

November 20, 2014  
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.

ANNOUNCEMENT

An executive session was held prior to the meeting to discuss a personnel matter.

ATTENDANCE

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

Michael Pykosh, Solicitor  
Greg Rogalski, Zoning Officer  
Marjorie Metzger, Secretary

SPEAKERS FROM THE AUDIENCE None

APPROVAL OF MINUTES

**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 minutes of the October 9, 2014 regular meeting, with several editorial changes.**

Mr. Kehoe had a number of changes for the November 6, 2014 budget workshop minutes. The edits will be made and minutes considered for approval at the next meeting.

ADMINISTRATIVE 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 Administrative Report.**

ROADMASTER 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 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.**

EMERGENCY MANAGEMENT REPORT

Mr. Schminky was ill and provided no report this month.

## UNFINISHED BUSINESS

### PERSONNEL MANUAL

Mr. Castle commended Mr. Pykosh for a good job in preparing the manual and incorporating all the information.

The Board agreed to have the Solicitor prepare the personnel manual in near final form, get a draft clean copy to the employees for review and then hold the employee meetings in December.

### ZONING HEARING BOARD APPOINTMENT

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to appoint Paul Rast to serve as a member of the Zoning Hearing Board. This is a two year term for 2015 and 2016.**

### AMUSEMENT TAX

Mr. Pykosh explained the Board would have to adopt a Parking Tax Ordinance if interested in collecting on parking fees. Parking is not covered under the amusement tax. Gambling is covered by the state, so the township cannot adopt any local ordinance for a gambling tax.

Mr. Simmons questioned how to get a good read on attendance and parking at Williams Grove Speedway. Can an audit be done, or can the township hire people to stand at the gates and count people? Would the parking tax cover the campers? Mr. Pykosh said the ordinance allows for an audit to be done at their expense, not the township.

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to direct the Solicitor to draft an ordinance for a parking tax.**

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to direct the Solicitor to move forward with an audit of Williams Grove Speedway.**

Mr. Simmons would like to ask the state to erect no parking signs along Williams Grove Road and Speedway Drive.

### STORM WATER POLICY

The Board tabled this matter.

## SIGN ORDINANCE

This matter was tabled. The Roadmaster was asked to provide a recommendation on the existing streets that have no parking signs and to provide a more in depth look at signs for Kuhn Road. There have been some parking issues at the top of Kuhn.

## NEW BUSINESS

### KEYSTONE PETROLEUM LAND DEVELOPMENT PLAN

Tim Diehl, Doug Kassay, and David Boyer were present. Mr. Pykosh reported this plan has been through the Planning Commission, who recommended approval of the plan and waivers with satisfaction of the engineer's comments. Mr. Diehl gave an overview of the project and asked for conditional approval. Most outstanding items are administrative issues. Mr. Kassay said the business has been operating for 28 years and provides construction, service and maintenance of industrial fueling facilities. They have 30 service technicians.

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to grant the five waivers, as requested.**

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the Keystone Petroleum final land development plan, contingent upon satisfaction of the township engineer's comments dated October 31, 2014, and the Solicitor's comments dated November 19, 2014, with the understanding there will be an agreement entered into and a storm water appendix. Mr. Kassay agreed to the contingencies.**

### MUNICIPAL AUTHORITY RESIGNATION

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to accept the letter of resignation from Russ Ogle as a member of the Municipal Authority, effective the end of the 2014 year.**

Mr. Castle mentioned Mr. Ogle is a true gentleman and very community minded. Mr. Simmons mentioned Mr. Ogle is very involved with the Methodist home. Mr. Kehoe mentioned a Monroe Proud award will be presented.

The Board directed a mailing be sent out to residents in the northern sewer district to see who may be interested in serving on the Municipal Authority. It will also be added to the website and included in the January newsletter. Mr. Rogalski suggested including an

informational handout on the back side of the mailing, which would help the township to meet their educational requirements for MS4.

#### FIRE COMPANY PAID DRIVER REQUEST – LEADERSHIP COMMITTEE

Mr. Kehoe explained the concept of a paid driver for the fire company which was initially discussed in the budget workshops. It is a big subject. There is a shortage of coverage during the day time hours. The fire company proposes to fill the gap with a part time driver. It is a trend in other townships. When you start peeling back the layers of this issue there are more and more questions. Even if it is justified, how do you deal with public perception, how would it be undertaken, where does the \$20-30,000 come from annually. He provided a rough draft of the concept of developing a committee of individuals to look at the justification and structure behind a paid driver. Is it something we need, or are there a series of milestones that can be defined, if certain things happen within the township, it would trigger the need to proceed with a part time paid driver. It would affect the fire tax in the future. This is not part of the budget for 2015, but ultimately would have to be.

Mr. Castle said it needs to move off center. Get a committee and let them work on it. He doesn't feel the Supervisors should be involved. Let the people speak. We would get a better read from the committee. Let them come up with a recommendation. He suggested getting a committee set up in January.

Mr. Simmons feel it would be beneficial to have public workshops with the Supervisors being present just to hear the citizens and people from other fire companies who have gone through the paid driver situation already. Get the input from the audience. We would hear it firsthand. Let the committee set up the meetings and provide summaries. Let the people talk.

Greg Rogalski said lessons were learned in Mechanicsburg Borough when they went through the same situation. Deciding the structure of the committee is the first issue to tackle. There should be someone from the fire company, the township, several from the public, other fire companies who have gone through this, and someone from the businesses. Mechanicsburg had a total of 11 people.

Mark Farrell felt a committee was a good idea. He is sure the Board has more questions to make a logical decision. He would want to have fire company representation. He suggested keeping the committee small.

Mr. Simmons said the committee should have legal representation to help answer the questions, such as health care and things like that.

Mr. Kehoe said Monroe Fire Company is still a volunteer fire company. The fire tax makes up about 70% of their total funding. We are getting coverage during the day because

several members are working night shift. When they are supposed to be sleeping, or with their families, they are answering calls and our community is the benefactor.

Mr. Simmons said there should be 2-3 people from the public and someone to chair the committee. Mr. Castle said there should be someone to represent the business. Mr. Kehoe asked for a request to be sent to the businesses to see if there is any interest in serving on the committee. The people on the committee must be impartial. Mr. Simmons suggested forming the committee and let them decide who the leader will be. A good number would be 5-7 people.

The Board agreed to bring a list of potential people to serve on the committee to the next meeting. The make-up and structure of the committee will be discussed. An article will also be put in the January newsletter.

Mr. Kehoe mentioned Representative Reagan wants to put an insert in the newsletter, introducing himself as the new representative for Monroe Township. He suggested Representative Reagan should also attend the school board meeting to introduce himself to the school board, as well as the superintendent.

#### RESOLUTION 2014-11

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-11, which is the 2015 budget of all funds.**

#### RESOLUITON 2014-12

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-12, which reenacts certain taxation ordinances under the local tax enabling act for fiscal year 2015.**

#### RESOLUTION 2014-13

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-13, which levies a .252 mill tax upon all real property and provides for the collection thereof and the rate of compensation for the tax collector for 2015.**

#### RESOLUTION 2014-14

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-14, which**

**establishes the current street light assessment rates and authorizes Cumberland County to prepare the billing statements.**

RESOLUTION 2014-15

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-15, which establishes the current fire hydrant assessment rates and authorizes Cumberland County to prepare the billing statements.**

RESOLUTION 2014-16

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-16, which levies a .304 mill tax upon all real property for fire service and provides for the collection thereof and the rate of compensation for the tax collector for 2015.**

RESOLUTION 2014-17

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-17, which imposes user charges to be collected from the owner of each improved property served or to be served by the sewer system serving the northern service area of Monroe Township; and provides for payment and collection of such user charges.**

RESOLUTION 2014-18

Mr. Kehoe said the quarterly rate is increasing from \$310 to \$330, which is up \$20 a quarter. This increase is because of the debt we had to take on because of the expansion of the South Middleton plant.

John Aigeldinger questioned why the rate is so high and what can be done. He also mentioned the project is behind schedule.

Mr. Simmons said it was a bid project. We negotiated a \$15 million project, but the bids came in at \$23 million. The way our agreement is established with South Middleton, our hands are tied.

Mr. Pykosh said we don't know if the costs of the project are going up or not. They are behind schedule but we heard there was going to be some change orders to reduce some of the costs, and also some change orders that will increase costs. We won't know until later, but we are monitoring the project.

Mr. Kehoe said we owe the residents an answer on how to fix this. There have been some big cost changes with this project since it started. It is a very fluid situation. They are over in time but that is not to say they can't catch up. As far as management of the project, we are not in charge. We are monitoring, overlooking the billing, the work, and the project meetings. We are watching.

Mr. Simmons said we have asked to be on the South Middleton Authority Board, and they won't allow it. It would be nice to have some of the people in the southern district show up at some of the South Middleton Authority meetings and let them know how you feel. We have had meetings with them and DEP and we don't get any answers.

Mr. Kehoe said Representative Reagan is aware of the situation. When he was here for a meeting with the Board and Representative Delozier, we talked about sewer and distribution within the district, and the unfunded federal mandates. We also talked about the MS4 mandate for storm water, and the importance of keeping Monroe Elementary School as an important part of the Cumberland Valley School District. Senator Vance and Representative Delozier have been excellent supporters. We should also reach out to Congressman Barletta to see if there is anything available to help us with the sewer expenses.

Mr. Kehoe explained that the township has been trying to get its own house in better order. We have a leaky sewer system that needs repaired and our relationship with South Middleton Authority is poor. They are on public record that their project was defined as 60% of the cost for expansion and 40% for compliance. We met with the South Middleton Supervisors who had empathy but didn't change anything toward the scope or cost of the project.

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-18, which imposes user charges to be collected from the owner of each improved property served or to be served by the sewer system serving the southern service area of Monroe Township, and provides for payment and collection of such user charges.**

#### 2015 MEETING DATES

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to set the meeting dates for 2015 as proposed.**

## HUMANE SOCIETY AGREEMENT

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by majority vote of the Supervisors it was duly RESOLVED to approve the agreement for 2015 with the Humane Society to provide animal services to Monroe Township. Mr. Kehoe voted no.**

## VERIZON WIRELESS – ZONING ORDINANCE AMENDMENT REQUEST

Mr. Pykosh suggested the Board should talk with Verizon about the agreement for a tower installation and the money involved first before the zoning changes are considered. He has been working with Verizon's attorney on the language and will get a draft agreement.

Mr. Simmons suggested starting down the path to make changes to the zoning ordinance. The sign issue needs to be addressed. He would like to see some zoning changes made along Route 74 for residential or commercial to allow for additional sewer hook ups to help with the sewer bill. We have to make the effort to rezone. If developers want to come in they must pay for the sewer. He doesn't want to let the tower go away because we need the money. People think we don't care, but we do.

Mr. Castle mentioned the survey that was put out about development and the resident's responses. Mr. Simmons said those people aren't paying \$330 a quarter for sewer. Mr. Kehoe said the sewer rate will increase every year until the quarterly rate is \$375. We are paying around 13% of the project.

Mr. Kehoe mentioned the last zoning ordinance update took a year to complete. That does not fit into the tower schedule. If we open up the zoning ordinance for other things, will we get ourselves in a time constraint? Mr. Rogalski said the time involved depends on how much is talked about, more than just changing from agriculture to residential. Do we put something in to entice the people that is different? We should look at the rezoning first and then look at what can be done in that zone. It will take at least six months. Mr. Pykosh will meet with Verizon's representatives to get a sample agreement. Mr. Simmons is also willing to meet with them if needed. Mr. Simmons said we should be talking with Fine Line Homes also about the Ashcombe development.

Mr. Rogalski will make a list of where to start discussions with the zoning ordinance.

## RESOLUTION 2014-19

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2014-19, which states the Township shall file a "self-report" with the SEC in a timely fashion with respect to each**

**Offering Document that may have contained an inaccurate statement of the type covered by the MCDC Initiative.**

UNEMPLOYMENT COMPENSATION GROUP TRUST – ORDINANCE

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the Solicitor to advertise an ordinance to update the Trust Agreement for PSATS Unemployment Compensation Group Trust.**

BILLS

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

STAFF COMMENTS:

Mr. Rogalski wished everyone a Happy Thanksgiving.

Mr. Simmons wished everyone a Happy Thanksgiving.

Mr. Kehoe mentioned there was a lot of items discussed at the budget workshop. He would like to have that workshop on an annual basis. We need to get better organized with our township equipment list of what we have and a replacement schedule. The GMC pickup truck has around 150,000 miles on it and is becoming a liability. It was replaced with the new Ford pickup truck. The GMC has the plow package, and the new truck does not. Now is the time to sell the GMC because it will be desirous to buy because of the plow. If the truck is unreliable on a daily basis, which is why we replaced it, then we should be concerned with safety. A plow for the Ford truck will cost a couple thousand dollars and we have the money in the equipment fund, which can be reimbursed through the liquidation of the old truck.

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to get a snowplow for the Ford pickup truck.**

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to advertise for bids for the GMC pickup truck with plow, only after the new plow has been purchased.**

Mr. Kehoe wished everyone a Happy Thanksgiving.

Mr. Castle asked for the troops and their families to be remembered. The next meeting is December 11 at 7:30 PM. The Township received \$4,997 from PMHIC for the 2013 health insurance surplus. Township offices will be closed November 27 & 28 for Thanksgiving. Santa will visit the township on Monday, December 8 at 6:30 PM. Trivia question: What is Dr.

Jekyll's first name? HENRY. The quote of the day: "One of the most sincere forms of respect is actually listening to what another has to say." *Bryant H. McGill*. God Bless America.

ADJOURN

**The meeting was adjourned at 8:55 PM.**

Respectfully submitted,

Marjorie E. Metzger, Secretary/Treasurer