

June 21, 2023
7:00 PM

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

ATTENDANCE

Kevin Miller, Chairman
Andy Clancy, Vice Chairman
Bill Beck, Treasurer
Jeff Clay, Secretary
Derek Mongelli, Asst. Sec./Treas.

Bill Rudy, Engineer
Karen Lowery, Recording Secretary

PUBLIC COMMENTS - None

MINUTES

On the motion of Mr. Beck, and seconded by Mr. Clancy, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the April 19, 2023 regular meeting.

OPERATIONS REPORT

On the motion of Mr. Clay, and seconded by Mr. Mongelli, and by unanimous vote of the members it was duly RESOLVED to approve the Operations Report.

Mr. Clancy mentioned that the May flows for White Rock were significantly higher than the prior month with about 4" of rain. Churchtown and Northern District flows were down. He would like to keep an eye on this.

CAPACITY REPORT

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

FINANCIAL REPORT

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

Mr. Beck added that he will provide a profit and loss report next month, but all accounts look to be on track at this time.

LIEN/DEBT REPORT

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

SOLICITOR'S REPORT – Solicitor not present

ENGINEER'S REPORT

Mr. Rudy provided the memo dated June 13, 2023. He added that the pre-construction meeting for the White Rock project was held. The contractor was about 6 weeks out on getting the materials, but hoping to start by the end of June or early July. This won't be a long project and should be able to be completed by September/October.

Mr. Clancy asked if the access request to the Mechanicsburg system was completed. Mr. Rudy said his surveyor needs to complete the next step and is working on it.

On the motion of Mr. Clancy, and seconded by Mr. Mongelli, and by unanimous vote of the members, it was duly RESOLVED to accept the Engineer's Report.

OLD BUSINESS - None

NEW BUSINESS

ALLENBERRY RESORT – DEVELOPER'S AGREEMENT FOR SEWER/WATER

Peter Wertz of McNees Wallace & Nurick, was representing Allenberry. Mr. Wertz stated that they have decided to develop the rest of the Allenberry land to increase revenue. The Zoning Ordinance was amended to allow for resort communities. The plan to build 165 residential units and 35 additional units was approved by the Supervisors in November 2021. The last item on the list of requirements is to be able to supply sewer and water to the development. They have worked with South Middleton Township and Authority on the Developer's Agreement and obtained approval.

Mr. Rudy said he and Mr. Rogalski have discussed the agreement and wanted to offer a few ideas before moving forward with this agreement since Monroe is always up against our maximum daily flow of 200,000 gallons. The first idea would be to consider having SMT/SMTMA take over the existing Allenberry Resort as well. This would free up some of the daily flow for other development. The second idea is the if the township gives up the customers to SMT/SMTMA we work a deal to get Monroe additional flows for future growth.

Mr. Miller said the Intermunicipal Agreement would need to be re-written and the Board of Supervisors would have to decide if they want to make a change or leave it as is. He added that redoing the IMA for growth could help fund the Southern District. If the IMA remains as is we are limiting growth.

Mr. Beck added that it makes sense for SMT/SMTMA to own the whole thing. He also questioned what the Authority is getting out of this. The township gets tax revenue, but the Authority gets nothing, we are just giving up potential income. He added that when the Porches Agreement was done SMT/SMTMA was to look at the system and evaluate the cost to take over the Southern District, but nothing has happened. Mr. Miller agrees that it makes sense to support the historical Allenberry Resort, but it doesn't make the best sense for the Authority.

Mr. Miller feels there needs to be a discussion with the Supervisors to see if they are interested in redoing the IMA with SMT/SMTMA. This could allow for additional revenue to help support the Southern District. The current IMA provided less opportunity for the Authority to gain revenue. Mr. Clancy agrees that a discussion needs to take place. It's a good project and would benefit the township.

Mr. Wertz added that the agreement is just for the new development at the Allenberry Resort and the existing sewer connections could be worked on outside of this agreement.

On the motion of Mr. Miller, and seconded by Mr. Clay, and by unanimous vote of the members, it was duly RESOLVED to table this matter until the July meeting, after a discussion can be had with the Supervisors at their July 13th meeting.

STAFF COMMENTS - None

ADJOURN

On the motion of Mr. Clay, and seconded by Mr. Clancy, and by unanimous vote of the members, it was duly RESOLVED to adjourn the meeting at 7:38 PM.

Respectfully Submitted,

Karen M. Lowery
Recording Secretary