

March 15, 2017
7:00 PM

The regular meeting of the Monroe Township Municipal Authority was called to order by Chairman Miller. The Pledge of Allegiance was said.

ATTENDANCE

Kevin Miller, Chairman
Sue Sunday, Vice Chairperson
William Beck, Treasurer
Ronald Eckerd, Secretary

Michael Pykosh, Solicitor
Bill Rudy, Engineer
Holly Wood, Recording Secretary

PUBLIC COMMENTS

Carl Kuhl, Supervisor, wanted to inform the Municipal Authority that the 2010 bond payoff checks would be mailed on Thursday, March 16. He also said that the Board of Supervisors sent the Trebor MHP request to them on the request of Mr. Beck. Mr. Kuhl also informed the Municipal Authority that the Board of Supervisors approved money for the financial evaluation of the Township's sewer system value.

MINUTES

On the motion of Mr. Eckerd, and seconded by Ms. Sunday and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the February 15, 2017 regular meeting with a minor correction.

OPERATIONS REPORT

Mr. Miller noted that the run time for the generator at the York Road pump station appears high, possibly a typo, and requested that it be looked into and verified. He also noted that the time is approaching to start looking at a cleaning schedule for Leidigh, Sandy and York pump station

On the motion of Ms. Sunday, and seconded by Mr. Eckerd, and by unanimous vote of the members it was duly RESOLVED to approve the Operations Reports for February.

FINANCIAL REPORT

On the motion of Mr. Miller, and seconded by Ms. Sunday, and by unanimous vote of the members it was duly RESOLVED to approve the Financial Report.

Mr. Beck requested a monthly update report from Penonni Associates on the SMTMA upgrade project.

LIEN/DEBT REPORT

On the motion of Mr. Beck, and seconded by Mr. Eckerd, and by unanimous vote of the members it was duly RESOLVED to approve the Lien/Debt Report.

CAPACITY REPORT

On the motion of Mr. Eckerd, and seconded by Ms. Sunday, and by unanimous vote of the members it was duly RESOLVED to accept the Capacity Report.

SOLICITOR'S REPORT

Mr. Pykosh stated that the Board of Supervisors approved the proposed payment plan for Account #1238, and noted that this individual recently made a payment of \$ 300.00. As for Account #1127, Mr. Pykosh's office is working with the son of the owners to get an agreement together that would use the son as a guarantor for the account. \$500.00 was recently paid on this account (#1127).

Mr. Pykosh is waiting for some court paperwork to move forward on account #735. Mr. Miller stated that accounts #639 and #1352 are in bankruptcy, to which Mr. Pykosh said the Township should see payment on these accounts once the bankruptcy proceedings are complete. Mr. Pykosh also stated that his communications with account #1157 has informed him that the owner is in the process of a mortgage modification to include paying off the sewer lien. Mr. Pykosh said this process has worked in the past for another account, he is confident it will work out in this case as well.

Mr. Pykosh said there was a sheriff's sale of personal property (not real estate) scheduled for account # 696, however the mother of the owner made arrangements and paid \$500.00 to stop the sale. He was also informed that the owner was applying for a loan or grant through their employer to resolve this lien issue, so the sheriff's sale is on hold for now.

Mr. Miller asked if account #795 was new. Mr. Pykosh said that is was indeed fairly new, but that he understands the property is up for sale, so the issue should be resolved.

On the motion of Ms. Sunday, and seconded by Mr. Miller, and by unanimous vote of the members it was duly RESOLVED to accept the Solicitor's report.

ENGINEER'S REPORT

Mr. Rudy provided an engineer report dated March 8, 2017.

Mr. Rudy told the Authority that the Chapter 94 reports have been submitted, and the Authority should see the information in their meeting packets for April.

Mr. Rudy stated that Patrick Kibler of Pennoni is going to cover the duties of Operator until an Operator can be appointed. Mr. Kibler is currently working on creating an SOP for the Southern District. Mr. Rudy has been in contact with a couple of operators he has worked with in the area that may be interested in the Operator position. Mr. Rudy is going to set up some appointments with these gentlemen to review

Monroe's situation; and if either are interested, he will set up appointments/interviews with the Authority.

Mr. Rudy told the Authority that the anticipated cost to update the Act 57 calculation will be \$ 2,500.00. It was questioned what this update would do, and the answer was that it would allow for the increase of the tapping fees.

On the motion of Ms. Sunday, and seconded by Mr. Miller, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the updating of the Act 57 calculations to the Board of Supervisors.

Mr. Rudy shared that Pennoni's in-house electrical engineer and PSI have looked into the issue at the Leidigh pump station regarding the option of a pinch valve or VFD's. Based on DEP requirements for the allowance of 3" solids flow, the pinch valve idea was set aside due to concerns about possible blockage and additional maintenance issues. To resolve the redundancy issues of the VFD's during storm mode, it is suggested to install a float to manage pumps at maximum flow as back-up to the flow meter. Mr. Rudy stated that there is already a bypass system in place at the pump station in the event of an emergency such as a lightning strike, but it would probably be beneficial to consider a contract with Keystone Pump and Power in the event this option was needed. PSI's proposed project cost is \$13,890.00. \$15,000.00 was approved for the project.

Mr. Miller thinks a pinch valve should work and should cost less. If the problem is head pressure at the expansion tank in South Middleton, shouldn't closing a pinch valve half way to reduce head pressure still allow the passage of a 3" solid. Mr. Rudy said he doesn't know if you could have that answer until after the valve is installed and tested. He does not think the cost would be much cheaper either due to other work that would need to be completed with the pinch valve option. Mr. Miller is under the understanding that the Leidigh pump station was not designed to work with VFD's. Mr. Miller has concerns on how the pumps will run if the VFD's fail. Mr. Miller also questioned whether or not the ability exists for the generators to run the VFD's. Mr. Miller stated he has worked with VFD's for 30 plus years, and he just wants to know all options and scenarios have been covered so that the Township does not have to invest another \$15,000 into a system that we've already put \$200,000 into.

Mr. Beck questioned why there is only one vendor estimate for the project. Mr. Rudy said he was working under the impression that this was an emergency situation, due to the time of year when flows could be significantly increased, so they only spoke with the vendor that was used for the upgrade of the pumping station.

Mr. Rudy explained that the current system of flow management is a manual system, the proposal is to replace that manual system with an automated system. Mr. Miller said he is looking for more details, he is not comfortable moving forward at this point with the information that was provided. Mr. Rudy said he will get the detail for the Authority. Mr. Rudy was working under the idea that this was an emergency type situation and a fully executed plan with the details was not completed. Such a plan can be accommodated. Mr. Pykosh asked if there was any kind of urgency to move this project forward. He seemed to recall a conversation with Mr. Rogalski giving him the sense that this need done sooner, rather than later due to the time of year. Both Mr. Miller and Ms. Sunday stated they are not comfortable moving forward with Mr. Miller's questions unanswered. Mr. Miller thanked Mr. Rudy for the updates, but he still has concerns.

On the motion of Mr. Miller, and seconded by Ms. Sunday, and by unanimous vote of the members it was duly RESOLVED to accept the Engineer's report.

OLD BUSINESS

SOUTHERN DISTRICT I&I – 10 YEAR PLAN – STEP 1

Mr. Rudy stated that the gentleman from Allenberry that offered to review the information has not surfaced. Mr. Rudy stated that March 29 is when we anticipate knowing the outcome of the grants. More will be done once we know the outcome of the grants.

On a motion by Mr. Miller, and seconded by Ms. Sunday, and by unanimous vote of the members, it was duly RESOLVED to table this matter until the next meeting.

I&I PROJECT PROPOSAL FROM CATALINA ARAIZA

Mr. Miller stated we are waiting to hear the outcome of the grant awards before moving forward on this project.

On the motion of Mr. Miller, and seconded by Ms. Sunday, and by unanimous vote of the members, it was duly RESOLVED to table this matter until the next meeting.

TAPPING FEE REVIEW

On the motion of Mr. Miller, and seconded by Ms. Sunday, and by unanimous vote of the members it was duly RESOLVED to table this matter until the Act 57 calculations have been updated.

NEW BUSINESS

TREBOR MHP MODIFICATION REQUEST

Mr. Matthew Garber, attorney for the property management company overseeing the Trebor MHP, was present to ask the Municipal Authority to consider offering a two year delayed start on the seven year plan to phase the mobile home park into the flat rate fee schedule for the Northern District. Mr. Garber explained that the plan will still be completed in the seven year time frame by setting the last five year rate increases a little higher. The management company would like to be able to better prepare the residents, as many are lower or fixed income families.

Ms. Sunday asked if a January 2018 start date would be considered if not full two year delay. Mr. Garber stated that any kind of delayed start would be appreciated. Ms. Sunday also questioned whether a staggered rate would be an option, such as first year being \$10.00 per quarter, second year being \$5 or \$10 higher, and so forth. She does not want to see the increases jammed into 5 years.

Mr. Eckerd stated this plan started at three years, then went to five, then to seven. He would like to see this plan underway, as the mobile home park has not been adding their share to the debt repayment.

Mr. Beck does not want to delay the start of this plan, he is ok with cutting the first year in half and tagging the difference on to the back end though.

Mr. Miller asked when the property management company/owner re-evaluates the rent and such. Mr. Garber said he does not have the answer to that question, but can find out. Mr. Miller feels there may be some merit to timing the start of this plan with rent rate changes

Mr. Jackson asked to speak. Mr. Jackson noted that other mobile homes in the Northern District already pay the full flat rate; by his calculations the metered park has cost the Northern District nearly \$300,000.00 due to being billed for usage only. Mr. Jackson wants everybody paying their fair share.

Mr. Eckerd noted that the current plan has the rate set at the current rate after the seven years, he hopes the rate will be lower in the future, making the step up each year a little less. Ms. Sunday agreed with his thought, but feels we must plan based on worst case scenarios.

On the motion of Ms. Sunday, and seconded by Mr. Miller, and by unanimous vote of the members it was duly RESOLVED to table this matter until the April meeting when the requested information on the re-evaluation timing of rent and such is known.

H.B McClURE GENERATOR DEFICIENCIES REPAIRS

Mr. Rudy presented an estimate submitted by H.B. McClure for the repair of generator deficiencies at the York Road, Sandy Lane, and Leidigh Drive pump stations. It was explained that these deficiencies were found during the routine preventive maintenance inspection. The estimate to correct the deficiencies is in the amount of \$1,468.00.

On the motion of Ms. Sunday, and seconded by Mr. Eckerd, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the repair of the generator deficiencies as noted on the repair estimate from H.B. McClure dated March 1, 2017.

STAFF COMMENTS

None

ADJOURN

On the motion of Ms. Sunday, and seconded by Mr. Beck, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 8:30 PM.

Respectfully Submitted,

Holly Wood
Recording Secretary