

January 5, 2015
7:25 PM

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

ATTENDANCE

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

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

MONROE PROUD PRESENTATIONS

Mr. Kehoe explained the township had a need for an AED unit, and generous donations were received from the Azizkhans and Lehrmans to cover the costs. All township employees have gone through the AED training.

A Monroe Proud certificate was prepared and will be provided to Lewis & Louise Lehrman. Azizkhans received their certificate in December.

SPEAKERS FROM THE AUDIENCE

Carol Maciejczyk, 913 Spring Circle expressed her dissatisfaction with the conditions of the roads in the Wertz development area since August 2014. Many residents are not pleased. She read a prepared statement. She requested the damage be corrected immediately, and funds be set aside in the 2015 budget to pave the roads. She asked for the township office to keep the residents updated through email on the progress.

Beth Lengel, 906 Spring Circle submitted a petition to the Board from residents in the Wertz development who did not ask for the oil & chip project, and who did not want it done.

Brian Lengel, 906 Spring Circle said he moved to this area in 1998, when the sewer project was done. He appreciates the snow plowing service that is provided. He is frustrated with the condition of the roads in Wertz development, and hopes to see things move forward. He has been sweeping his driveway and throwing the stones in the garbage.

Al Fritz, 902 Spring Circle reinforced the statements that have been made regarding Wertz development road conditions. He asked for the streets to be swept every couple weeks, which would be appreciated.

The Board agreed to sweep the roads every 4-6 weeks in the Wertz development. Mr. Kehoe said the Board would not pursue resurfacing of the roads to eliminate the stones because there has been no information, no planning, no budget, and no data for anything to be set. The matter can be evaluated and discussed with the engineer.

Bonnie Flake, 1296 High Street was upset with the southern sewer rate of \$330 a quarter. She questioned how much is being paid on debt that was taken on for the developer who went bankrupt in White Rock. There is more being paid than just for the plant upgrade or sewer treatment. What are the residents getting for the \$330?

Mr. Kehoe explained the situation is very upsetting. The southern sewer debt service is what we owe on all the debt service, the projects to repair, and the new debt with the upgrade. The total upgrade project was around \$20 million. Monroe's share of that is around 13%, or a little over \$2 million. 2013 was the first year where we are paying more for to service the debt than we are for the total expenses of treatment and operations and maintenance. In 2015, it is projected we will pay over \$600,000 for debt. Treatment costs are around \$450,000. He has been working on a history of the debt, which is not complete.

Bonnie questioned why there are two sewer districts. Mr. Simmons said it is because of where the sewer goes to be treated. Financing had to be done separately for each area. There is also a sewer district that gets treated by Dillsburg. If more homes would hook up, the lower the rates could be. Mr. Kehoe said South Middleton has a lot of customers. We only have around 900 homes in the southern district. We are not paying for other people, we are self-contained, and self-liquidating. We only collect enough money for what we project to spend. We are not collecting any extra money. If anything major breaks, we will need another loan.

Don Robblee, 1459 Lutztown Road said Monroe has the highest sewer rate in the country, just google it. The high rate is totally wrong.

Mr. Kehoe said if everyone would stop paying, the township will end up paying it anyway because we are the guarantor of the loans.

John Aigeldinger, 1447 Lutztown Road said the first mistake made was not making sewer connection mandatory. The homes on Martin Road didn't hook to sewer. The lots in Parkview were waived from connecting to sewer. He is repairing his grinder pump for the third time in six years. There is no real plan.

Craig Stone, 1460 Lutztown Road questioned who determined that the township can't make everybody pay for the sewer. He stated a resident can submit a right-to-know request for the line item budget. He suggested a portion of the sewer be included in the real estate tax bill for everyone. Make it a tax. He also suggested the township pass an ordinance that will not allow any other property to be sold or built on until the sewer is paid.

Mr. Simmons said bond council advised the township that only the people receiving the service are the ones who must pay for it. Mr. Kehoe said the only way to spread the sewer rate over the 2,500 households in the township is if those people would get the service within 2-3 years. The sewer fee can only be assigned if that household would be the benefactor of the sewer service. The township can't run sewer and hook everyone up because it is cost prohibitive. It exceeds by far what would be collected.

Mr. Kehoe said any creativity is welcome. The franchise fee is new, and the township has decided to set aside 50% of the fees collected for unplanned expenses, to include sewer.

Mr. Rogalski said development is market driven.

Mr. Kehoe said South Middleton looked at a full 20 year build out and planned for the capacity they would need for that. 40% of the upgrade is for compliance and the other 60% is for the South Middleton expansion.

Mr. Bruening said the township did not purchase more capacity. Our share will be around 13%. We can't get more development because we don't have the capacity. For more development to occur, there must be more capacity purchased, or the inflow & infiltration must be reduced to free up space.

Mr. Kehoe said the concept of a private development like White Rock installing and attempting to run their own sewer will not happen again.

Mark Farrell, 1323 Asper Drive questioned if there was a way to take half the sewer bill and push it into the taxes.

Mr. Kehoe said the tax concept will be looked into. He also mentioned the idea of managing the quarterly billing can be reviewed.

Randy Jackson, 314 Monroe Street mentioned the installation of the sewer was an unfunded mandate from the federal and state government. The land was contaminated.

Mr. Bruening said the lots in Parkview will be connected to sewer when the lots are sold and homes are built. The township has money on account from the developer.

Mr. Rogalski said the lots on Martin Road were subdivided in 1972. We can't go back to a developer and say you can't put a hose on a lot that was created 45 years ago. The cost to add those 12 homes to the sewer would not be covered by the connections.

Mr. Kehoe said the only waiver was granted to lots in the Lisburn Meadows development. There are six homes now that are preparing to spend \$15,000 - \$20,000 to hook up.

Sue Aigeldinger, 1447 Lutztown Road questioned why properties were required to hook up and also need a grinder pump. Why is the pump not part of the sewer system and covered by the township?

Bonnie Flake asked how much longer the rates will be so high. Mr. Kehoe said if there is no more debt taken on, it will be at least 30 years.

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 11, 2014 regular meeting, with several editorial changes.

ADMINISTRATIVE REPORT

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 Administrative Report.

ROADMASTER REPORT

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 Roadmaster's report.

ZONING OFFICER'S REPORT

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 Zoning Officer's report.

EMERGENCY MANAGEMENT REPORT

No report. Mr. Simmons announced the water is bad at the Williams Grove Mobile Home Park because of the electric being off, so the water must be boiled at this time.

UNFINISHED BUSINESS

PERSONNEL MANUAL

The final draft manual has been distributed to the employees for their review. Mr. Castle suggested meeting with the staff as a group to review the manual, to show a little respect. Mr. Simmons said the manual is set, it is policy and that is it. Here it is, read it. There is nothing detrimental in it.

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt the personnel manual, effective January 5, 2015, and to have a follow up meeting with the staff if there are any questions.

STORM WATER POLICY

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to table the Storm Water policy.

SIGN ORDINANCE

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to table the Sign Ordinance.

UNEMPLOYMENT COMPENSATION TRUST ORDINANCE 2015-01

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2015-01, the Unemployment Compensation Trust Ordinance.

CAP COG ORDINANCE 2015-02

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2015-02, authorizing the Township to become a member of the Capital Regional Council of Governments (CapCOG).

PARKING TAX ORDINANCE 2015-03

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 Parking Tax Ordinance until the next meeting, to allow time for advertisement.

WATER SHUT OFF RESOLUTION 2015-06

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2015-06, which authorizes the shutoff of water services to delinquent sewer service customers.

LEADERSHIP COMMITTEE TO STUDY PART TIME FIRE COMPANY DRIVER

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by majority vote of the Supervisors it was duly RESOLVED to appoint the following individuals to serve on the Leadership Committee to study a part time fire company driver: Cass Gibson, Ken Shur, Tom Zerbe, Mark Farrell, and Dave Heckert. Mr. Castle will serve as the liaison. Mr. Castle voted no.

NEW BUSINESS

AUDITOR – RESOLUTION 2015-01

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2015-01, which appoints Smith, Elliott, Kearns & Company to replace the elected auditors for the purpose of making an examination of all the accounts of Monroe Township for the 2014 fiscal year.

DISPOSITION OF RECORDS – RESOLUTION 2015-05

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2015-05, which allows for disposition of specific municipal records.

WEST SHORE EVANGELICAL FREE CHURCH – BOND RELEASE REQUEST

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to release the amount of \$219,875.00 from the West Shore Evangelical Free Church land development bond for Phase 2A.

SANDERSON – BOND RELEASE REQUEST

Mr. Bruening said the maintenance bond expiration date is approaching. He reviewed the improvements and there are a few items that need to be done. He offered the suggestion of either establishing an escrow with the township for the remaining items that should be done when the weather is more appropriate in the spring, or we need to call the bond to cover the expenses. Mr. Pykosh was okay with a cash escrow.

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 Solicitor to proceed with drawing the Sanderson maintenance bond to complete the unfinished work if the developer does not post a cash escrow with the township.

AWARD 1999 GMC TRUCK BID

On the motion of Mr. Kehoe, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to award the bid for the 1999 GMC truck to Wilson Paving for the price of \$8,130.00.

AGRICULTURE SECURITY REQUEST – MUSSER

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to acknowledge receipt of an agriculture security request from John and Mary Musser for 103.4 acres and to authorize the Solicitor to advertise and set times for hearings and to move forward with the application.

ALTERNATE SEWER BILLING

Mr. Kehoe questioned if we can cost effectively bill for sewer on a monthly basis as opposed to quarterly. Can any type of incentive be offered for someone paying in advance, or yearly? He asked the office staff to look at the options and costs.

Mr. Kehoe questioned the idea of building a portion of the sewer bill into the real estate taxes, and asked for this idea to be reviewed.

BILLS

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 bills as prepared.

STAFF COMMENTS:

Mr. Bruening asked for authorization for the secretary to sign the highway occupancy application for the driveway for the new land at Parkview on behalf of the Supervisors. Mr. Kehoe questioned the need to pave more. Will the cost of more paving make the project not worth completing?

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the secretary to sign the highway occupancy application.

Mr. Kehoe said looking at 2015, completing the Act 537 plan is being tabled, but asked the engineer to provide a list of any other projects or objectives that are on the radar. He asked for the assessment of the sewer system.

Mr. Rogalski mentioned the vandalism that has occurred at the Leidigh Park, including the burning of a picnic table. He wanted the Board to be aware in case the state police gets involved. A resident has provided some information to Mr. Rogalski that appears to indicate this could be someone's second offense. The state police will be contacted.

Mr. Pykosh thanked the Board for his reappointment.

Mr. Kehoe wished everyone a Happy New Year. It was another long meeting and will be another year for sewer to weigh in heavy. It will become more difficult as the rates go up or as we take on more projects. We owe it to our residents and ourselves to think and become creative.

Mr. Rogalski suggested creating a document that shows the history of the sewer situation for residents to look at because we continue to go in a circle justifying the past. Mr. Kehoe said Mr. Bruening did that from an engineering perspective. Mr. Kehoe and the office had also worked on some financial history. He has been extremely busy, so he will turn his draft over to the office to complete.

Mr. Castle said the next meeting is on February 12. Remember the troops and their families. The trivia question was: “In what city was the first hospital opened in U.S. in 1752? The answer was Philadelphia. The quote of the day was” “Individual commitment to a group effort – that is what makes a team work, a company work, a society work, a civilization work.” - *Vince Lombardi*. God Bless America.

ADJOURN

The meeting was adjourned at 9:15 PM.

Respectfully submitted,

Marjorie E. Metzger, Secretary/Treasurer