

October 13, 2011
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Simmons. The pledge of allegiance was said by all.

ATTENDANCE

Samuel M. Simmons, III, Chairman
A.W. Castle, III., Supervisor
John Dwyer, Sr., Vice-Chairman

Marjorie Metzger, Administrative Assistant
James Bogar, Solicitor
Greg Rogalski, Zoning Officer
Mark Bruening, Engineer

SPEAKERS FROM THE AUDIENCE

Sue Sunday said FRHCA will be celebrating the crosswalk project by passing out treats at the square on October 31.

Paul Brenneman was concerned with a water problem on Stumpstown Road. The neighbor has water in his basement and has run a line to within a foot of the road. There is about 8" of water on the road, and this has been going on since April. He is concerned with the cold weather and icing conditions, and this becoming a real hazard. Mr. Rogalski said there is an issue there and the challenge is to find the correct method of enforcement.

Jere Heinze was very concerned with the increase in sewer rates and the ability for Allenberry to continue its operation in the future because of financial difficulties with the economy. He mentioned the 100 employees they have and the 5% amusement tax they pay for the theater. Obtaining EDU's for the proposed development next to Allenberry is also a concern. He asked for something in writing from the township as to when he can expect the EDU's to become available so he has something to work with when speaking to developers. He mentioned the concern of Monroe Elementary School closing also.

Mr. Dwyer explained the proposed repair work to be done in White Rock, which will free up some EDU's when the infiltration problems are fixed. The project will take about two years to complete. The flow will be reduced, which will free up EDU's. Allenberry is first on the reservation list for capacity. Mr. Simmons mentioned Mr. Heinze could also speak directly to South Middleton Sewer Authority about purchasing additional capacity directly from them, since they are upgrading the plant and capacity. Mr. Dwyer added that Dr. Harner, school board superintendent, has said Monroe School will not close this calendar year. There are certain members on the school board who want to close the school or financial gain. The Supervisors have made it clear that the school will close over our dead bodies. Mr. Dwyer said he is running for school board and he will never vote to close Monroe School and he will find the five votes he needs. There are 1,000 houses on the township books for possible future growth. When that growth comes, we will need that school. The township can make available the plan to make corrections to the sewer system, the expected decrease of flows, and estimated EDU's that will

become available. We have a plan and the H2O grant to work with. To make any guarantee would be foolish. Mr. Heinze asked for definitive direction, no guarantee.

APPROVAL OF MINUTES

On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the minutes of the September 15, 2011 Regular meeting.

REPORTS

ROADMASTER'S REPORT

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to accept the Roadmaster's Report.

Mr. Dwyer said work needs to be done at the intersection of Dogwood and Kuhn Roads.

ZONING OFFICER'S REPORT

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to accept the Zoning Officer's report.

UNFINISHED BUSINESS

FINANCING

Bill Carlin and Paul Lundeen present. Mr. Carlin reviewed the financial analysis and the idea of getting into the market and looking at interest rates for the new \$1 million for the southern project and to do some refunding of prior bonds. We have obtained an A+ rating from Standard & Poor. Mr. Lundeen reviewed proposed Ordinance 2011-06, which gives authorization to enter the market subject to parameters. It authorizes the issuance of a bond up to \$9,660,000 for refunding of prior bonds and new money for the southern district. The interest rate is not to exceed 4.5%, and the savings to be not less than 2.875, and hope for better. It authorizes the Board Chairman or Vice Chairman to accept the final terms without any further action at a meeting by the Board.

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2011-06 as outlined, and to add the 2.875% to Section 5.

Mr. Bogar said there have been many phone calls and Mr. Carlin and Mr. Lundeen have done an excellent job on behalf of the township.

STORM WATER MANAGEMENT ORDINANCE

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2011-03, the Storm Water Management Ordinance.

DOG ORDINANCE

On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt the Dog Ordinance.

SOLICITING ORDINANCE

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the advertisement of the Soliciting Ordinance.

SPEED LIMIT ORDINANCE – KUHN ROAD

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2011-05, the amendment to the traffic ordinance to establish a 35 mph speed limit on Kuhn Road.

PENN WASTE – ORDINANCE REVISIONS REQUEST

The Penn Waste representatives have requested to be tabled until the November or December meeting.

APPALACHIAN TRAIL CONSERVANCY – STORM WATER WAIVER REQUEST

Mr. Rogalski provided information from the Conservancy. They feel their project should be exempt from the Stormwater Ordinance because of it being federal land. He feels at least the right-of-way at Kuhn Road should be considered, which is not federal ground. This will be reviewed by Mr. Bruening.

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to table the Appalachian Trail Conservancy request.

NEW BUSINESS

BUDGET FOR 2012

Mr. Castle mentioned the increase in real estate tax has been discussed for several years. The proposed budget includes a slight increase, about 2% in the real estate tax. This would be

about \$5 additional on a \$100,000 property. The township has held the real estate taxes for over 40 years.

Mr. Castle read a prepared list of items the township has done over the past few years to cut costs. Laying off an employee has been mentioned, but that would not cover the increase that is needed. It would only lead to a lack of services, and that is what we pride ourselves in. The road crew does an outstanding job, and we would be remiss not to stay where we are with man power.

On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt the tentative budget for 2012.

Mr. Simmons mentioned the possibility of the West Shore EMS taking over ambulance coverage for the entire township, which would be a savings in contributions. He suggested increasing the library contribution from \$1,000 to \$2,000, however, the Board agreed to hold on the increase for next year.

AUDITOR SERVICE FOR 2011

Proposals were received and reviewed

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to announce their intention to hire Smith Elliott Kearns to provide the auditor service for 2011. This will be advertised for final action in January 2012.

TRINDLE STATION – SECTION 7 DEED RESTRICTION

Frank Tamanini was present. There was a lengthy discussion concerning the proposed language for a deed restriction for Lots 7, 8, 9, and 10. The original plan was approved with the agreement that Mr. Tamanini would pay \$4,000 per lot in an escrow or bond to cover any work that may have to be done in the future to the sewer line that is now located under the sidewalks because of a change in the plan. The deed restriction would shift the burden to the property owner. If repairs are needed in the future, then the township would have to take legal action against the property owner to get the money. After some time of discussion, Mr. Tamanini agreed to pay the \$16,000 for the four lots.

On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to determine the total amount due for Lots 7, 8, 9, and 10 is \$16,000, to be paid as follows: \$8,000 must be paid prior to the filing and recording of the subdivision plan; and then \$2,000 must be paid for each lot (lots 7, 8, 9, and 10) prior to the granting of the occupancy permit.

SANDERSON DRIVE DRAINAGE ISSUE

Janet Klugh and Glen Klawitter present. They built a home at 317 Sanderson Drive and put a pipe in their driveway. Their neighbor built a home at 325 Sanderson Drive and the grades are not right. There is no pipe in the driveway and the water runs on to 317. The neighbors and developer have talked several times, but the problem still exists. Mr. Rogalski said Sanderson Drive is not a township road, so the township has no recourse against the property owner because of that. The township does hold a bond on the developer, which could be pulled but that would be more to make corrections to items that have not been completed properly with the road. The grading on the subdivision plan must be followed, and the developer must see that happens. Karen Sanderson, developer, said she has talked with the neighbor, and it may require some type of legal action to accomplish what is required.

Mr. Brueining said before the township can accept the road, all the conditions have to be met. It is incumbent upon the developer to make sure all the work is done by the builders and homeowners. The drainage is not correct on the road. It is not an issue for the township. Once the road is offered to the township for dedication, then it becomes an issue. The bond is self-renewing and is a performance bond at this time. Mr. Bogar said it is the hope of the township that this matter can get resolved.

AMBULANCE COVERAGE

Mr. Simmons said he is a member of the West Shore EMS advisory board. There is a possibility of them taking over the coverage for the township. Originally they were looking at taking over the area that is covered by the Dillsburg ambulance. Mark Farrell asked if West Shore would relocate an ambulance? Mr. Simmons said there is a possibility of putting an ambulance in Upper Allen and one in Mt. Holly. That would be part of the process. Mr. Dwyer suggested looking at all the options. Does the service get better or remain the same? If their coverage area gets bigger, will they require a larger donation? Mr. Simmons said no, they don't even ask for a donation now. Some townships don't give them anything. Mr. Castle asked if West Shore has qualified personnel and equipment? Mr. Simmons said yes, they are one of the top in the area.

CUMBERLAND COUNTY TAX COLLECTION COMMITTEE 2012 BUDGET

On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the 2012 budget of the Cumberland County Tax Collection Committee, as presented.

BILLS

On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the bills as prepared.

STAFF COMMENTS

Mr. Bruening said the guide rail on Eppley Road cannot be done without a means of termination with the turnpike bridge. He will ask them to include this project in their next years budget. The township has applied for a grant for their portion of the project.

Mr. Rogalski reviewed the recommendation from Barton Associates with regard to the HVAC system. The roof unit that runs the meeting room and offices was designed to run for full occupancy. It pulls in air all the time. To replace this unit would be costly. Another issue is the control system is not set up correctly. There is a fan that runs 24 hours and pulls in outside air through the building. That creates the humidity in the building. There are building envelope issues. The control system could be redone, which would require a button to be pushed to turn a system on 3 hours in advance of the use, and shuts off 1 hour after the use. Some type of coil is needed in the system. The solution would be to make the offices a separate zone and a zone for the meeting room, but that would be expensive. The Board agreed at this point to move forward with the system controls.

Mr. Dwyer mentioned the new lien collection policy that was instituted for the sewer in arrears. Since the new policy went into effect, we have collected around \$17,000 in back sewer. It has gotten people's attention and we are making progress.

Mr. Dwyer mentioned the Commonwealth of Pennsylvania is facing critical financial problems. The public school teacher's pension is \$19 billion under funded. It is projected to reach \$40 billion by 2020. Where is this money coming from? When we talk about raising taxes just for Monroe Township to keep our services, it is nothing compared to what is coming to us. We must be aware of what is going on around us.

Mr. Castle asked for the troops to be remembered. There is still a war going on. He reminded the residents that the sewer rate in the southern district will be increased by \$20 per quarter in 2012, and the rate in the northern district will be increased by \$15 per quarter. The firemen's relief association received a \$73,000 allocation.

Mr. Castle mentioned the sewer extension to Lisburn Meadows. The township cannot pay for that and we need to advise the people. We can't afford to put those sewer lines in. Mr. Dwyer said thank God it is not needed at this time.

Mr. Castle mentioned Trick or Treat night is October 31 from 608 PM. He reminded everyone to turn their clocks back on November 5. He reminded everyone to vote on Election Day which is November 8. Veteran's Day is November 11, so please fly your flag. God Bless America.

Mr. Simmons mentioned the information received from Representative DeLozier for an Environmental Education grant up to \$7,500. It is good news that we have collected some delinquent sewer. We must think about the people who owe a lot of money, like \$8,000-9,000. If we don't hear anything from them by the end of the year, he suggested trying one sheriff sale

in each sewer district for the person who owes the most amount of delinquent sewer. We are serious, and must do something about collecting what is owed. Mr. Dwyer agreed.

Mr. Simmons wish everyone a safe Halloween and to get out and vote.

ADJOURN

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Marjorie E. Metzger
Administrative Assistant