

The joint workshop of the Monroe Township Municipal Authority and Monroe Township Board of Supervisors was called to order by Vice Chairman Kehoe.

### ATTENDANCE

Kevin Miller, Chairman  
Sue Sunday, Vice Chairperson  
William Beck, Treasurer  
Ronald Eckerd, Secretary  
Andrew Clancy, Asst. Sec/Treas.

Phil Kehoe, Vice Chairman  
Carl Kuhl, Supervisor  
Chris Gleeson, Solicitor  
Greg Rogalski, Engineer  
Karen Lowery, Recording Secretary

Mr. Kehoe stated that on behalf of both Boards he would like to apologize for having to reschedule this workshop until tonight. Mr. Castle had minor medical issues last week and unfortunately a last minute doctor's appointment today. There are 10 items listed on the agenda for the Boards to work through together.

### TAPPING FEES

Mr. Miller stated that it has been 10 years since the tapping fees were calculated and the Authority Board feels that it is time to review the calculations and establish new fees. He suggested the Supervisors take action on this at their next meeting.

Mr. Rogalski explained that any new connections to the sewer system would pay the tapping fee. There is specific criteria to follow when doing the calculations and a lot has changed since the last review in 2006. He feels it would be an appropriate time to look at this since the sewer treatment plant upgrade is complete. The cost to do the calculations would be \$2,500 and there would be additional fees for implementing a fee change, if needed, of no more than \$2,500. An unidentified speaker asked if this fee would be paid by the Porches of Allenberry and what their quarterly rate would be. Mr. Kehoe said the tapping fee would be paid to SMTMA and Mr. Rogalski added their fee would be higher. Mr. Clancy added that the quarterly rate would be paid to SMTMA, but it would be the same rate as Monroe.

### ORDINANCE ENFORCEMENT – SUMP PUMPS

Ms. Sunday said that Authority Board tracks the flows and starting in August 2018 they sky rocketed to over 10 million gallons per month in February. Mr. Rudy had shared that during the televising process about half a dozen laterals were found with clear water flowing. There are 3 possible causes: a break in the line, a sump pump connection or down spout connections and the last 2 are not permitted. We are paying to process clean water at a cost of approximately \$25,000 last quarter. Ms. Sunday suggests contacting homeowners where issues have been identified to address the issues.

Mr. Miller stated that there are some concerns in the Northern District in the area of Nixon and Sinclair that may be from high ground water levels, I&I or sump pumps. Ms. Sunday added the Northern flows are up, but not as bad as in the Southern District. Mr. Miller added that issues discovered need to be corrected and all of the residents should be notified that sump pumps and down spouts are not permitted.

Mr. Kehoe said that there are also broken pipes and breaks in line that could also be source of clear water, we can't put all of the blame on sump pumps. This is an opportunity for the township to communicate

and educate the residents.

Carlton Parry, 1301 Church Street, works at SMTMA and suggested the easiest way to look for breaks in lines or down spout connections is to smoke test the system, but you must notify the public.

Mr. Kuhl asked if the township is permitted to go into private property. Mr. Gleeson said that we could ask to enter a home to check for sump pumps, but the owner can say no. We would need to have a reason to do an in home test, but there will be push back. Mr. Rogalski added that the intent of the project is to replace the township's portion of the lateral and then offer to televise the homeowners section. If they are not interested then they will have to have a company do that work for them.

Werner Schmidt, 779 Dogwood Terrace, said that we have been down this path in the past with smoke testing and check for sump pumps twice. If there is an indication of a problem then it needs to be pursued, but we're only looking at sump pumps and the bigger issue could be laterals. Mr. Kehoe said that is a risk of any aging system. Mr. Miller said it may be more sump pumps now due to the high ground water levels. Ms. Sunday added that we have also found that utility companies have drilled through the main line and laterals.

Mr. Clancy said that he would like to see the quarterly rate dropped, but that can't be done until debt is paid off. The only way to pay the debt down is to bring in more money by raising rates, which he is against, or bringing more rate payers onto the system, but we are already over capacity. Currently we are paying about \$100,000 to treat infiltration, so the way to resolve the issues is do renovation projects and educate the public, which benefits everyone.

Donald Geesaman, 1472 Boiling Springs Road, said he has called in the past about his rate and was told there was a lot of water in White Rock and here we are years later and the problem is still here. He asked what it would take to fix the problem. Mr. Clancy said if a loan or bond was obtained to fix the issues it would mean rates would have to be increased to pay for the financing.

Carlton Parry said that we need to keep trying to obtain grants, there is money available and we need to talk to our Senator and Representative.

An unidentified speaker said that all roads lead back to White Rock Acres and asked what the cost would be to redo White Rock. Mr. Rogalski said 10 million dollars. Mr. Clancy added that we are attacking this one piece at a time based on prioritizing problem areas. Mr. Kehoe said that a \$212,000 project is starting on Blossom, Spring and Kuhn, which is a start. This is the first significant project we've done as a township thanks to the Authority's planning.

Mr. Miller said the system is 40 years old and we are trying to effectively hit areas needing repair over a number of year. Mr. Clancy added that not much has been done so we are setting out to make a plan to keep up with the aging system. Mr. Kehoe said that it is easy to look back and point fingers, but the challenge is to look forward and incorporate repairs. Ms. Sunday added that the entire system in the mountain doesn't not need replaced and we are prioritizing the areas that do need work.

An unidentified speaker asked if when you sell a house does the inspector look for sump pumps or footer drains. Mr. Rogalski said that when a new house is built all of the inspections are done, but when selling a house the home inspector has no obligation to look for those items. He added that a recent ordinance change added another tool to check for sump pumps when homes are sold.

Werner Schmidt said he has lived here for 26 years and attended all of the meeting for 15 -18 years

and in his opinion this this the first time there has been focus and you can't plan without information.

Mr. Eckerd clarified that we can't go in homes. Mr. Clancy said we can ask, but the owners don't have to let us in. Mr. Rogalski once we determine there is an issue, then we need to figure out how to pursue it. He would knock on the door and ask, some may let you in, some may not, but we need to go through a process to prove there is a problem. Mr. Clancy said we need to get the word out and try to do checks, but trying to force the checks could involve the engineer, legal and figuring out who would go door to door. Mr. Kehoe said there is more I&I in other spots and sump pump inspections won't fix everything. We need to layout a program to better use our time and resources.

### LIEN AND DEBT POLICY

Mr. Eckerd would like to know why the Supervisors have not acted on account 866 which has an outstanding balance of \$18,000. Ms. Sunday added that there are 2 accounts that equal more than half of the outstanding debt. Mr. Kuhl suggested putting this on the agenda. Mr. Kehoe stated that this is a potential legal matter and should be handled in an executive session. Mr. Gleeson agreed. Mr. Miller would like the Supervisors to look at this matter in an executive session and take action.

Austin O'Brien, 202 Simmons Road, suggested the property be assessed and to push the boundary of the liens and even discuss the sheriff sale option in executive session.

### 5 TO 10 YEAR PLANS FOR BOTH DISTRICTS

Mr. Miller said that we need to start looking at appropriate plans for 5, 10, 15 years and estimate costs for repairs. The first step is the project we are doing this year and then we need to be ready for the next step. Ms. Sunday said the focus has been on the Sandy pump station area because it is the largest area and we recently replaced 2 pumps there that were chewed up rocks. We are also trying to coordinate the sewer work with road work. It is the beginning of a plan and we are heading in the right direction.

Mr. Miller said that they are looking to add OmniSite systems to the 4 remaining pump stations to gather better data and be able to watch run times, which would trigger areas to investigate. He added that he pulled manhole lids in the Southern District Friday with the DPW in the Dogwood Terrace/Kuhn Road area and the flows were visibly higher than they were 3 months ago. He would like to look at this area again after the repair project to see if the flows are reduced since it was all clear water. And a manhole on Caboose was pulled in the low pressure system and it was all clear water when the pumps ran. Mr. Kehoe said that a 5 to 10 year plan is a manageable way to focus on the task and budget.

Mr. Rogalski said the asset management data has been collected and is helpful. We need to understand that mechanical items just wear out and we need to establish a number that can be spent on projects and how often to be able to budget and plan. Mr. Beck said normally \$75,000 to \$100,000 can be used for capital improvements, but this year it may be less since the treatment costs are up. He mentioned a loan, but that would cost the rate payers more. Mr. Kehoe said that we are at the saturation point. Mr. Miller said that bidding larger projects between \$200,000 and \$300,000 help get multiple bidders and better prices. Mr. Rogalski mentioned that they are starting to rate the infrastructure once televising is done in house and provided. The next project has been identified and would cost about \$250,000.

An unidentified speaker said that 4 years ago he asked about a strategic plan and there was not money to be able to update the comprehensive plan. A plan is needed for the township for development to occur. Mr. Miller agreed that development is coming. Mr. Kehoe said that the comprehensive plan is outdated and through a grant we have started an Early Intervention Program that provides a general business analysis

of the township and the next phase would be to update the comprehensive plan, which is very costly.

Austin O'Brien said the money to repair the sewer only comes from sewer customers and it's not enough for repairs, but just to patch holes. We need to increase the income.

Carlton Parry said that different areas have different rates and suggested balancing out the money across the township instead of having different areas. Mr. O'Brien agreed.

Ms. Sunday said that she has been on the Municipal Authority for 8 years and about 4 years ago the board started to talk and figure out what they have and what they need to do. They started with the asset management program by entering in all of the sewer system information. They then looked at what areas could be repaired and they identified the Sandy pump station area. We are moving in the right direction.

Mr. Miller suggested a meeting to work on the strategy for the 5-10 year plan only.

Mr. Kehoe gave a brief recap of the Breeches of Allenberry project, stating that EDU's were not available and the only way to get the EDU's was for Monroe to enter into a new agreement. Without crippling Monroe Township, South Middleton Township suggested an agreement that would make the residents of Allenberry sewer customers of SMTMA. Monroe still benefits from these new homes through property taxes and EIT taxes.

ADJOURN

The workshop was adjourned at 7:23 PM.

Respectfully Submitted,

Karen M. Lowery  
Recording Secretary