

January 7, 2019
7:56 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
Carl Kuhl, Supervisor

Michael Pykosh, Solicitor
Chris Gleeson, Solicitor
Greg Rogalski, Engineer
Karen Lowery, Secretary/Treasurer

Mr. Castle reminded the audience that speakers are asked to keep their comments to 5 minutes.

SPEAKERS FROM THE AUDIENCE - None

CONSENT AGENDA

1. Approval of Minutes – December 13, 2018 Regular Meeting
2. Roadmaster's Report 12/1/18 – 11/1/19
3. Engineer/Zoning Officer's Report 12/1/18 – 1/1/19
4. Reaffirm Trindle Station Phase 2, Section 3, 4, 8 & 9 Subdivision Plan
5. Approval of Bills (as prepared)

On the motion of Mr. Kuhl, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the consent agenda items as listed, and to include the edits December minutes.

OLD BUSINESS

STORMWATER FEASIBILITY STUDY

Mr. Rogalski stated that a draft RFP had been provided at the last meeting and he was looking for comments or changes. Mr. Kehoe provided his comments/questions to Mr. Rogalski. Mr. Kuhl said his questions were answered.

On the motion of Mr. Kehoe, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorize the advertisement of the RFP for the Stormwater Feasibility Study.

NEW BUSINESS

RESOLUTION 2019-01

On the motion of Mr. Kuhl, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2019-01, which appoints Smith, Elliott, Kearns & Company, LLC to perform the 2018 audit.

RESOLUTION 2019-05

On the motion of Mr. Kehoe, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2019-05, which establishes disposition of Specific Municipal Records.

RESOLUTION 2019-06

On the motion of Mr. Kehoe, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2019-06, which establishes the tax certification fees and charges.

BREECHES AT ALLENBERRY BOND ESTABLISHMENT

On the motion of Mr. Kuhl and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to establish the Breeches at Allenberry Bond for \$999,529.38, per Mr. Rogalski's December 26, 2018 letter.

AWARD BIDS FOR OIL/ CHIP AND LINE PAINTING

On the motion of Mr. Kehoe, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors it was duly RESOLVED to award the bids for Bituminous Seal Coat and Line Painting to the lowest bidder as provided on the memo dated January 2, 2019.

SCHEDULE 2019 CAPITAL PAVING PROJECT REVIEW

Mr. Rogalski requested that he and Greg Hertzler meet with the Board to review larger budget road projects and other items.

The Board scheduled the group to meet on February 7th at 7 AM.

STAFF COMMENTS

Mr. Kuhl asked Ms. Lowery to contact PFM to check on paying down the debt in the Northern District.

Mr. Kuhl said the interest rate at the bank increased and the office was not notified. He would like to look at the banking rates and other options for a more efficient and profitable return.

Mr. Kuhl said he is reviewing the revenue and expenditures for the year and will contact Ms. Lowery and Mrs. Wood with any questions.

Mr. Kehoe noticed the crane behind the firehouse, which means the cell tower is being installed on to help improve cell reception.

Mr. Kehoe noticed the bid schedule for sewer work on Blossom Terrace and would like to hold an outreach meeting for the residents. Mr. Rogalski said the bids are due in February, once he has more specific information he plans to send out a first notice to inform the residents and then a second notice when the work is getting ready to start. Mr. Kehoe offered to help with contact information if possible.

Mr. Kehoe suggested that the Eagle Scout Project list be updated by the end of February.

Mr. Kehoe announced that he is running for re-election for 2019 and, if re-elected, he looks forward to serving the township for another 6 years. We have done a lot of good things over the last 6 year and a lot of improvements in different areas. There have been advancements in planning, he feels they are doing a fairly good job and looks forward to continuing.

Mr. Castle would like to keep things moving forward with the sewer. He added that we need the flow data to make a better decision. Mr. Rogalski said the data would be available in a month and then the area could be televised if need be. Mr. Castle added that there could be problems with the system, as it is around 20 years old. Due to the infiltration he has been dragging feet to pay off any more debt than what has been budgeted for. We need to check all funds and maybe start with the public safety fund to see if we can get a better interest rate. The office staff needs to verify what amount of money needs to be kept with F&M Trust due to our recent loan agreement. We need to work together as a Board to start looking at our interest rates and diversifying our investments may net bigger returns. He would like to see the Northern Sewer quarterly rates reduced by \$35.00 and feel they would still be in pretty good shape.

Mr. Castle made a motion to reduce the Northern Sewer quarterly rates by \$35.00. Mr. Kuhl seconded the motion.

Mr. Kehoe stated that Monroe Township is 10 million dollars in debt with the sewer. He added that qualifications and warnings for any financial investment is that past performance is not an indicator of future results and this is what is at hand with the sewer budgeting that has been done. A few volunteers, with no fiduciary responsibility, have looked at budgets and expenses of the past few years and created a budget. That budget is not a capital plan, analysis, or a plan of what we need to look forward. We have learned hard lessons of the cost to borrow money and, because of the lack of planning, what it is like to borrow money at the last minute to address problems. He believes all of the Supervisors were elected to properly plan and organize to avoid to be so reactionary at such a high cost. Even our auditor has told us that the

appropriate reserve amount for the sewer budgets can't be known without a 3-5 year plan. We need to plan to be proactive versus reactive with all of our departments: sewer, equipment, roads, township buildings, fire department. He does not disagree with the request of paying down debt as much as possible and maintaining a properly operating system and optimizing the rates for that. It doesn't make sense to address unsubstantiated rate reductions when we have a meeting scheduled in March with the Municipal Authority to discuss a capital plan and organizing going forward. It was also brought up about lowering rates in the Southern District and we had residents come forward saying to keep the money and fix the problems, but we don't have that look forward. If the cost of the debt exceeds the cost of the interest of the money not working for us, then isn't the right answer not changing the rates as much as accelerating the pay down of the debt? He fully anticipating getting into discussions like this with the Municipal Authority to work on a future plan, but not to be reactionary to a few comments that were received. He will never disagree with optimizing reserves, budgets and user rates, but it's been very reactionary and short sighted. The Municipal Authority has done excellent work in the last 4-5 years by moving forward, improved inventory of system, improved bad debt. He understands and respects the need and desire, but thought there was a process to go through first. He is disappointed that this is coming up in this manner, 2 months prior to the scheduled meeting. He requested the Board to withdraw the motion until the March meeting with the Authority.

Mr. Kuhl said the township is divided with the sewer/septic. Septic systems typically last 20 years and cost about \$20,000 for replacement. Once you are hooked to public sewer you are good unless there is a lateral issue. We have no control over Dillsburg and what they charge, and we have no control over Allenberry or the trailer park system. The two areas we have pay more in sewer rates more than the rest of the market. The debt is an issue. He has heard from several residents that the number one concern is the sewer. Mr. Kehoe added that we have done a lot of good work in the last 6 years with the current Authority and they deserve credit.

Austin O'Brien, 202 Simmons Road, glad to hear it is a township problem. It is a township problem and the Board should entertain township resolution, such as an infrastructure tax for all residents. There is not enough revenue being generated for repairs and any major issues. He understands there is a problem and the inherited problem of White Rock.

Mr. Kehoe added that 800 to 1,000 people can't take on the debt load and Mr. Clancy, an Authority Board member, has advocated as to what other revenue generating opportunities there are and this has been a regular conversation.

Werner Schmidt, 779 Dogwood Terrace, encouraged Mr. Castle to withdraw the motion since this was not on the agenda and it was conveyed that this issue would be discussed at the joint meeting with the Authority. He added that he attended meeting with the sewer was first being discussed. The sewer rates in the southern district were skewed from the beginning due to previous debt owed to SMTMA. Monroe Township and White Rock didn't cause the problem. There was no plan from the beginning with previous Supervisors. He doesn't understand how

some can say there is excess money, but then say we owe 10 million dollars. A huge portion of the sewer bill is interest on loan payments and the last rate increase was because of borrowing money for the plant upgrade that we didn't know about in advance. All of the systems won't get better in the future and our choice is to have some sort of reserve so we don't have to borrow money again. He doesn't want his rate to be lowered now, and then in a few years increase even more in the future.

Mr. Kehoe clarified that the North and the South funds are restricted funds. And because of the hard lesson we learned with managing the Southern District if it was repeated in the North that would be the epitome of irresponsibility. He appreciates the work the Authority is doing, but would also like to utilize the engineer and solicitor to make sure the future plan is thoroughly looked at.

Bill Johnson, 207 Simmons Road, he is very angry about the situation. He was a township auditor in the 70's and 80's and he saw a lot of this coming because of poor decisions that were made by Supervisors at the time. There is a lot of anger with his neighbors. He did attend the Authority meeting. Information that was shared tonight and the discussion tonight should be communicated to the residents because they don't know the problems and issues.

Mr. Kehoe completely agrees that something should go out and he had planned to create a politically correct, legally sound history of the township based on the debt taken on. It's been two years and with staff changes that have taken place he hasn't gotten this history created.

Mr. Schmidt said that the township had published a white paper explaining some of the information Mr. Kehoe is referring to back when the White Rock system was conveyed to the township. He hopes that the Supervisor and Authority can get the sewer system in good enough condition that maybe a private company would be interested purchasing the system. He agrees that for the first time in 26 years we have some good people on the Municipal Authority, Board of Supervisors, Engineering and Legal, and he feels the next logical step is to discuss this at the March meeting.

Mr. Castle said they will be meeting with the Authority to get a plan, work together and set priorities moving forward.

On the motion of Mr. Kehoe and seconded by Mr. Castle the previous motion to lower the northern sewer rates was withdrawn.

Mr. Kehoe said that being a small township we are all flawed in being able to effectively communicate and he apologizes on behalf of the township that the info being provided is so emotionally disturbing. His goal has always been to do what is best for Monroe Township.

Mr. Kuhl added that in this year's budget for the Southern District 61.7% of the money goes toward debt, 19.3% goes toward for process 11.7 maintenance, 22.3 is for repair that is

115% of the amount brought in. There is a project planned this year to correct some issues in White Rock. In the North experts have said that 20 to 25% of the billable amount should be set aside for repairs, but that amount may be being exceeded. We will wait until March to discuss this.

Austin O'Brien keeps hearing north/south, but it is Monroe Township. Every resident in the township holds some responsibility to the debt the township incurred and action needs to be taken. We need to get ready to upgrade infrastructure because development is coming this direction.

Werner Schmidt shared some history from when the sewer started that Art Bear, the previous operator of the SMTMA, had suggested that the township create one district so that when and area ages the repairs costs are covered by all of the users, not specific areas. He never heard another word as to why that logic was not utilized.

Randy Jackson, 314 Monroe Street, said that Monroe missed the boat when they didn't accept the offer of the developer to build a sewer system at Monroe Acres. He added that we don't want a private company to own the system because they are a private industry and can bill the customers for repairs in other areas. Mr. Kehoe said that with a private company the repair cost gets spread over all of the utility company customers.

Mr. Castle asked everyone to remember our Troops, Police Officers and First Responders. The trivia question was "In J. Edgar Hoover, what did the J stand for?" Answer was John. Quote of the Day: "If your actions inspire others to dream more, learn more, do more and become more, you are a leader." – John Quincy Adams. God Bless America.

ADJOURN

The meeting was adjourned at 9:20 PM.

Respectfully submitted,

Karen Lowery
Secretary/Treasurer

TO: Board of Supervisors
 FROM: Greg Hertzler, Roadmaster
 December 28, 2018
 SUBJECT: Roadmaster's Report

PROJECTS BEING WORKED ON

PROJECTS	NOTES	ESTIMATED COMPLETION DATE
Plow and salt		When Needed
Service Equipment		on going
Camera sewer lines	White Rock if not to cold camera fogs up	On Going
Flow Meters	Check Flow Meters	On Going
Haul Anti skid	Get ready for winter	When Needed
Brush cutting	yearly list	On Going
Show Damon around the twp.	New Employee	1/3/2018
Salt brine unit	need to mount on rear of #4	1/8/2018
Straighten up signs		1/30/2018

PROJECTS COMPLETED

PROJECTS	NOTES	COMPLETION DATE
Camera sewer lines	White Rock (on going)	12/30/2018
Flow meters	Trindle rd area	12/26/2018
Haul anti skid	winter	12/13/2018
Brush cutting	Lisburn and 174 blinking lights	12/19/2018
Lift manholes	Trindle road area	12/12/2013
Fix sewer shut off valve	Brandt rd.	12/10/2018
Install school bus ahead signs	Baish rd.	12/12/2018
Install watch children signs	Baish rd. and Monroe Acres	12/12/2018
Install snow gaurds	Joe Carr	12/13/2018
Site visit with Greg Rogaski	MS4 violations Trindle Station	12/14/2018
Sweep rds.	3rd time after oil and chip	12/5/2018
Ditch Creek rd	water problem	12/6/2018
Meet Lori from County	Traffic counter Shannon rd pipe replacement	12/3/2018

MEMORANDUM

TO: Monroe Township Board of Supervisors

FROM: Gregory R. Rogalski, PE
Monroe Township Engineer/Zoning Officer

DATE: December 28, 2018

SUBJECT: December Activity Report
File Reference No. MNTWP MTG18

The following activities were performed during the period between 12/5/18 and 12/28/18:

ENGINEER

1. Reviewed two stormwater issues at various locations throughout the Township.

ZONING

1. Issued 1 Zoning Permits and 4 Building Permits for a total of \$290,500 in new construction.
2. Responded to phone calls and attended one meeting regarding requirements for zoning/building permits and zoning and subdivision and land development regulations.
3. Held office hours every other Tuesday from 8:30 AM to 12:00 PM which included 2 meetings with residents during those periods.

CAPITAL PLANNING

1. ACTION ITEM: Initial contact to be made with the property owner at Eppley & S. Locust Point Road (Lehrman) to inquire about possible dedication of right-of-way for future sight distance improvements at this location. **NOTIFICATION ISSUED, PROPERTY OWNER REVIEWING REQUEST.**

2. ACTION ITEM: Perform a survey of the residents in the Monroe Acres area to develop a project scope for modifications to the existing park area, with possible Rec Board involvement. Develop a Master Plan for the Monroe Acres area based on responses received from resident surveys, incorporating MS4 stormwater improvements. **SURVEY HAS BEEN DISTRIBUTED AND RESULTS HAVE BEEN TABULATED.**

3. ACTION ITEM: Establish a road maintenance capital planning document, which identifies future maintenance work for budgeting purposes.

cc: A-File
File

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