

October 14, 2015
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Kehoe. The Pledge of Allegiance was said by all.

ATTENDANCE

Phil Kehoe, Chairman
A.W. Castle, III, Vice-Chairman
Samuel M. Simmons, III, Supervisor

Michael Pykosh, Solicitor
Greg Rogalski, Zoning Officer
Mark Bruening, Engineer
Karen Lowery, Assistant Secretary

SPEAKERS FROM THE AUDIENCE

Cpl. Hoffman, Carlisle State Police, reported that since July 15th there have been 312 calls, some were more serious like physical and sexual assaults, a fatality at the speedway and DUI's. There has also been a lot of theft and deception by computer and credit cards; please be aware. The Carlisle Barracks have increased their compliment and should be a full strength by January. They have troopers who are qualified to inspect commercial vehicles and also DUI and Drug enforcement. Troopers are present in the area and also make their presence known at the school several times per day. They are doing a lot of speed and seat belt enforcement. He encouraged the public to call if there are any problems or concerns, they will come out to enforce or follow up.

Mr. Catalano from Brandt Road stated that his road is getting busier and the speed limit is not observed. Cpl. Hoffman will have someone in that area.

Mr. Kehoe asked if there has been involvement with bicyclists. There has been an increased number of cyclist who are blowing through stop signs and failing to yield. Cpl. Hoffman stated that three cyclist were recently cited for causing an accident. If we let him know which roads are having the problems, they will follow up.

Mr. Bruening added that the Supervisors are going to be taking action on a Sign and Speed Ordinance that may be helpful for enforcement. We will provide an executed copy to the State Police.

Mr. Castle asked for agenda item 7 under new business be moved up.

On the motion of Mr. Castle, and seconded by Mr. Simmons, and unanimous vote of the Supervisors, it was duly RESOLVED to approve Resolution 2015-13, recognizing the importance of state and local police officers to Monroe Township.

Mr. Castle stated that in a time where people are shooting police officers, Monroe Township is pro-law enforcement and need to make a statement. The Board thanked Cpl. Hoffman for his service and job done.

Carl Kuhl, 153 Brindle Road, stated that there is an issue at Monroe Acres. There are two culvert pipes that drain a large amount of water into the park. Drainage is not adequate and should be looked at. This is also an MS4 area.

Stephen Catalano, 1212 Brandt Road, on behalf of himself and a group of neighbors, would like to see some changes to the Speranza Dog Rescue located at 1216 Brandt Road. This property was originally approved for a horse farm, but has changed to a pit bull dog rescue. The neighbors fear for their safety, there is continuous dog barking and traffic from volunteers at the rescue. These dogs were rescued from fighting situations, so there is a potential for them to be aggressive. There are volunteers who help walk the dogs, but they don't seem to be in control of the dogs. The owner was bit by one of the dogs and received 35 stitches. What could happen to his granddaughter if one of the dogs got loose? There are approximately 40 dogs at the rescue. Last weekend there was some type of event at the rescue and easily 300 cars. He added that the rescue is charging a fee of \$300 for adoption of a dog. They would like to restore the peace, quiet and safety to their neighborhood.

Mr. Rogalski asked that the group present for this matter all provide their names. Dare & Karen Weiler, 1208 Brandt Road; Ron & Lisa Sanderson, 1220 Brandt Road; and Kathy Catalano, 1212 Brandt Road.

Mr. Rogalski has been made aware of the situation and has been in touch with the solicitor. He will work on this matter.

APPROVAL OF MINUTES

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the minutes of the September 10, 2015 regular meeting with minor editorial changes.

ROADMASTER REPORT

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the Roadmaster's report.

ZONING OFFICER'S REPORT

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the Zoning Officer's report.

UNFINISHED BUSINESS

SIGN ORDINANCE 2015-04

Mr. Pykosh has worked on and advertised the Ordinance, it is now ready for passage. Ordinance 215-04 will amend, modify and replace previous Ordinances 87-1, 89-1 and 2007-07.

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve Ordinance 2015-04, regulating traffic in Monroe Township.

TOWNSHIP MANAGER

Mr. Kehoe stated that there have been multiple interviews. The world has become too complicate and fast paced. They are looking for someone to solicit funding, assist with communications and help us plan to a higher level.

The potential candidate lives local, but is not a Monroe Township resident. He works for PennDOT and previously at Department of Parks and private jobs. He is energetic, has strong communication skills, has knowledge of project management and department budgets with higher level of finances.

The Board agreed that this person will be able to attend meeting at the County and COG to keep us on top the current matters.

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to contact this candidate, provide employment proposal and hire if agreed upon.

REVIEW SEWER ACTION PLAN

Mr. Pykosh stated that since the last meeting \$6,200 has been collected. He has been filing writs to move forward with foreclosure. Several residents have entered into payment plans and one is in the process of obtaining a loan to pay off their lien.

SMTMA PLANT UPGRADE

Mr. Bruening stated that tonight's payment will bring us up to date. He is reviewing the True Up invoice and additional capital costs that were invoiced.

Mr. Kehoe confirmed that the True Up invoice is not related to the upgrade project and that this is the first time Mr. Bruening has been asked to review this. Mr. Bruening said he was correct.

TOWNSHIP PHONE SYSTEM UPGRADE

Mr. Kehoe stated that we have been working on this for almost a year now. Our current phone system is outdated and over priced, costing us approximately \$900 per month. We have an offer from Comcast that would lower our bill to \$600 per month. Mr. Kehoe would like to move forward with upgrading the phone system in the main office building and look at the option and cost to run the needed lines to the maintenance garage. He added that the alarm system may be outdated equipment, but we need to make sure it still works properly. At the end of the year we may look at making changes with the alarm system. The Fire Company also has an old phone system, we could contact Comcast to also upgrade the Fire Company to VoIP and put on a single contract. Mr. Kehoe will review this with Ms. Lowery.

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to upgrade the telephone system in the office building, look at options to upgrade the maintenance garage and look into the option of adding the Fire Company.

SALT SHED UPDATE

Mr. Castle stated that four bids were received. We are in a time bind. The salt will be kept in the back building until the salt shed is rebuilt. The real hold up is the insurance. He feels we need to select a builder and get started.

Mr. Kehoe said the lowest bid was McCorkel Construction at \$142,834, they can start immediately, and will complete in 6 to 8 weeks. This is two times more than the original cost of the building.

Mr. Pykosh contacted the insurance company and we have a replacement cost policy, but the adjuster was surprised at the cost, it was much higher than he expected. An estimator was here on October 12th to view the area, he has 8 days to communicate his report to the insurance company. They may look to see if it is a like kind replacement and they do understand that the project is prevailing wage. He is not sure what the outcome may be. The insurance company could cover the entire cost or they could cover partial cost.

Mr. Simmons and Mr. Castle agreed that we need to get the building rebuilt, winter is here and we need a place to store our salt.

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to approve McCorkel Construction to start rebuilding the salt shed contingent upon signing of the required contracts.

PART TIME PAID FIRE FIGHTER

Mr. Kehoe stated that at the last meeting we needed to clarify the pool of drivers to pursue workers compensation quotes. Mr. Farrell said there will be 10 drivers. They have advertised the position, interviewed and started training.

Mr. Kehoe directed Ms. Lowery to SWIF to obtain quotes. Mr. Pykosh said that our current insurance agent can help us with this.

Mr. Farrell said they have accepted the handbook with the solicitor's changes. The drivers will start on November 2nd. The process is well underway and they are in good shape.

Mr. Kehoe questioned how the transferring of funds to cover the rest of 2015 needs to take place. Do they need it ahead of time, will they invoice us, or should we do a rough calculation? Mr. Farrell said there is a separate account for this and we can work out how to do this.

SANDY AUXT – STORMWATER/DIRT & GRAVEL ROAD PROGRAM GRANT

Kurt Williams, Salzmann Hughes, PC, was representing Ms. Auxt who resides at 1223 Kuhn Road. They would like the township to apply for a Dirt & Gravel Road Program grant. Mr. Nailor has taken the necessary training to be able to apply. They have done a preliminary design and cost estimate.

Mr. Kehoe stated that the township would have to be the applicant. The challenge is would Monroe Township be a neutral broker? The township would have to apply for the grant, bid the project, award the bid, provide a construction manager and a multitude of other aspects that come with a project like this. Mr. Kehoe asked if the project would exceed \$25,000, but be less than \$100,000. The answer was yes. He stated that he was not comfortable with supporting a project of this scope on private property. It's not just filling out a form. This is more elaborate even if it's just a trench.

Mr. Pykosh provided information obtain from Mr. Goshorn with the Dirt & Gravel Road Program regarding township contributions and required involvement in the project, certification that the road is a low volume road, and right-of-way agreement.

Mr. Williams stated that this is an environmentally sensitive issue and effects Kuhn Road with washouts. The Yellow Breeches creek is also impacted by this. It is narrow to think this is just helping one resident.

Ms. Auxt said instead of narrowly defining this, look at this as a pilot project. Think outside of the box, this is on private property, but it effects the township. This has been an issue for over 10 years now.

John Madden, Ms. Auxt's engineer added that the project will cost approximately \$65,000. \$50,000 for construction and \$15,000 for engineering. Ms. Auxt has a problem, but it's not her water. Mr. Kehoe stated that there are similar issues throughout the township.

Mr. Castle stated that this is on private property. He has been in this position for 26 years and getting involved in a private property project is liable to get jammed up. This is a beautiful development, but there is always going to be erosion and trips up for washout issues. Water runs downhill. This is a big liability.

Mr. Simmons agrees. This is on private property.

NEW BUSINESS

VERIZON TOWER - DRAFT

Mr. Pykosh stated that he spoke with the attorney for Verizon and he sent the draft out. He is waiting for a response.

This matter was tabled.

2016 TENTATIVE BUDGET

Mr. Kehoe stated the tentative budget totaled \$7,193,435.00 and is layered with many funds, but the largest are the general fund, sewer south fund and sewer north fund. This is a new budget with a new secretary/treasurer and more people involved. The auditors suggested hiring an accounting firm to review the budget, history, planning and trending to make recommendations. The Supervisors all agreed and directed Ms. Lowery to make calls to accounting firms familiar with municipal government to review.

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the 2016 tentative budget of all funds in the amount of \$7,193,435.00. The budget will be advertised and open for public inspection for 20 days prior to final approval.

AUDITOR SERVICE FOR 2015

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to announce their intention to appoint Smith Elliott Kearns to perform the 2015 audit, at a price of \$12,500.

RESOLUTION 2015-12 EAGLE SCOUT RECOGNITION

The township has had interaction with Boy Scout Troops doing service projects. Last fall the dugouts, concession stand and ball field area was rehabilitated. This is a standard resolution to recognize Monroe Township Scouts. In addition, a plaque will be placed in the office area and list the Eagle Scouts name, project and year.

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve Resolution 2015-12, for Erik Cerrelli for his service and dedication to Monroe Township, the Boy Scouts of America, and his achievement as Eagle Scout.

Mr. Castle would also like to do a Monroe Proud award for Erik Cerrelli. Mr. Kehoe thought that could be done when the plaque is available.

WILLIAMS GROVE HISTORICAL STEAM ENGINE ASSOC. – REAPPROVAL

Richard Reed and Chris Hoover were present. In March 2013 the land development plans was approved with conditions. The planning went stagnant and the plan was never recorded. They would like to add a new accessory structure and are requesting the land development plan be reapproved so it can be recorded.

Mr. Rogalski the change is to add a new accessory building. Some other structures won't be added, so there will be less improvements and less impact.

Mr. Bruening received the plan and has no problem reaffirming the approval with the same conditions.

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to reapprove the Williams Grove Historical Steam Engine Association land development plans with the same conditions provided in 2013.

ZONING MODIFICATIONS

Mr. Rogalski had previously presented this information to the Planning Commission after being asked to look at zoning modification to stimulate growth in the township. He looked at the current debt and how many sewer users would need to be added to decrease the rates. He gave several examples, one being the current debt and if able to add 200 users the cost could possibly drop \$73 per quarter. This scenario is based on the developer obtaining the sewer capacity and cover all of the installation costs. The market drives everything. The amount of sewer users would need to be doubled to possibly cut the bill to \$200 per quarter, but he doubts the rate would go that low. The best bet would be to encourage development near existing sewer areas. The Planning Commission could suggest making zoning changes near main corridors also. The larger problem is that capacity is not available. In the current zoning ordinance there are cluster provisions that allow $\frac{3}{4}$ acre lots, so in 100 acres 75 units could be built. Mr. Rogalski suggested creating a new zone, something between agriculture and suburban residents, maybe an agriculture residential.

Mr. Simmons mentioned the Allenberry land could be zoned different to allow retirement communities. Mr. Rogalski said that this property was approved for the cluster development and they had been approved to build 128 units.

Mr. Rogalski added that townhomes are an option, however, with growth you would have to consider public water, wells, and the road network. The first step would be to define the area you want to focus on and what you are willing to give up to lower the sewer rates. You could add 800 homes to the township, but what if the sewer doesn't go down.

Mr. Simmons feels that changing the zoning in the Churchtown and Allenberry areas is the only way to look at lowering the sewer rate. Monroe has more land in agricultural security than other surrounding townships. We need to give the developers an incentive to come here, change the lot size or zoning. We need to work on this and be ready to go.

Mr. Kehoe added that the auditors stated that the sewer fees are at the point of saturation with homeowners.

Mr. Bruening stated that we would have to look at public water depending on the amount of density we are looking at.

Mr. Rogalski stated that this is a process. We would have to update the Comprehensive Plan, Act 537 Plan, Zoning Ordinance, and Subdivision and Land Development Ordinance.

BILLS

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the bills as prepared.

STAFF COMMENTS:

Mr. Pykosh mentioned the four properties on Simmons Road that were to bore under the road to connect to the sewer. The property owners made deposits for the cost of the connection, however the contractor passed away. The project was then bid, but higher quotes were obtained. At this time the residents don't want to pay more. He advised Ms. Lowery is issue refund checks for the deposit made and give to him to return.

Mr. Simmons asked when the deadline to connect was. Mr. Pykosh stated December 31, 2015. Mr. Simmons asked if we could start to bill if not connected. Mr. Pykosh would have to look into this.

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to refund the amount of \$3,620 to the four property owners.

Mr. Pykosh stated that he has prepared an Ordinance update for the Subdivision Land Development Ordinance with new legislative changes that have been put into effect. He would like the Planning Commission to review and return to the Supervisors to bring this Ordinance up to date.

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to have the Planning Commission review the Subdivision Land Development Ordinance changes.

Mr. Kehoe mentioned an idea of identification badges for township professionals to have if entering onto private property so residents know they are working for the township. Mr. Simmons and Mr. Castle thought this was a good idea.

Mr. Simmons wished everyone a Happy Halloween and to be careful trick or treating.

Mr. Kehoe stated that it is time for in-house performance reviews. He would like Mr. Nailor to have the road crews completed by the next meeting. The Supervisors will do the office staff's reviews.

Mr. Kehoe mentioned that it is almost time for reappointment letters to be sent out. He asked if the Board could get a list with this information to review before the letters were sent.

Mr. Kehoe asked where we stand with the Deer Road issue. Mr. Bruening said the CCTV was done and there are no line breaks from the water company. There is a lateral with a root ball that will need to be addressed. He spoke with Mr. Alexander and he will keep an eye on it, but right now there are no issues.

Mr. Kehoe stated a year ago he spoke with Ron Adams at the Mechanicsburg regarding the compost area and working out a plan to allow Monroe residents to access this area. He would like to talk to him again, if everyone agreed. The Board did.

Mr. Kehoe stated last year the township provided barricades and flashers for trick or treat. He suggested Ms. Lowery check with Ms. Sunday to see if they were needed again.

Mr. Castle asked everybody to remember our Troops. Election Day is November 3rd. Get out and vote. The trivia was – What year did the CIA start? Answer – 1947. The quote of the day was “By failing to prepare, you are preparing to fail.” – Benjamin Franklin. God Bless America.

ADJOURN

The meeting was adjourned at 9:40 PM.

Respectfully submitted,

Karen M. Lowery,
Assistant Secretary