

THE MONROE TOWNSHIP
WATER AND SEWER DISTRICT

Regular Meeting of the Board of Trustees of the
Monroe Township Water and Sewer District
January 14, 2013

Meeting Minutes

A regular meeting of the District was held pursuant to call, upon proper notice to the public, at the Monroe Township Offices. Trustees present were Rick Mains, Bill Rodenberg, Dale Voisard, David Dexter and James Flesher. Ron Thuma, representing the Monroe Township Trustee's and John Albers, representing Albers & Albers and Sands Decker's Mark Cameron were in attendance.

1. **Call to Order:** The meeting was called to order by Rick Mains at 6 P.M.
2. **Approval of Minutes:** James Flesher moved to approve, seconded by Dale Voisard – motion approved.
3. **Comments from Members of the General Public (All guest are requested to sign the Register):** No comments offered by the 3-members of the public in attendance.
4. **Reports of Officers and/or Committees:**
 - Bill Rodenberg: Reported on a December 24, 2012 telephone conversation with Jerry Tipton, Miami County Health Department. While discussing various issues, Mr. Tipton indicated a willingness to participate in the District's public meeting with the residents. Mr. Tipton also indicated that the District would be regulated by Miami County sewer regulations, under current development, as well as State rules. However, Mr. Tipton doubted that any of the new regulations would adversely impact the District's plans to serve the residents of the District.
5. **Treasurer's Report:** Bill Rodenberg presented invoices and indicated a balance available after payment of \$5,040.92
 - 5.1 Presentation of invoices for December: Albers & Albers \$2,719.50; Sands Decker \$8,082.50 - David Dexter moved for payment; seconded by James Flesher – motion approved (authorizations signed and in file).

6. Unfinished Business:

- 6.1. Sewer Contract with Tipp City:** Mark Cameron reviewed how the estimate was developed, using Tipp City historical data, to compare preliminary numbers and current data with unit numbers obtained from local contractors.

A general discussion followed on the factors that might impact the estimate; potential for unforeseen conditions such as rock, groundwater levels, weather conditions, etc.

Rock potential in the area, based on soil borings results, seems unlikely. The report does not indicate rock within the elevations anticipated relative to the planned work. Therefore, rock removal should not be a concern.

Contractor selection is based on State law; selecting on the basis of lowest and best qualified.

- 6.2. Monroe Federal Savings and Loan:** Rick Mains reports that Dave Summers with Monroe Federal has interest in financing the District's planning loan. Such loans are not generally obtainable through a competitive process according to John Albers. These loans are long term projects, 25+ years at relatively low interest rates, 2-3%. Preliminary discussions indicate that the planning loan amount would be \$316,200 extending for a term of 2 to 3 year; basically it is a line of credit. The planning loan would be paid off as part of the larger construction loan. Monroe Federal has no interest in the long term construction loan. This financing will be sought through other sources.

Timing of the application for the loan must be considered as the District must balance its expenses against available funds along with the potential costs to the District residents.

General discussion followed on the District's next steps; preparation for a public meeting and presentation of the project. As part of that planning the District must evaluate the total project costs (planning loan, construction loan) and determine assessment costs to be distributed amongst the District property owners. Assessments are generally based criteria such as; acreage, front footage. Sands Decker will present budget numbers at the next meeting along with suggestions for distribution of the costs through the assessment process. Ongoing operations and maintenance will be built into the users service costs.

John Albers advised that assessment value may not exceed the value of

property improvement. In 5-10% of the cases, an appraiser is brought into make that determination of property improvement.

Public meeting will most likely be in April or May. March might be possible, but significant work remains to make that a reality.

Based on current information, the District will serve approximately 92 water only and 75 sanitary/water users.

Christy Butera with Tipp City is not yet ready to discuss a proposed Sewer Contract with the District. However, the City does have interest in such a contract; Christy just did not have sufficient time to present for this meeting.

7. New Business.

7.1. None

8. Board Member Comments. No additional comments were put forth.

9. Adjournment: David Dexter moved; seconded by Bill Rodenberg for adjournment – motion approved. The meeting was adjourned at 7 P.M.

Attested:

David D. Dexter, NSPE, FASPE
Secretary