the residents like their well water.

S. Stefanowicz stated that the public water that is provided to the residents is well water, and the water is tested daily to make sure it is good quality to provide to the residents.

Katrina Benedict from 1625 East Canal Road stated that by connecting to the public water it will be affecting property owners with larger families due to the water consumption.

Manager Oswalt stated that the Township's current regulations do require residents to connect now, and the proposed amended regulations being discussed continue the requirement that properties within 150 feet must connect.

W. Breneman stated that the residents who were previously required to connect due to a project that was funded by the Township. The East Canal water line will not be funded by the Township so they should not be required to connect.

Manager Oswalt stated that the Township would be helping pay for the project.

W. Breneman questioned who would be paying for most of the water line installation.

Manager Oswalt stated that we are not sure if the warehouses are definitely being developed. However, there would be a developer's agreement with them stating what each party's obligation will be for the water extension and sewer line installation. The Township usually buys the materials, and the developer installs the materials.

S. Stefanowicz stated that there have been two house fires recently on Carlisle Road. Due to having a fire hydrant close by the Fire Department was able to put the fire out more quickly.

M. Cashman stated that if cost was not an issue he feels as if every resident would want to be on

the public systems because of the benefits. He does not have any proof of this, but he also feels that having public water and sewer may increase the value of the property.

W. Breneman stated that he is on the public sewer and has had no issues. As for the water side of it, some of the residents do not want to drink chlorinated water. He has even heard people say they don't even want to shower in it.

Tammy Lohss from 1587 East Canal Road questioned if there a way to get communication other than going to the Savvy Citizen app to see the information regarding the water and sewer regulations. The app does not specifically state which residents will be affected by the new regulations.

Manager Oswalt stated that the information is posted to the public so anyone who thinks they would be affected or has concerns may attend the meetings if they choose to.

S. Stefanowicz stated that the existing water and sewer ordinance is available on the website for any resident to look at.

T. Lohss stated that none of this information was explained to her when she bought her property. She has stated that her property has been affected by multiple different things happening in the Township. When things have been happening around her property she has only been notified via a letter in the mail.

S. Stefanowicz stated that he has been contacted by residents asking when public water will be installed near their properties. There must be a balance. There are some residents who want public water and some residents who do not want public water.

M. Cashman questioned how much more it would cost a resident to connect to the public system after the project has been completed.

C. Hamme stated the tapping fee for water is \$3,922.00 and the tapping fee for sewer is \$3,933.00. It depends if services are dropped off at the lines. There are many variables in a situation like that. If the residents are along a state road the permit to dig up a state road to connect into the main line is going to cost even more versus having to dig up a Township road but there would still be fees involved at the cost of the homeowner. There is also a \$3,000.00 deposit fee which is held for 18 months if there are any issues with the connection or if the road settled the Township would then have the funds to repair the road or connection.

C. Richards questioned whether there are other municipalities who do not have a mandatory regulation for connecting to the public system.

C. Miller stated that other municipalities more than likely have a mandatory connection regulation.

M. Cashman questioned if there could be requirements based on zoning.

Manager Oswalt stated that the water and sewer connections are in the growth boundary which is established by Zoning.

J. McLucas stated that the Township has anticipated water and sewer growing in that area since the 1970's comprehensive plan.

C. Richards stated that he is not ready to decide on this matter yet.

Manager Oswalt stated a problem the Board cannot address is the cost that the homeowner has to endure when connecting their house plumbing to the service or lateral. Even if the tapping fees were removed, there is still a cost on the homeowners' side to hire a contractor to connect to the public system. Every time the Township borrows money to complete a project, the cost goes up to connect to the public system increases subject to that additional debt through the reevaluation of tapping fees

James Turnure from 4218 Marlborough Road asked whether that is a consensus that other Townships have a similar mandatory connection regulation.

Manager Oswalt stated that Terry Myers stated at a previous meeting that he thought there were other Townships who did not require a mandatory connection but after some research he was unable to find any information about other Townships who do not require a mandatory connection.

J. Turnure stated that he is neutral about this matter but stated that as sand mounds age there is the potential of bleeding onto a neighboring property.

The Board did not come up with a conclusion and the Board would like to discuss this topic further at the next meeting.

The work session concluded at 6:46 PM and the Board of Supervisors continued with the regular business on the agenda.

APPROVAL OF THE REGULAR BOARD OF SUPERVISOR MINUTES FOR MARCH 24TH, 2025

Motion by S. Parthree and seconded by M. Cashman to approve the Regular Board of Supervisor Minutes for March 24th, 2025, as presented. **Passed** with 4 ayes.

TREASURER'S REPORT

APPROVAL OF THE MARCH 25TH, 2025 WARRANT IN THE AMOUNT OF \$721,183.10

APPROVAL OF THE MARCH 30TH, 2025 WARRANT IN THE AMOUNT OF \$457.59 (EV PHASE II)

APPROVAL OF THE APRIL 4TH, 2025 WARRANT IN THE AMOUNT OF \$357,383.24

APPROVAL OF THE APRIL 11TH, 2025 WARRANT IN THE AMOUNT OF \$24,837.50

(2023 BOND)

APPROVAL OF THE APRIL 11TH, 2025 WARRANT IN THE AMOUNT OF \$28,517.77

(2022 BOND)

APPROVAL OF THE APRIL 11TH, 2025 WARRANT IN THE AMOUNT OF \$19,247.53

(LIQUID FUELS)

APPROVAL OF THE APRIL 14TH, 2025 WARRANT IN THE AMOUNT OF \$663,549.48

Motion by C. Richards and seconded by M. Cashman to approve the above referenced warrant totals, as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

Matt Mann from 2605 Victorian Drive asked for information regarding the roundabout that is being proposed at Harmony Grove Road and Carlisle Road and why the project is being considered. As far as he is aware the Board is going against the recommendations that were provided by PennDOT.

S. Stefanowicz stated that the Township went through the required ICE Study which led to the traffic circle being the best option.

Manager Oswalt stated the last two comprehensive plans have called for alternative routes around the Borough because of how difficult it is to make a left hand turn in the square. The Township is working with property owners where possible. Dover Highlands is building a great portion of the road by extending Intermediate Avenue up to the edge of their property which would then connect into the traffic circle.

Matt Lamarter from 4090 Bull Road asked for an update on the road study for the intersection of Butter Road and Bull Road.

Manager Oswalt stated that the project is in the 2025 budget and at least permitting will be pursued this year.

C. Richards stated that they still need PennDOT's approval.

SOLICITOR'S REPORT, C. MILLER

C. Miller stated that he does not have any action items, but he did provide the Board with an updated report and can answer any questions if they have any.

MANAGER'S REPORT, L. OSWALT

SPCA Working Group Update

Manager Oswalt stated that she is part of the SPCA's Working Group for Municipal Government. There are 11 municipalities of the 72 involved in this group. Another meeting will be held at some point in June. At that time, they hope to have a draft agreement, some possible

fee options, and some additional budgetary data and projections to guide us further in this process. She asked the Board if they would consider a five-year agreement instead of an annual one if the costs do not get raised significantly.

S. Parthree and C. Richards stated that they were both in favor of a five-year agreement.

Manager Oswalt stated that the SPCA has indicated that they want to stay with a per capita cost model. Essentially, what happens now is that our cost would be based on our percentage of the County's total population from the 2020 Census. It was suggested that perhaps a minimum cost should be established for smaller communities, especially Boroughs, who due to their population density often experience a higher number of animal calls versus rural Townships with larger populations. The 72 municipalities currently pay close to \$320,000.00 per year. The SPCA would like to see that number be \$400,000 per year. In the past, the SPCA received funding from York County in the amount of \$136,000.00 per year toward the mortgage on the spay/neuter clinic. That commitment ended last year. She asked if the Board would be willing to sign a joint letter of support to the York County Commissioners to request, they provide funding to the SPCA.

S. Stefanowicz questioned why vet clinics don't offer a clinic for spay and neuter.

Manager Oswalt stated that members of the community are going to the SPCA for that service because it is cheaper than going to a veterinary facility.

C. Richards questioned if the SPCA gets free food from major food corporations.

Manager Oswalt stated that people donate food to the SPCA. The municipalities are 6% of the SPCA's budget. The other percentage is covered by donations and the nonprofit side. She stated that if the Township were to open a facility, we would not be able to accept donations because we are municipal government.

C. Richards questioned if the SPCA asked for money from the County for this year.

Manager Oswalt stated that they did ask, and they were denied.

C. Richards stated that if we are contributing money towards the SPCA, the County should have to do so as well.

S. Stefanowicz questioned if it is hard to develop a business like this in our Township.

J. McLucas stated that a business like this would have to go through the same permitting process as everyone else. We do have zones that allow for it, it would be no different than a veterinary or animal hospital.

Manager Oswalt stated that at the meeting the SPCA had asked how they could build a better relationship with the elected officials. They offered to attend a meeting. They also asked if municipalities would be willing to send out information through social media reminding people

about Give Local York.

C. Richards stated that he does not have a problem with sharing their information on social media.

S. Parthree questioned if they could get funding from the national organization.

C. Miller stated that the ASPCA is a separate organization.

Manager Oswalt stated that there is no action needed now, she just wanted to provide the Board with an update.

PUBLIC WORKS DIRECTOR'S REPORT, C. HAMME

Discuss the Sewer Authority property located on Old Carlisle Road

C. Hamme stated that the Township drilled four wells on the property and out of the four, they were able to get two wells with decent water. He talked to the Sewer Authority at their last meeting, and they have asked him to bring the information to the Board and get their thoughts of purchasing the whole property which is just over 30 acres versus subdividing the property.

S. Stefanowicz stated that he must be careful contributing to this discussion because he is on the Sewer Authority, but he does not know what the Authority would do with the 15 acres right now due to it being so close to the creek.

C. Hamme stated that the Township does not need the whole 30 acres just for the two wells. Another option is the Authority could lease the land to the Township and have a 100-year lease agreement. The Authority is willing to sell the land to the Township, however purchasing the land was not budgeted for in 2025. He would like to get an appraisal to at least see how much the land is worth first. This isn't something the Board needs to decide on tonight, the wells will not be in use for another two years at least. There is not even a design concept yet.

C. Miller stated the Township would have access to the whole property and develop it as they wish if they were to purchase it. The wells would be fenced to keep people out, but it could be rented if the Township wanted to add more playgrounds or buildings.

C. Richards stated that they could use it as a new boat launch. The current boat launch is small, with very little parking, and not a lot of people know about it. The current boat launch is located on Conewago Road near Kunkles Mill Road.

MS4 UPDATE

MS4 Education Session with West Manchester, Manchester, and Dover Township on Tuesday, April 22nd, 2025, at 6:00 PM located at Manchester Township.

C. Hamme stated that the topic is how homeowners can get funding for stormwater projects.

OLD BUSINESS

Discussion regarding Act 94 of 2024 which allows local government to raise the maximum compensation of Second- Class Township Supervisor's for any new term of office and allowing Supervisors to be eligible for healthcare.

The consensus of the Board was to table this agenda item and wait for Supervisor Stone.

COMMENTS FROM THE BOARD

C. Richards stated there was a house fire on Carlisle Road. It started as a garage fire and the homeowner was on the phone with dispatch and the line became disconnected. There were 20 different fire departments that were on the scene, and they were able to get the fire out in a timely manner.

S. Parthree stated that the ICDC Committee has been working with a member of the Boy Scouts on their Eagle Scout project. The project will consist of installing a new welcome sign on Carlisle Road on the Grandview Golf Course property.

M. Cashman stated that he will not attend the next meeting.

S. Stefanowicz stated that the Township building demolition has started. A portion of the front building will be fenced off and the front office ladies have been moved to the trailer. There will be a lot of activity going on over the next few months.

COMMENTS FROM THE PUBLIC

W. Breneman questioned what is going on at the park across from the Township building.

S. Stefanowicz stated that it will be a recreation area.

W. Breneman questioned why the log cabin was torn down.

S. Stefanowicz stated that the upkeep of the log cabin to keep it in usable condition was extensive

Manager Oswalt stated that the building was small and only held roughly 20 people on the first floor. Also, to renovate the log cabin and make it ADA accessible, they would have had to take a portion of the first floor to put in a restroom because the restrooms that are currently there are not ADA accessible. A portion of the property is in the floodplain and due to the cost of improvements, which made the Township required to meet floodplain building requirements adding additional costs.

W. Breneman questioned what the Zoning Hearing Board Meeting was about.. He has noticed that there on signs along West Canal Road.

J. McLucas stated that the owner is asking for a variance to operate a propane filling station.

Mary Hamm from 1501 East Canal Road questioned if the Board will soon be eligible to be on the Township's healthcare plan.

Manager Oswalt stated that under the 2nd Class Township Code, which is passed by the State Legislature, sets the compensation for the Board based on population and allows healthcare to be offered to them. The Board has not decided on what they would like to do yet, but it is something that they are discussing. The Board does get compensation but there is currently no provision to allow for healthcare.

M. Hamm expressed concerns because the rate of healthcare goes up every year. The rate of healthcare is also based on the ages of the employees. She is not in favor of offering the healthcare to the Supervisors, who she considers to be part-time.

Jim Turnure from 4218 Marlborough Road questioned if the two wells on the Old Carlisle Road would be exhausted, would they be able to drill more wells at that location in the future.

C. Hamme stated that they drilled four wells total on that property and only provided adequate water capacity. The Township will continue looking for more properties to drill to allow for growth and adequate resources.

Matt Lamparter from 4090 Bull Road questioned what authority the Township has over Penn Waste. He stated that their service is not good and there is more trash on the road than in the trash truck.

Manager Oswalt stated that all complaints need to go to Penn Waste first and if the residents are not able to handle things with Penn Waste, they can contact someone at our office. We do have an employee who handles all things related to Penn Waste. The Township recently rebid for trash service and Penn Waste will start a new contract for the next five years in July. When we received bids there were four total bidders and Penn Waste was the lowest bidder which the Township is required to take.

With no further business, Chairperson Stephen Stefanowicz concluded the Board of Supervisors meeting at 7:40 PM.

Respectfully submitted by: Brooke M. Searce
Brooke M. Searce, Township Secretary