

February 14, 2013  
7:00 PM

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

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 reported there were 35 calls in the month of January for West Shore EMS.

Heather Dunn provided information on the movie screen proposal for Monroe Elementary School PTO. A family movie night would be provided several times a year and the entire community would be invited. The kick off day is proposed for Earth Day at the school, which would be held inside and be just for the elementary students. There is the possibility of holding a movie at Joe Carr the Friday night prior to community day. The Recreation Board has reviewed the proposal and is recommending the township become a sponsor by donating \$2,500 toward the purchase.

Steve Paulus asked for projected sewer costs and user rates for 2014 for the southern district. He expressed his concern with the current high user rates and how it affects many residents, especially the elderly on fixed incomes. He shared some numbers of the costs of sewer versus the costs of having a septic system, and the costs of paying sewer over a time period of 30 years at today's rate would total \$36,000 versus the \$3,000 for the on lot septic system. The small number of sewer users cannot continue to support the increasing cost of sewer and be responsible for what South Middleton and the Department of Environmental Protection decide. He asked the Board to consider the costs and the ability for residents to pay before signing for any more loans. He asked the Board to consider all options, such as re-zoning, recruitment of developers, and allowing more commercial development. Every sewer rate increase takes money out of the economy. He asked the Board to keep the public informed with what is going on and to get the public involved.

Mr. Bruening explained the liquidated debt reports will be done when the bonds are considered, and that will give us the information for rates. The numbers received from South Middleton indicate Monroe's share is \$3.166 million. This will be debt service which will have to be covered by user rates. There will be increases. It will take a couple months to know the figures.

Mr. Simmons said the rates were increased \$20 a quarter this year before the borrowing of more money. We are currently paying just interest on some of the bonds. What we currently

owe plus the new financing structure will have to be paid for by the users. Forty percent of the proposed project with South Middleton is for the Chesapeake Bay initiative. The other sixty percent is for upgrades to the plant. We have tried to fight it and have been brushed to the side. If we rezone for more development, then we must buy more capacity, and then we will be responsible for a larger share of the plant expenses.

Mr. Kehoe expressed the Chesapeake Bay initiative is an unfunded mandate that was jammed down more than our throats. He has not seen any decent solutions to work on. We try to optimize our financing structure but the southern district is costing an incredible amount of money. If there is a constructive way around it, we would listen and explore the option. The Board is open to hear any ideas or concepts to be explored, but it takes more than the three Supervisors. It is affecting the entire township. It affects what we can do and the planning for the future. It is over the heads of the entire township and is dangerous. We don't have debt in our own homes like this. We have stuck our noses in South Middleton's business trying to control whatever costs we can, but it is much more than that. Our new Solicitor has been working for a year looking through grants and funding, but we do not qualify for many of them. His efforts are very much appreciated. We do need to do more.

Mr. Castle said we are all frustrated. There are no grants. It is tough. The legislators continue to force mandates down our throat with the Chesapeake Bay initiative and this country is going bankrupt. He recommended everyone should contact the legislators. We have to grow smart, and we have been working more with the builders.

Richard Beaty provided a written report on the update of the Cumberland County Tax Collection Committee and the Cumberland County Tax Bureau for the Board to review.

#### 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 December 13, 2012 meeting.**

**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 minutes of the January 7, 2013 Reorganization meeting.**

**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 minutes of the January 7, 2013 Regular meeting.**

#### ROADMASTER REPORT

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the Road Crew to fix the lateral concerns that were found during the inspection of laterals in the Churchtown area.**

Mr. Castle mentioned the road crew is very talented, who can make the corrections instead of needing a contractor. Mr. Kehoe mentioned this work is just part of a plan to work through the southern district and inspect the laterals ourselves to identify the lowest cost projects that will give the biggest bang for our buck, and not wait for a large grant.

**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 Roadmaster's Report.**

#### ZONING OFFICER'S REPORT

Mr. Rogalski mentioned the zoning ordinance is normally reviewed every three years for any potential updates or revisions. The Board agreed to consider any revisions. Mr. Rogalski will provide a list of items he has compiled over the past three years.

**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

Mr. Pykosh has a new agreement ready for Allenberry to sign to address the issues with the new meter and the Dixon property. He needs a few more figures from South Middleton for the adjustment for the two quarters that were extremely high due to water leaks. The sewer billing for Allenberry will now be done from the meter readings. This agreement gets us back on track, and will be prepared for the next meeting.

##### UTILITY AUDIT

Mr. Laidler present. Mr. Pykosh reviewed the submitted information for the company to provide an audit of the utility billings for the past three years. The company gets 50% of any refunds, and then the Township must pay them for an additional three years of what the potential savings would be. The Board determined this is not in the best interest of 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 close out discussion on the utility audit proposal, and to not get involved.**

##### SOUTHERN SEWER CHANGE ORDER AND PAYMENT CERTIFICATION

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve change order #3 for Kreider in the amount of \$22,037.45.**

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve payment #4 for Kreider in the amount of \$93,143.73.**

Mr. Bruening is hoping to close out the H2O grant by next month. Any unused portion of money can be put toward the needed repair on Blossom Terrace. There is no structural damage to the pipe but there are two laterals leaking.

#### AGRICULTURE SECURITY REQUEST

Mr. Pykosh said the agriculture security request received for the inclusion of 132 acres will be heard by the Board of Supervisors at their April 11 meeting. The Planning Commission and Agriculture Security Committee have already completed their reviews and will be providing written recommendations.

#### FIRE MARSHAL

**On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to appoint Jeremy Zeigler as Fire Marshal and Mike Mixell as Assistant Fire Marshal for 2013.**

#### NEW BUSINESS

#### PLANNING COMMISSION APPOINTMENT

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to appoint Jose Napen to serve a two year term on the Planning Commission.**

#### WILLIAMS GROVE HISTORICAL STEAM ENGINE ASSOCIATION LAND DEVELOPMENT PLAN

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to grant a time extension to the Williams Grove Historical Steam Engine Association land development plan through June 30, 2013, as requested.**

#### MYERS/MYERS & CHURCHTOWN CHURCH OF GOD FINAL PLAN

Milt Davis present. The church is selling approximately 5.49 acres to Mr. Myers to be used for the horse farm. The township engineer's comments dated January 31, 2013 were reviewed.

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to grant the waivers for the Myers / Church of God final plan as follows: 1) Provide stormwater management (406.5.4); 2) Provide contour information in accordance with Section 407.3.1; 3) Locate healthy trees of a caliper of 6" or more; and 4) Show existing structures on site with finished floor elevations per 402.4.18.**

**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 Myers / Church of God final subdivision plan, contingent upon satisfaction of the township engineer's comments dated January 31, 2013.**

ALLENBERRY ASSESSMENT APPEAL

Mr. Pykosh said this matter has been continued indefinitely by the county so no action is required at this time.

**On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to table the Allenberry Assessment Appeal matter.**

CONDITIONAL USE – DETRAGLIA

Mr. Rogalski said the conditional use application has been submitted and will be reviewed by the Planning Commission at their March meeting. There is an existing non-residential metal building on the property that Mr. Detraglia proposes to use to store certain items. He then wants to construct another building for his excavating equipment and office. Mr. Detraglia has also mentioned having someone other than the owner on site as a mechanic, which would be a home occupation use. This portion will be forwarded to the Zoning Hearing Board for consideration.

**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 hearing date for the Detraglia conditional use request for March 14, 2013 at 6:00 PM.**

MONROE PTO MOVIE SCREEN PROJECT

The Recreation Board has reviewed this request and is suggesting the township be a sponsor of the project by donating \$2,500 to the Monroe School PTO. There is room at the school for storage. The commitment from the school PTO would be at least one public event a year in the Township. This is another way of showing interest in the elementary school. Ms. Dunn was thanked for her efforts and time.

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to donate \$2,500 to the Monroe Elementary PTO toward the movie screen project.**

LAND PURCHASE – PARKVIEW

Dennis Minnich, who subdivided the Sam Leib property is interested in selling the first lot to the Township, which could be added to the Joe Carr complex, and be used as a buffer for the community day fireworks. The Township cannot offer more than what an appraisal would be approved for. The lot is a little over two acres. There is money in the Recreation-Subdivision Fund, and there is a possibility of applying for a grant.

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the Solicitor to have an appraisal completed on the lot that could potentially be purchased from Dennis Minnich, and to have Mr. Pykosh be in touch with Mr. Minnich.**

## ROAD INSPECTION

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to set road inspection for Saturday, April 6, 2013 at 8:00 AM.**

## SOUTHERN SEWER – CRISWELL

Mark Farrell mentioned South Middleton is moving forward with shutting the gate at Criswell Drive cul-de-sac next month. Knox boxes are being installed and the fire company will have access.

## MONROE BASEBALL

Mr. Kehoe mentioned the baseball association received an AED unit from the Nicholas Ryan Over Foundation. Coaches will be trained on use. It was suggested that the road crew and office staff also be trained. The unit will be stored in the concession stand at Founder's Field during the baseball season. On the off season, the baseball association is requesting to store the unit inside a township building, which they would need access to. The Board agreed to work something out on storage and access.

Heather Dunn announced the baseball association purchased a finisher attachment, which will lift and drag the fields in one step.

## WORKERS COMPENSATION COVERAGE

Due to changes in law concerning firefighters, the workers compensation coverage will no longer be provided by the township's insurance provider. The coverage for the fire company will more than likely have to come from the state workers insurance. The Board agreed to have the township office assist with the insurance application, to provide the administrative service of overseeing the insurance policy and claims, and to hold the policy if possible with funding coming from the Fire Service Tax funds.

## KEITH RHOADES SEWER

Mr. Rhoades' home burned in White Rock Acres. The lot is currently vacant and is for sale. The Board discussed the sewer connection, the idea of disconnecting, the question of reconnection when someone is ready to build, any fees involved, and the release of not paying any additional user fees until that time. The Board agreed that the connection was already paid for, so it should not have to be paid again by the new owner. The lateral has been capped off so there is no sewer flow at this time, so there should be no charge for sewer use until a new home is built and connected. Mr. Pykosh will communicate this information to Mr. Rhoades.

## BILLS

**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 bills as prepared.**

STAFF COMMENTS:

Mr. Rogalski said the property at 227 Brindle Road is being auctioned by the bank and there is a potential buyer. This property has been abandoned for several years and foreclosed.

Mr. Simmons presented Mr. Castle with a birthday cake and wished him a Happy 70<sup>th</sup> Birthday.

Mr. Castle asked for the troops and their families to be remembered. The next meeting is March 14. The offices are closed for Presidents Day. The Easter flower sale will be held on March 29 & 30. He offered his condolences to the Nancy Codner family. She served on the Planning Commission and worked the election polls. Mr. Castle shared the letter from Mike Eckstein, commended the road crew on their snow removal efforts. He asked for a letter to be sent to the road crew members and to provide a copy of Mr. Eckstein's communication. God Bless America.

ADJOURN

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adjourn at 8:55 PM.**

Respectfully submitted,

Marjorie E. Metzger  
Administrative Assistant