

MINUTES

President Kroft opened the Zoning Amendment Hearing on June 3, 2024 at 7:00 PM. He handed the hearing over to Solicitor Andrew Herrold. Mr. Herrold stated this hearing has been advertised for consideration of the zoning text amendments to the Dover Borough Zoning ordinance. He explained a few years ago Dover Borough and Dover Township entered into a Joint Comprehensive Plan. The consultant recommended rewriting some of the zoning ordinances to bring them into conformity with one another as close as possible without losing the distinct characters of each municipality. This will also update some of the procedures of the zoning ordinance to conform with the municipalities planning code and MPC state zoning laws. These changes have been advertised and reviewed by the Dover Borough Planning Commission which recommended adoption of the text amendments. York County Planning Commission also reviewed and recommended adoption of the text amendments. Mr. Herrold has made one minor edit to section 160-49 that was not provided to the newspaper or York legal record. Because the hearing is being held there is no legal challenge to this if Council desires to approve it. The public can ask questions to the Council or Solicitor at this time. There were no questions by the public. Mr. Sabold, Council Vice President, commented that there was one recommendation by York County that he felt was a good recommendation. There was no further discussion. Mr. Slusser made a motion to close the public hearing for the Zoning text amendment. Ms. Snyder seconded the motion and all were in favor.

The regular monthly meeting of Dover Borough Council was held at Borough Hall, 46 Butter Road on Monday, June 3, 2024 at 7:05 pm. All members were present. President Kroft called the meeting to order. There was a moment of silent prayer followed by the Pledge of Allegiance.

The May 6, 2024 minutes were reviewed. Ms. Snyder made a motion to approve the minutes as presented. Mr. Raffensberger seconded the motion. All were in favor.

PUBLIC COMMENT

Julie Wheeler, York County President Commissioner, attended to present Samuel Herman with a Certificate of Achievement for 50 years as Dover Borough's tax collector. Ms. Wheeler thanked him for all he has done to serve the York County community in this capacity and to let him know how much he is valued and appreciated. On the behalf of the Commissioners, they say Thank You!

Asst. Chief Lerew provided the fire company report.

- They responded to 22 calls in May. Two of those calls were in the Borough. There was a zero loss.
- The June calendar was reviewed. Two training dates were added on June 12th and June 26th. Mr. Raffensberger added a Carnival meeting on June 26th at 7 PM. Mr. Sabold made a motion to approve the calendar with the three additions. Ms. Snyder seconded the motion and all were in favor.
- A written presentation was provided to Council regarding a potential fire tax. Mr. Sabold was shocked with the expenses and the amount being suggested for the Borough fire tax. Ms. Snyder understands the need. However, we need to come up with a balance for additional revenue. With the recent increase to trash and water, we need to be sure it is not excessive for the residents and does not jeopardize the fire department. Mr. Sabold has questions about the proposed 50/50 split of income and where that falls into place since the Borough operates on a budget. Mr. Slusser felt the median income of \$75,000 for the Borough seemed high. Ms. Snyder explained that it may be better to institute a lower tax and simply have it be allotted to the fire company. Mr. Platts explained the idea behind this was the result of the ISO rating. The flow system in the Borough does not provide enough to sustain a large-scale incident. So, the 50/50 would provide funds for the Borough to improve the water system. Asst Chief Lerew stated this is a starting point of discussion and the details can be modified. The County could require paid firefighters be put in house if they cannot sustain or be covered by Dover Township. Dover Township's current fire tax would be passed onto Borough residents if this were to happen and would be more than what is being proposed. The fire company

would like to continue to be an all-volunteer fire company. Ms. Snyder confirms that if something is not done to assist the fire company, they would not be operable and would need to rely on Dover Township for services. The proposed fire tax would not be to support the fire company. They will continue the fundraiser as they always have, and operate at the same capacity as they do now. This income would help to supplement some of the larger cost. Mr. Herman asked if the Township pays anything to them for all the calls they run in the township. They do not, President Kroft believes 15-20 years ago they received an allotment. Chief McKeever is starting to ask other municipalities for funding for calls run for them but they will want to know what the Borough is doing for the department as well. Ms. Snyder suggested presenting another plan with just a fire tax without factoring in the 50/50 so they can do a side-by-side comparison. Council also wondered if the neighboring municipalities have a fire tax and the method of implementing it. With additional information the discussion will continue at the next meeting. Mr. Herrold will check the Borough Code guidelines to see if a fire tax needs implemented in a certain way. Mr. Slusser suggested we continue to work on this to come up with a decision by the time Council does the budgets in October so that it can be implemented on January 1, 2025.

EMA report – Ms. Zarlenga added she will be doing TMI training. As soon as she gets dates for training they will be given out to her staff and Council. She does not have a date for the opening of TMI yet.

Police Report – President Kroft reported the calls for April were 93 which is up 13 from last April, year to date up 5. There was some graffiti vandalism at Ketterman Park in April, which Borough Public Works removed. The Commission has been working on reviewing the current charter, put into place in 1982. They are trying to update some of the contradictory language and review the rate to buy into the charter. They are about 1/3 of the way through the update. The change would need to be approved by $\frac{3}{4}$ of the members to be approved for adoption.

Bradley Lentz, 2 S. Main Street, was present to ask about the placement of the bench on the square. Mr. Lentz states it is on his property. He was surprised that there was no communication prior to the installation. He asked if it can be placed where the old one was. He feels that it is out of place. President Kroft explained the bench was donated by the Conewago Garden Club. They requested it not be against the planters since it makes it difficult to plant, weed and water. Ms. Snyder suggested moving it to another corner. Mr. Lipinski already made a request to PennDOT to find out the exact right of way but did not get an answer yet. As soon as that information is received a decision will be made.

Jonathan Hess, 49 Mayfield Street, was present to ask about the water repair patch on Mayfield Street. Mr. Grim will follow up with EK Services or check with another company.

Tom Miller from Dover United Church of Christ was present regarding a solar panel permit application. They plan to place the solar panels across Locust Lane and bore under the road to run the electrical lines to the Church. Mr. Wasilko sent a letter regarding issues that need to be addressed before he can act on the building permit, and Mr. Miller asked for clarification regarding what they need to do next. There was a discussion about the utilities that run down Locust Lane. An excavation permit would be needed even though they are boring under the roadway. Mr. Slusser added they would be responsible if something were to happen to it, e.g., Columbia Gas digs through there. The Church would need to maintain and mark the lines if this were to happen. He recommended they do a One Call to know what utilities are present. Mr. Lipinski suggested requiring an agreement between the Church and the Borough since this is dealing with a private entity and a public street. Mr. Herrold added that the Church and the Council would need to discuss the specifics of the agreement. Several questions came up in the discussion regarding solar panels being located in the wellhead protection area and when the W. Canal lot was combined with the Locust Lane lot, and if that changed the zoning for the Locust Lane part of the parcel. The assessment office now considers it all commercial but our Zoning ordinance may not. President Kroft directed Mr. Miller to first find out if solar panels are allowed in the well head protection area and to consult a civil engineer regarding the zoning change.

SEWER

Public Works Report – Mr. Grim added that Dutchland, LLC will be starting the clarifier repair on June 17th. He will have the tank emptied and cleaned by then. Mr. Lipinski requested that the Borough authorize Mrs. Plowman to supply Dutchland with the sales tax-exempt form so we will not be charged sales tax.

Engineer's Report – Mr. Lipinski reported he is reviewing the videos from the Delwood televising. He was told there are three manholes that will need to be replaced due to water flowing through them. Mr. Lipinski recommended payment to USG for televising 141 laterals. Mr. Sabold made a motion to pay USG \$40,185 for televising 141 laterals in the Delwood development. Ms. Snyder seconded the motion and all were in favor. USG repaired the fold and form liner in the lateral at 323 Elmwood Drive. They had quoted an hour including the cutter for a total of \$515. They ran into an issue where the line changed sizes from a four to a six requiring them to change cutter heads several times which resulted in taking 5-6 hours to do. The invoice has not been received yet to know if the contract is being honored or not.

Mr. Lipinski made a recommendation of payment for the down payment of \$25,000 to Dutchland, LLC for the clarifier repair. Mr. Slusser made a motion for pay Dutchland, LLC the down payment of \$25,000 for the clarifier repair. Ms. Snyder seconded the motion. Mr. Sabold opposed; motion carried.

Solicitor's Report – None

Old Business & New Business – None

WATER

Public Works Report – The water usage was up due to refilling the water tower which was done between midnight and 5 AM. Some residents had low water pressure during that time. Mrs. Koch questioned seeing a missing cap on Stony Lane. Mr. Grim states it is a gas cap. He had already notified Columbia Gas about it.

Engineer's Report – None

Solicitor's Report – Mr. Herrold reported he has the agreement completed for the resident on E. Canal and that it was sent today.

Old Business – None

New Business – Mrs. Plowman reported we currently have 42 water meters that are not reading. Twenty-seven are now out of warranty. She reviewed the options of replacing registers or complete meters with cost and availability. Mrs. Koch made a motion to purchase 27 new water meters at a cost of \$6,482.88. Mr. Slusser seconded the motion and all were in favor. Council suggested Mr. Grim contact a plumber to get pricing to install them before the next meeting. Osbourne Plumbing was used in the past. L & S Plumbing was also a suggestion.

BOROUGH

Public Works Report – Mr. Grim is getting quotes to repair the bed on the utility truck. Mr. Slusser suggested if the frame is good to look at replacing it with a flat bed. President Kroft requested quotes on several options.

Zoning Manager's Report – Mrs. Koch mentioned the garage was removed at 31 N. Main Street which will require paving 25' driveway since they are parking there. They will be given some time before Mr. Wasilko contacts them.

Engineer's Report – Mr. Lipinski reported that bids are out for the Butter Road project. They are due July 1st at 10 AM and will be presented at our meeting. After investigating the inside of the culvert and pipe, and seeing the walls are stable, Mr. Lipinski's suggestion is to inject structural foam, stabilize the concrete that is there, add 3" of new fiber reinforced concrete to the top and pour a concrete R6 riff raff apron. The water and sewer

lines will not be replaced but will be televised. The gas lines will not be moved since it is stable. He has estimated the cost at \$50,000. This repair would require a single lane closure. The warranty will be an 18-month craftsman warranty. The upper sidewalk will be repoured with fiber reinforced concrete and we will not need a E & S plan.

Solicitor's Report – Mr. Herrold presented Ordinance 2024-01 repealing the Zoning ordinance and replacing it with the new Zoning ordinance. The York County Planning Commission made recommendations to add illustrations of setbacks. These can still be added since they will not change the substance of the ordinance. The other change mentioned in the hearing is to section 160-49 adding the special exception criteria which was missed. Mr. Sabold made a motion to approve Ordinance 2024-01 that will repeal the current Zoning ordinance and adopt the new Zoning ordinance with the addition by Mr. Herrold and pending addition of the illustrations recommended by YCPC. Mrs. Koch seconded the motion and all were in favor.

Due to moving out of the Borough, President Kroft submitted his resignation from Council effective June 27th, 2024. The July meeting will be a reorganization meeting to fill the President position. Mayor Hernley will be absent at the July meeting. Mr. Herrold will check into who will run the meeting but he believes Vice-President Mr. Sabold can until the meeting is reorganized. Ms. Snyder made a motion to accept the resignation of President Andrew Kroft effective June 27, 2024. Mr. Raffensberger seconded the motion and all were in favor.

Mr. Lipinski and Mr. Herrold left the meeting at 9:12 PM.

Mayor's Report - Mayor Hernley reported several residents shared with him how well the fire police did during the graduation.

Ambulance Club Report – Mr. Raffensberger reported the next meeting is June 25, 2024.

Secretary's Report – Mrs. Plowman received a letter from Dover High School requesting permission to hold the Homecoming Parade on October 9, 2024. Mr. Slusser made a motion to approve the Dover High School Homecoming Parade request to be held on October 9, 2024. Ms. Snyder seconded the motion and all were in favor.

Treasurer's Report – Mr. Sabold made a motion to approve the Treasurer's Report as presented. Ms. Snyder seconded the motion and all were in favor. The term investments with PLGIT have matured. The monies automatically transferred into the Class account at a rate of 5.12%. After discussion of rates and terms Mr. Sabold made a motion to invest 75% of the PLGIT sewer fund and general funds in a one-year term investment at a rate of 5.42% and 25% of the PLGIT sewer fund and general fund in a 90-day term investment at a rate of 5.43%. Mr. Slusser seconded the motion and all were in favor.

Old Business – Mr. Slusser has pictures of the inlet that opened up again on Rachel Road. Mr. Grim put cold patch in and have not lost any more since then. Mr. Slusser suggested opening the inlet to see if there is any rust or concrete broken out. Mr. Grim will get three phone bids to replace the pipe.

New Business – None

With no further business to discuss, Mr. Raffensberger made a motion to adjourn with a second by Mr. Slusser. All were in favor. The meeting adjourned at 9:38 PM.

Respectfully submitted,

Brenda J. Plowman
Secretary/Treasurer