

THE MONROE TOWNSHIP WATER AND SEWER DISTRICT

Regular Meeting of the Board of Trustees of the
Monroe Township Water and Sewer District
June 10, 2020

Chairman Scott Vagedes called the meeting to order at 6:02pm and lead the members in the Pledge of Allegiance. Members in attendance included Dave Eilerman, and Jared Eales. Administrator Marilyn Fennell was present.

Mr. Vagedes **moved to excuse Mr. Voisard's absence from the meeting**. Mr. Eales seconded the motion and it passed 3-0.

Minutes from May 12, 2020 were reviewed and Mr. Eilerman **moved to approve the minutes from May 12, 2020 as presented**. Mr. Eales seconded the motion. Motion passed 3-0.

Comments from Public: Searl Daugherty was present as a guest and he asked about the Summer Sewer Credit. Mr. Vagedes said he had dropped information to Mr. Daugherty before the last meeting. Mr. Daugherty confirmed that the sewer credit does not apply until there is a use of over 5000 gallons. Mr. Vagedes confirmed that was correct; for a single-family residence once 5000 gallons are used, there is no additional charge for sewer use which could include washing vehicles, watering grass, filling pools, etc. The water use is charged. It is approximately \$5.00 per 1,000 gallons. Mr. Vagedes said this sewer credit does not apply to apartments, multi-family units, and commercial use. He had made up a chart to demonstrate the charges for Mr. Daugherty. Mr. Daugherty said he thinks the whole discount should be done away with; he does not think it applies to many in the District. He had a billing from September 2019. One building had used 13,000 gallons, another 19,000 gallons, less than \$2 difference in billings. He thinks in principal it is not a good thing. Mr. Vagedes said he thought Mr. Daugherty had said at a previous meeting, it was more like a \$150 difference, so he had created the chart that was supplied to Mr. Daugherty. After reviewing the regulations of the District, Miami County and Tipp City, Mr. Vagedes found they permit a Sewer Credit for single-family homes. The Board had voted on the issue at the previous meeting to continue the credit to single-family homes. Mr. Daugherty said he would not be replumbing his buildings and he will not be pursuing further as it would not amount to a great amount.

Treasurer's Report: Mr. Voisard had prepared Resolution 2020-07 to pay monthly expenses for May, \$85,071.09. This included the payment on the OWDA loan of \$76,489.84 and the regular bills. Mr. Eilerman **moved to approve Resolution 2020-07**. Mr. Eales seconded the motion. Mr. Vagedes called for the vote, motion passed 3-0. Mr. Vagedes noted that those bills have been paid.

Old Business: Mr. Vagedes stated a request has been received from Kenneth Myers (owner) and Jerry Borchers (developer) for a 15.5 acre parcel to be developed for multi-family units. They are requesting water/sewer service from the MTWS District. Mr. Vagedes and Mr. Siefring met with Tipp City- City Manager Tim Eggleston. Mr. Vagedes stated the property is outside the

District therefore we cannot service them unless they are in the District. They could petition to be in the District but the mission was to serve existing residences that had failing water and sewer systems. This is a new development, so it would require many legal issues that have to be addressed at a cost that the District would not be able to pay. There would also be Inspection Fees if it goes to construction. In his opinion this property has been bettered by the addition of water and sewer services of which the costs were paid by the property owners and they are being assessed. His next point was that property is contiguous to the City of Tipp City and they possibly need to annex to the City and let the City decide whether to annex or not. Mr. Vagedes was confident that either the City or this District has the capacity to serve the property. He added he still had more questions than answers on this matter and Mr. Borchers needs to have an answer. Information was forwarded to the Board from Monroe Twp. Trustee Martin English. He had sent letters to Mr. Borchers and Miami County Planning Commission stating the water and sewer services are supplied by the City of Tipp City, through an agreement with the Monroe Twp. Water and Sewer District, and is limited to existing residential needs and does not include new residential construction.

Mr. Vagedes said the Board needs to reply to this request. In his opinion, he does not wish to deny anyone the right to develop their property but it should not be at the cost of the District and the residents that paid for it. Mr. Eilerman said the only thing we know for sure is that the District can handle the capacity (which was affirmed by the City in a meeting on Monday, June 8). Mr. Vagedes added that it appears there would be 60+ units. Mr. Eilerman said it is unknown who can service this development.

The Board reviewed maps, etc. received from Miami County/Monroe Twp. Trustees. There was a concern that the School system cannot turn a bus around with the cul-de-sacs. Mr. Vagedes said it was appropriate that the District respond that yes, water/sewer can be provided but there are conditions at a cost to the developer. The District would need modification. Mr. Vagedes thought it would be appropriate to respond to the Miami County Planning Dept. and copy in the developer Jerry Borchers. Mr. Vagedes was concerned that the cost of flushing hydrants or if there would be a fire, the cost of that water is charged to this Board. During the construction, water will be needed and these are just some of the questions before the Board. Mr. Vagedes said he would draft a reply to the developer. Mr. Daugherty asked if the properties would be owned by Kenny Myers. Mr. Vagedes replied that it is to be divided into sublots and they could be sold separately, but that was not specified and it appeared that could be 60+ units. Mr. Vagedes said the roads had also been resurfaced recently. Mr. Vagedes advised Mr. Daugherty that he needed to address his concerns on the construction to Miami County. He replied that he already had and they were to notify him as to the next meeting.

Mr. Vagedes said he would reply to this request by letter to Mr. Borchers. The Board agreed that the Board has the ability to serve water and sewer but it is outside the District at this time.

New Business: The first item of discussion was 6649 Curtwood Drive- There were no billings for January thru March. Mr. Vagedes said the owner had the water shut off and was inactive per the County. Mr. Vagedes said they were probably on vacation. Tipp City also allows inactive accounts and there is no billing during that time period. Mr. Vagedes said he was concerned as

the District still has expenses those months that should be covered. One shut-off is allowed and one turn-back-on is permitted per year per the County and the City. If a resident does not call for a shut-off and leaves town for a period of time there is still a minimum billing. Mr. Vagedes said this is not addressed in the District's policy. Mr. Eilerman suggested to table this discussion on the policy as is at this point. The other Board members agreed.

The second item of discussion was in the sale of 6520 Curtwood Drive- There were unpaid bills, September 2019 thru March 2020. The billing should have been paid at closing (when house was sold). According to the County, it should have been collected but Mr. Vagedes was not able to find it in the paperwork. Mr. Vagedes advised Mr. Voisard to be on the lookout for that \$1100+.

Board Comments: Mr. Vagedes suggested the Board have Paul Rennick attend the July 8 meeting if Mr. Voisard closes out the records at the end of June. Also, Mr. Voisard has been contacted regarding an audit.

There were no further comments by the Board.

The next meeting will be **Wednesday, July 8, 2020 at 6:00 PM**. There were no further comments from the Board. Mr. Eilerman moved to adjourn the meeting and Mr. Eales seconded the motion. Motion passed 3-0. Meeting adjourned at 7:22 pm.

President

Secretary