

January 17, 2024
7:00 PM

The reorganization meeting of Monroe Township Municipal Authority was called to order by the 2023 Chairman and turned over to Mr. Kehoe, Board of Supervisors Chairman. Mr. Kehoe asked for a motion to select the 2024 Chairperson.

On the motion of Mr. Beck, and seconded by Mr. Clancy, and by unanimous vote of the members it was duly RESOLVED to select Kevin Miller as the Chairman.

The meeting was turned over to the 2024 Chairman.

On the motion of Mr. Beck, and seconded by Mr. Mongelli, and by unanimous vote of the members it was duly RESOLVED to select Andrew Clancy as the Vice Chairperson.

On the motion of Mr. Miller, and seconded by Mr. Clancy, and by unanimous vote of the members it was duly RESOLVED to select Bill Beck as the Treasurer.

On the motion of Mr. Mongelli, and seconded by Mr. Clancy, and by unanimous vote of the members it was duly RESOLVED to select Jeff Clay as the Secretary.

On the motion of Mr. Clancy, and seconded by Mr. Beck, and by unanimous vote of the members it was duly RESOLVED to select Derek Mongelli as the Assistant Secretary/Treasurer.

The reorganization meeting was adjourned at 7:03.

The regular 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.

Greg Rogalski, Engineer

Karen Lowery, Recording Secretary

PUBLIC COMMENTS

Brenton Way, 202 Fairway Drive, live in Monroe Acres and is a representative on the Dillsburg Area Authority. He mentioned there were conversations about 18 months ago between Monroe Township and DAA regarding rate increases. The residents of this area just received notice that their quarterly sewer rate is increasing to \$330 per quarter beginning in May 2024. He doesn't know the full plan, but there have been discussions that the rate will climb to \$560 to \$600 per quarter, which is a terrible plan and not sustainable for the residents. He

explained that originally when the sewer line was installed the planned for the Fine Line Homes development of 600-700 homes that had been approved around 2008. The development was never built, so the system is servicing 140 homes when it was planned to service 700-800 homes. He also mentioned there was thoughts that the speedway, homes on Stumpstown Road, Park Place and Millers Road or even the mobile home park would connect, but they haven't. Mr. Rogalski said that with the lack of development there aren't any new users to help fund the system. DAA is only paying interest on the loan. He added that he understands if Fine Line would proceed with development the sewer capacity is not available. Mr. Way said that Fine Line has reserved and is paying for 100 EDU's. Mr. Rogalski agreed that additional debt was taken on to serve no one at this point since they have not developed the land. He added that there is no good answer to this situation. Mr. Kehoe asked if there were properties to connect to the sewer to help with the rates. Mr. Way said that just 50 homes wouldn't help the situation. And Mr. Rogalski added that there would be additional debt to extend the line to those homes. Mr. Way mentioned that there is a master meter for the flows that come from White Rock, which is then billed back. He questioned if a meter would be an option or the township could refinance the debt to get a better rate than DAA. Mr. Rogalski suggested the two organizations sit down and go through the facts. The township would not get a much better rate than DAA.

Mr. Kehoe mentioned that DAA listed the Monroe Acres area as a special rate district, which isolates that portion of the township. Mr. Way did ask the DAA why they were a special rate district and the answer was that they are not allowed to comingle funds from different municipalities. This matter needs to be back on the radar. He is working with the residents of Monroe Acres to see what it is they want. His suggestion is to start with a formal letter to the DAA to eliminate the special rate district and cap their quarterly bill at \$320 until the other sewer area rates catch up forcing them to act. There are also suggestions to go to the State Representative, the PUC or even hire an attorney. Mr. Miller suggested looking at what is stated in the intermunicipal agreement.

Mr. Rogalski said that the DAA is a utility provider and the property owner owes for the service. He suggested that he and Mr. Way get together to go over things, but again there is no good answer. Mr. Way said that Fine Line moving forward would solve the problem. Mr. Rogalski added at the time the best decision was made for the sewer. Mr. Kehoe asked if the Board should ask for a legal review regarding comingled funds and the existing intermunicipal agreement. Mr. Rogalski said that would need to be an action taken by the Supervisor. Mr. Kehoe asked if the 2nd representative provided any feedback or creativity since he has knowledge with this. Mr. Way said he didn't have much sympathy, the debt where he lives is paid off and they have a surplus of funds for future issues. Mr. Kehoe doesn't feel that is the mission of being a representative. He is grateful to have Mr. Way representing the residents of Monroe Acres.

On the motion of Mr. Miller, and seconded by Mr. Beck, and by unanimous vote of the members it was duly RESOLVED to recommend that the Board of Supervisors direct the Solicitor and Engineer to review the existing intermunicipal agreement with DAA, to review the financing and look at options for the Monroe Acres area.

MINUTES

On the motion of Mr. Clancy, and seconded by Mr. Mongelli, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the December 20, 2023 regular meeting.

OPERATIONS REPORT

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

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

Mr. Beck provided handout with the year-end revenues and expenses for 2023, along with a quarterly usage and treatment cost history for the southern district. Overall, he said it was a good year and we are in a good position for 2024.

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

LIEN/DEBT REPORT

On the motion of Mr. Beck, 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

Mr. Pykosh was unable to attend, but submitted a report dated January 17, 2024. He stated that account 671-0 was sold at a Sheriff's Sale on January 3rd and he has sent a letter to the foreclosure attorney requesting payment.

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

ENGINEER'S REPORT

Mr. Rogalski reviewed the Engineer report dated January 10, 2024. He added that Mr. Hertzler has been having his crew camera a lot of the lines after rain events to find issues for the next project. He added that we survived the rain storm last week, but the flow meter went down right before the storm and then a day after the storm Pump #2 at Leidigh pump station went out. It has been pulled and a backup pump was brought in. He mentioned we may want to talk about purchasing a spare pump. Mr. Miller would like an updated quote. Mr. Clancy asked if there is any warranty on the pump since it was fixed 4 months ago. Mr. Rogalski didn't think so, but could check.

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

ALLENBERRY RESORT – DEVELOPER'S AGREEMENT FOR SEWER/WATER

On the motion of Mr. Miller, and seconded by Mr. Beck, and by unanimous vote of the members it was duly RESOLVED to table this matter until the March meeting since there is no new information.

NEW BUSINESS - None

PUBLIC COMMENTS

Eric Long, 1198 Pepper Road, asked what the White Rock Phase 3 project consisted of. Mr. Rogalski

said that all of the projects in White Rock have been to replace the main line and lateral line to the edge of the right-of-way and manholes. He added that we worked in areas that we had determined needed replaced from the cameraing that was done. Mr. Long asked how much it would cost to replace the whole system in White Rock. Mr. Rogalski at one time the cost was figured to be 10 million. Mr. Long asked if the reports discussed would be on the website. Ms. Lowery said no. Mr. Miller provided some flow numbers for comparison. Mr. Miller said the goal is to make it an air tight system. Mr. Clancy added that it will take a significant amount of time, but we are aggressively repairing sections. Mr. Long asked why the sewer south fund has a balance of over 1 million dollars. Mr. Beck explained that we weren't aware we had been awarded a grant when the 2023 budget was done so the money for the project was included. We do keep surplus of funds unexpected issues, such as pump failure, overflows, generator issues among other things. Mr. Clancy added that the goal is to avoid bonds or loans and we are trying to get the current debt paid off. Mr. Long asked what debt still exists. Mr. Beck said the 2010 bond was paid off in 2023 and we still have the 2016 loan with a balance around 5 million dollars.

STAFF COMMENTS - None

ADJOURN

On the motion of Mr. Beck, and seconded by Mr. Mongelli, and by unanimous vote of the members, it was duly RESOLVED to adjourn the meeting at 8:11 PM.

Respectfully Submitted,

Karen M. Lowery
Recording Secretary