

May 31, 2017
1:30 PM

The Special Meeting of the Township Board of Supervisors was called to order by Chairman Kehoe.

ATTENDANCE

Phil Kehoe, Chairman
Carl Kuhl, Supervisor
A.W. Castle, III

Greg Rogalski, Engineer
Michael Pykosh, Solicitor
Paul Lundeen, Special Council
Karen Lowery, Recording Secretary

SPEAKERS FROM THE AUDIENCE - None

ACH HOLDING ACCOUNT

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to open a holding account with F&M Trust to allow for ACH payments with the utility billing program.

PROVISION OF PUBLIC WATER AND SEWER FOR BREECHES OF ALLENBERRY

Mr. Kehoe stated that the purpose of today's meeting is to discuss the concept that South Middleton Township has put forth to provide Allenberry sewer and public water directly. The objective is to determine whether Monroe Township supports South Middleton Township's direct supply and if so, agree to proceed with the creation of a Developer's Agreement that would be put in place between Monroe Township, South Middleton Township and Trinity MSB. A draft agreement for the sewer and water supply has been created and is being reviewed.

Mr. Kehoe added that this is part of a much bigger picture for Monroe and South Middleton Townships. Monroe Township's sewer distribution system feeds into South Middleton Township's treatment plant and has been the sticking point between the two. Allenberry is good for both township's and a properly operating sewer system is also good for both townships. The South Middleton Township offer to supply sewer and water directly to Allenberry also comes with an offer for both township's to make a good faith attempt at seriously evaluating South Middleton Township's acquisition of Monroe's sewer system with the long term objective of rate reduction and system modernization.

Mr. Castle is thrilled that the South Middleton Township Supervisors took the bull by the horns. He is pleased with South Middleton's attitude and cooperativeness to work together for the community. He added that we are starting a new page and we are lucky to have gotten to this point.

Mr. Kuhl fully agrees with Mr. Castle's statement. He is happy with that the discussions are moving forward and appreciates the efforts and desire to work together.

Mr. Genbusia, South Middleton Township Supervisor, stated that there have been a lot of people involved in these discussions and it was a coordinated team effort. He stated that South Middleton Township is interested in evaluating the possibility of taking over the entire sewer system. And he added that the acquisition would move forward someone from Monroe Township would be on the Authority Board as a representative. This would be a team effort.

Mr. Kehoe stated that this is a leap of faith for Monroe Township and the potential agreement with the Allenberry Development is providing the opportunity to trust and verify the possibility of working together. He would like to keep the trust moving forward and everyone working on the bigger picture.

Mr. Rogalski stated that the big picture make the most sense to serve Allenberry and provides options to Monroe Township. He has concerns about moving forward, but hopes to see it done in a smart manner and that the lines of communication are kept open. For the first time there is light at the end of the tunnel. There may be an opportunity to maintain rates where they currently are because Monroe Township has a huge cloud hanging over our heads with the sewer system in general.

Mr. Lundeen has been in discussions with South Middleton Township and doesn't see a legal reason to no move forward. It becomes a business judgement for the township.

Mr. Walker stated that he has had good conversations with South Middleton's solicitor, Mr. Salzmann. He has a few comments, but is satisfied with the progress and content of the agreement.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to proceed with working with South Middleton on the Developer's Agreement in a good faith effort with the intention of working on the larger program of a more efficient and effective integrated structure between Monroe Township and South Middleton regarding the sewer system.

EXTENSION FOR PRIOR CONDITIONAL USE APPROVAL FOR BREECHES OF ALLENBERRY

Mr. Pykosh that the time extension was for the conditional use decision form 2003 that has been extended several times. The last extension was in 2012 for 12 months and 20 days, which started in 2016 after the Permanent Extension Act expired and is now coming to an end.

Mr. Walker stated during a conditional use approval a time frame of 2 years is granted to obtain the paperwork and permits needed to start the project and then 1 year is granted to finish the project. Since this development of 128 homes will be done in phases, the 1 year build time is not possible. Mr. Walker requested an extension of 2 years to obtain the permit and then requested 5 years to finish building.

Mr. Pykosh felt this was reasonable. Mr. Rogalski added that the original approval granted a 10 year build out time.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly approved grant a 2 year time extension to obtain permits that will expire on May 31, 2019 and grant a 5 year time extension to build the development that will expire on May 31, 2024.

Mr. Kehoe asked if the Conditional Use Deliberation will be held as scheduled. Mr. Pykosh explained that Trinity MSB has granted the Supervisors an extension to act on the Conditional Use Hearing. He added that the deliberation meeting will still be held for the Board to determine if they want to make a decision or schedule a new meeting date. Mr. Pykosh recommended accepting the extension since the issues are being worked on.

Mr. Walker wanted to explain to the audience that Trinity MSB granted an extension until almost the end of July since obtaining water from SMTMA is being worked on. If the agreement works out then the conditional use application could be withdrawn.

Sharon Brandt asked if the draft agreement would supply water and sewer directly to Allenberry and give them a lower rate. Mr. Kehoe explained the agreement would be just for Allenberry and the agreement or contract is still being worked on and rates are being negotiated. The larger picture is working toward the discussion of SMTMA taking over the Southern Sewer district. A proper larger arrangement would allow SMTMA to take over the southern sewer district which would lead to repair and improvement to the system along with the distribution of debt to a larger rate payer base and would at some time in the future lower the rates.

STAFF COMMENTS

Mr. Castle said he has been doing this for 26 years and is so pleased that we are moving forward and everyone involved is working together to make this happen.

Mr. Pykosh suggested that there should be a joint meeting held with the Municipal Authority to discuss the negotiations that are taking place.

Mr. Pykosh stated that Conditional Use Deliberations meeting is still taking place tomorrow evening.

ADJOURN

The meeting was adjourned at 2:10 PM.

Respectfully submitted,

Karen M. Lowery
Recording Secretary