

April 11, 2013  
7:00 PM

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

ATTENDANCE

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

Michael Pykosh, Solicitor  
Mark Bruening, Engineer  
Marjorie Metzger, Administrative Assistant  
Greg Rogalski, Zoning Officer

SPEAKERS FROM THE AUDIENCE

Devin Flickinger gave the first quarter report for the West Shore EMS, and also the first quarter report for Monroe Fire Company.

Wilbur Wolf, Park Place, thanked the Board for their service to the community, which goes unrecognized and unappreciated. He read a prepared letter concerning the replacement of the Locust Point bridge that had been forwarded to the state legislators, county commissioners, PennDOT, and Supervisors. He is opposed to the bridge replacement and feels it is an unwise expense of \$4 million. Each Board member expressed their approval and support of the bridge replacement project. It will support the traffic infrastructure, future development growth, emergency services responses, and flooding situations. The Township has missed opportunities in the past to improve the Township or repair items such as the sewer, and the consequence is a larger problem. The benefits will outweigh the expense. If the money is not spent on this bridge, it will go down the road somewhere else, it won't be saved.

Reza Azizkhan asked if Sinclair Road will be upgraded or widened with the new development. It is hard to see and is dangerous. He was also concerned with the speed limit at 40 mph. Mr. Bruening said there will be turn lanes added and improvements to the shoulder. A pipe will be extended and some new guiderail installed.

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 March 14, 2013 meeting, as amended on page 5.**

**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 March 14, 2013 conditional use hearing, as amended on page 1.**

EXECUTIVE SESSIONS

Mr. Castle announced the Board held an executive session on April 6, 2013 at 11:00AM, and will be holding an executive session tonight after the meeting for matters of pending litigation and the possible purchase of land.

FINANCE REPORT – SOUTHERN SEWER DISTRICT

Ben Reed of Rhoads & Sinon was present. There is a pending preliminary proposal from F&M Trust to finance the capital contribution for the sewer upgrade in the southern sewer district. Rate projections were shared by the bank, and Mr. Bruening is running numbers to verify what the rates would have to be to support the loan. Then a firm commitment will be provided and the debt ordinance will be advertised for the May meeting. The Township has close to \$1 million from the prior bond that can be used until this new funding is in place.

The Board expressed interest in adding \$50,000 for a new tractor/mower, to be paid for during its useful life. This can be done and the liquidated debt would keep the tractor separate from the sewer. The bank has indicated they are willing to go to 25 years amortization. The Board needs to see the difference of payments between the 20 and 25 years. Mr. Bruening will try to complete his review within the week and will make projections of sewer rates for five years.

ROADMASTER REPORT

**On the motion of Mr. Castle, and seconded by Mr. Kehoe, 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

ALLENBERRY SEWER

An agreement has been negotiated with Allenberry. They have agreed to pay the Township \$6,874.89 for the outstanding sewer. The Dixon property will be billed for one EDU and as they make a payment, then the Township will credit that amount to Allenberry. The agreement must be signed by the Township.

HEALTH INSURANCE RENEWAL – RESOLUTION 2013-07

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2013-07, which authorizes Monroe Township to join with other political subdivisions as a member of the Pennsylvania Municipal Health insurance Cooperative (PMHIC), to enter into an intergovernmental agreement for the purpose of joining the PMHIC and to participate as a member of the PMHIC.**

An Ordinance will be advertised for the next meeting. The Township must appoint a delegate to serve on the PMHIC. The representatives are very diverse. A lot of trend information is shared, along with what is happening in the insurance industry and health care. It would give a township employee an opportunity to be exposed to that information and education process, and everyone would benefit from it. The more everyone knows, the better it will be. Responses from other townships and boroughs indicates the program through Benecon is a good one, and provides a savings for health insurance. Health insurance is part of the employee's compensation package. The new coverage also provides a medical advocacy program.

## NEW BUSINESS

### TRINDLE STATION – PHASE 2, SECTION 7 – RECREATION FEE WAIVER REQUEST

Frank Tamanini present. He asked to be able to pay the recreation fee for each lot when a building permit is requested, not prior to the recording of the plan. The Board has approved this for the developer on Sinclair Road in the past.

**On the motion of Mr. Kehoe, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOVLVED to approve the waiver of Trindle Station, LLC, with respect to Section 403.5.20 of the Monroe Township Subdivision and Land Development Ordinance relative to the timing of payments of the recreation fee with respect to Phase II, Section 7, of the Trindle Station Development with the following conditions:**

- 1. The recreation fee shall be paid at such time as the Developer and the Developer's successor(s) in title, applies for a building permit.**
- 2. A building permit fee each lot in Section 7 shall not be issued until said recreation fee is paid.**
- 3. The Developer and the Developer's successor(s) in title shall pay the recreation fee in effect at the time a building permit is applied for.**
- 4. The Developer and the Developer's successor(s) in title is obligated to pay the recreation fee for each and every lot within Section 7 within six (6) years of the execution of this Agreement, regardless of whether a building permit is applied for.**
- 5. The Developer and the Developer's successor(s) in title waives any and all rights to the recreation fee(s).**
- 6. The granting of this Waiver is also contingent upon the Developer entering into an Agreement which shall be recorded simultaneously with the Plan in question. The Agreement must be approved by the Township's Solicitor.**
- 7. In addition to the usual waiver language, the Plan in question shall have language that indicates that: "this Waiver has been granted to allow for the payment of recreation fees at the time of application for building permits as more specifically set forth in the Developer's Agreement by and between Trindle**

**Station, LLC, and Monroe Township, recorded simultaneously with this Plan. The Agreement and terms and conditions therein are binding upon Developer and the Developer's successor(s) in title and shall run with the land."**

Mr. Kehoe questioned where the idea of an on-site park stands. This was shared at a previous meeting. This waiver is the exception to our policy. We are not setting a precedent. He is not interested in changing the ordinance about collecting fees up front. This will affect the funds available for recreation. Mr. Tamanini said a pocket park would enhance the neighborhood and community, but he has not focused on it. That would be part of the approval process for that section at that point. Mr. Simmons questioned if a pocket park would be paid for by the developer. Mr. Taminini was not sure, but said both he and the township are interested in providing recreation for the township. Finances would have to be figured out, but he is encouraged by the Board's support.

#### RUCKGABER – STORMWATER AGREEMENT

Mr. Rogalski explained an updated Stormwater Management Ordinance was adopted, and part of the ordinance requires an agreement to be signed by the Township. He is suggesting the Board authorize future agreements to be signed by a designated person, and to not require the agreements to have to be presented at a public meeting. This is assuming the applicant is not asking for anything that does not comply with the ordinance.

**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 agreement for the Ruckgaber stormwater management plan, and in the future to authorize the Board Chairman to sign the agreements on behalf of the Township without coming to a public meeting.**

THE REGULAR MEETING WAS RECESSED AT 8:00 PM FOR THE PURPOSE OF HOLDING AN AGRICULTURE SECURITY HEARING. THE MEETING WAS RECONVENED AT 8:25 PM.

#### SEWER RULES & REGULATIONS

Mr. Bruening mentioned the sewer rules & regulations need some modifications and the Municipal Authority is suggesting some upgrades.

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to proceed with the Sewer Rules &**

**Regulations upgrade. The Municipal Authority will go through the rules and present an update to the Board for consideration.**

ROAD MATERIAL BIDS

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the advertisement of road material bids, as prepared.**

SEWER CONNECTIONS – LISBURN & SIMMONS ROADS

There are approximately 6-8 homes located along Lisburn and Simmons Roads where the low pressure sewer line runs in front of the properties. The laterals are there, but the homes were not required to connect and were grandfathered at that time until 2013. The tapping fee would be around \$4,000 each, for a total of \$32,000 and the annual user fee is \$1,000 each unit, for a total of \$8,000. These amounts would help defer the costs of the southern district.

Several notices have been sent to the property owners through the years to keep them updated on the status of the sewer in that area. The homes that do not have the infrastructure already there will not be required to hook on to the sewer at this time. The 6-8 homes that do have the infrastructure installed will be required to hook up. Notices will be sent explaining the difference, along with connection notices to the 6-8 homes that will be asked to connect within a certain time frame.

The Solicitor was directed to draft the letters, review the background minutes over the years, review the connection letters and get a breakdown of costs involved to make the connection for the 6-8 people involved.

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to send connection letters to the 6-8 residents requiring connection to the sewer line by the end of 2013, and to send letters to the remaining residents of the Lisburn Meadows Development not hooked to sewer explaining why they are not being asked to connect at this time.**

BILLS

**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 bills as prepared.**

STAFF COMMENTS:

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to set the mileage reimbursement rate at \$.565, the IRS rate.**

Mr. Rogalski advised the Board, on behalf of the Mechanicsburg Borough Planning Commission, that a Rutters will be placed at the point in Mechanicsburg.

Mr. Simmons questioned if we should be concerned with the drones flying in the area. He heard a rumor that the liquid fuels funds are going to be taken away from townships, which would severely affect our road system.

Mr. Kehoe said the AED unit for the baseball association is on back order. The point person to interact with Kent Kerstetter in selecting the ideal location for the placement of the AED is Maryjane Miller. Mr. Kehoe suggested the township office and road staff be training in the use of the AED, as well as basic first aid training. This is normally offered by the Red Cross. He will write up something and get a program started.

Mr. Castle asked for the troops and their families to be remembered. He mentioned the two PA National Guardsmen who were just killed. The next meeting is May 9 at 7:00 PM. The Township is applying to PennDOT for the installation of warning signs at the intersection of Lisburn Road and Fairway Drive. The Township has applied for a DCNR grant to purchase the Minnich land. The Monroe School Fair is scheduled for May 10. The 4<sup>th</sup> Annual Senior Day will be held at Allenberry on May 14. Primary Election is on May 21. The 14<sup>th</sup> Annual Community Day is scheduled for June 15. Help is needed. God Bless America.

ADJOURN

**The meeting was adjourned at 8:50 PM.**

Respectfully submitted,

Marjorie E. Metzger  
Administrative Assistant