

February 28, 2017
10:00 AM

The Joint Meeting of the Township Board of Supervisors and the Planning Commission was called to order by Chairman Kehoe.

ATTENDANCE

Phil Kehoe, Chairman	Catalina Araiza, Manager
Carl Kuhl, Supervisor	Bill Rudy, Engineer
A.W. Castle, III	Michael Pykosh, Solicitor
Sharon Nelson, Chairperson P.C.	Karen Lowery, Recording Secretary
Sheldon Brymesser, Vice Chairman P.C.	

PUBLIC COMMENTS - None

COMPREHENSIVE PLAN PROCESS PRESENTATION

Denny Puko from DCED was present to provide suggestions when working on the Comprehensive Plan. Mr. Puko has assisted with Comprehensive Plans all across Pennsylvania and previously he worked as a county planner for 27 years.

Mr. Puko provided a handout (attached) that reviewed some of the top areas to look at when creating or revising a Comprehensive Plan. He stated that the Comprehensive Plan should be used to plan for the future. Look at how things are changing the character of the community and figure out how Monroe Township can be better. He also suggested being strategic, following a process and working the priorities into an action plan. Mr. Puko also stated that a steering committee could be helpful in creating the Comprehensive Plan and then implementing the plan.

Mr. Kuhl stated that the township relies on 3 sewer systems and only half of the township is sewer. How significant is sewer and water in the Comprehensive Plan? Mr. Puko said that the Act 537 Plan would address this unless it is older. Then coordination may need to be done. It is relevant in the Comprehensive Plan and may play into the decision, as the township would want to develop target area.

Mr. Kehoe stated the Mr. Puko said the millennials are the dominant force, but he just finished a PSATS article that the boomers are the driving force in leadership and vision of communities. They are exiting the work force and are prepared to help and get involved in their community. Mr. Puko said an analysis would need to be done to answer this. The Comprehensive Plan needs to be done looking at the next 10 to 20 years. He did agree that retired residents have a lot to give.

Mr. Kehoe said that the county is mandated to have a Comprehensive plan, but 2nd class municipalities are not. On page 4 of the handout is a list of MPC required subject matter. How can this be required if we aren't mandated to have a Comprehensive Plan? Mr. Puko said that the township could proceed with a strategic plan as an option and that you could include whatever subjects are important to the township.

Mr. Kehoe thought Mr. Puko's statement to use the Comprehensive Plan to solve problems and not create a book was very insightful. Required subject matter along with interconnectivity makes for a good plan. His question is how do you focus and get something accomplished. Mr. Puko said there has to be a priority setting process to get the consensus.

Ms. Nelson said that when the current Comprehensive Plan was done a survey was sent to each household. There was a good response rate and a consensus was received. Are there other ways with a broader range to gather information? Mr. Puko said that it must have been a good survey. You have to ask the right questions and widely distributing the survey will help get good results, but surveys may be expensive.

Mr. Kuhl said that the township is uniquely split. Can the plan address 2 areas of the township, but not come together. Mr. Puko said there can be different target areas for different planning strategies.

Ms. Sunday asked if there would be any pitfalls to redoing the Act 537 plans and what responses we may receive from DEP. Mr. Puko said there could be pitfalls, but what are you accomplishing by putting your head in the sand. Mr. Kuhl asked if there was something like the Act 537 plan that we could use for planning, but not redo the actual plan. Mr. Puko said you could do something like that.

Mr. Castle said there had been a good survey sent out and we received a great response. He said there are some solid parts of the plan and some parts that need reviewed. The Planning Commission could look at the plan to make it better.

Mr. Puko added that when working with a consultant the township should stay in charge of the process. They are currently reviewing the grant applications and they will be announced by the end of March or beginning of April. Those receiving grants will be able to process by May. He added that discussing the scope of work with the consultant will help provide a lot of guidance.

Mr. Kehoe thanked Mr. Puko for attending and sharing this information and Ms. Araiza for setting up the meeting.

RESOLUTION 2017-11 2010 BOND PAY OFF – NORTHERN PORTION

Mr. Pykosh said that bond council suggested adopting a resolution regarding the paying off of the Northern portion of the 2010 bond. This would give direction to M&T Bank to pay

off the higher interest portions of the bond.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by vote of the Supervisors it was duly RESOLVED to adopt Resolution 2017-11 giving direction for the 2010 bond pay off of the Northern District. Mr. Kehoe didn't vote.

EMERGENCY PROCUREMENT – LEIDIGH PUMP STATION

Mr. Rudy said that PSI Solutions reviewed the concern and provided prices for the 2 options of VFD's or pinch valve. The VFD's would cost \$9,875 or the pinch valve would cost \$5,100. He added that he hasn't had a chance to review the specs for both of these options. He would request the Supervisors to approve an amount not to exceed \$15,000.

Mr. Kuhl asked if this would be a total fix. Mr. Rudy said yes.

Mr. Kehoe explained the situation and asked if this would fix the manual operation issue. Mr. Rudy said yes.

Mr. Miller asked what happens if the VFD fails, will the station be able to run manually. What about lightning strikes? He feels these options will give better controllability, but he wants to verify the other items. We just did a \$200,000 upgrade to the station and now we are looking at another \$15,000, so he wants to make sure this will cover all of the issues and there won't be anything else. Mr. Rudy will look into these questions.

Mr. Kehoe said the Board is looking at approving an amount as to not create a delay once the review process has been completed. He would like the Municipal Authority to have input once the review process is complete.

On the motion of Mr. Castle, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors it was duly RESOLVED to approve an amount not to exceed \$15,000 to implement an acceptable solution to resolve issues at the Leidigh Pump Station.

ADJOURN

Mr. Kehoe adjourned the joint meeting at 11:15 AM

Respectfully submitted,

Karen M. Lowery
Recording Secretary