

THE MONROE TOWNSHIP WATER AND SEWER DISTRICT

Regular Meeting of the Board of Trustees of the
Monroe Township Water and Sewer District
June 12, 2019

President Scott Vagedes called the meeting to order at 6:00pm and lead the members in the Pledge of Allegiance. Members in attendance also included Dave Eilerman and Rob Voisard. Trustee Ron Thuma and Administrator Marilyn Fennell were present. Guests signed in: Searl Daugherty, David and Carolyn Glaser.

Mr. Vagedes **moved to excuse Mr. Siefring's absence**. Mr. Voisard seconded the motion. Motion passed 3-0.

Minutes of the May 8, 2019 meeting were reviewed. Mr. Eilerman moved to approve the minutes as presented. Mr. Voisard seconded the motion. Motion passed 3-0.

Comments from Public: David Glaser, 550 Kitrina, came forward. He asked the Board if the Board had a better rate for the 4 and 8-family apartments. Mr. Vagedes said the rates being charged by Miami Country are the correct rates, established by the Board. The apartments and the condos are being charged at .75 ESFUs. The single-family residences are at 1 ESFU. The concern Mr. Glaser has is that he uses 400 gallons for sewage. Mr. Vagedes said when the rate was established for the District, it was based upon the EPA guidelines that a single-family home uses 400 gallons (average) per day for sanitary purposes. An apartment/condo use 300 gallons per day for sanitary sewer. That is how the rate was established for a single-family home at 1 and .75 for an apartment/condo. The meter measures the amount of water used in a month. Mr. Glaser said he uses around 12,000. Mr. Vagedes continued that 4 apartments equals 4 x .75 which equals 3. So his 4-unit building equals 3 units not 4. Mr. Glaser asked if he was being billed based on the actual meter. Mr. Vagedes said he was for the water usage. Mr. Vagedes referred to the June billing for 550 Kitrina. It was based upon a usage of 13,000 gallons and so he was charged the usage and the sewer amount is based upon the basis of maintenance, operation, liability (packaged together) x 3. The water bill was \$90.00 (\$30 is the minimum for no hookup x 3). The sewer bill was \$174 for April 15-May 15.

Mr. Glaser asked how there was the error in the billing for the first year where he was only charged \$30 and not the \$90. Mr. Vagedes said that the State of Ohio audit brought to light of the shortage of revenue and in checking back with the County billing, it was discovered that the multi-unit buildings were only being charged for 1 unit and not the 4. The 8-unit apartment was only being charged for 1 also. Due to that error, the District was short about \$25,000 and it was brought to the attention of Miami County which has since corrected the billings for the multi-family units.

Mr. Glaser referred to a letter he received. Upon review of the letter, it was the summary of 2018 which showed the amount billed and the amount used. Mr. Vagedes said Mr. Siefring sent this to Mr. Glaser. It showed there was a shortage of approximately \$1800 that the District

was not going to go back and collect. Mr. Glaser recalls that he was told in the beginning that he would be paying less for sewer and he did not think it was cheaper than what he used to pay when he was on the Miami County sewer system. He felt the Todd Ct. and Kitrina Ave. units are paying more.

Mr. Thuma said he has had many calls that residents had problems selling their properties but now it has improved because of the rates. But that is not the case now. There are other subdivisions in the Township that are asking for services and the Township is trying to stay out of it for as long as they can. There were many aeration systems and the County was saying something needed to be done. Floral Acres will have services available and the City has decided to do the sewer for Abbott Corporation and will have it available for the residents. But they will not have the opportunity to spread the payments over 30 years, the cost will be paid up front. Mr. Glaser said he has spoken to neighbors and they are not sure they would do it again. Mr. Thuma said the water/sewer project was done and the street and curbs were done.

Mr. Searl Daugherty, owner of 590, 570, and 550 Kitrina, came forward. He asked about the ESFU usage being more prevalent in storm sewer assessments. Mr. Vagedes said that was correct and gave several examples. Mr. Daugherty said he owns a 3-unit apartment in Dayton and there is a storm-sewer assessment but it is miniscule. Mr. Vagedes agreed with that. Mr. Daugherty said a 3-unit building is built the same as a house in Dayton. He said he thinks that most apartment buildings have 1 meter per building. Mr. Voisard said some have a meter for each unit. Mr. Vagedes said this billing system for the Township District is how the District was set up. He asked Mr. Daugherty if he thought a 4-unit building should be billed the same as a single family home. Mr. Daugherty thought for every 1000 gallons used, it should be billed the same as any 1000 gallons used by anybody. Mr. Vagedes said the ESFU for an apartment (.75) applied for the cost over 30 year period for cost of maintenance, replacements, liability insurance, etc. so each apartment is charged .75 per unit. The usage of water and sanitary sewer is the same rates whether you use 1000 or 3000 gallons.

Mr. Daugherty said he did not find anyone that uses that formula. Mr. Vagedes said that is how the District was established. The formula went thru the Ohio Water Development Agency (OWDA). Mr. Daugherty referred to 590 Kitrina, usage of 3,000 gallons. He said he paid \$267.00. That same bill to a single-family home would have been \$110.00. He didn't understand the difference. Mr. Vagedes said he understands the concern but that is the billing established. Mr. Daugherty said he felt it was hostile against multi-family units. Mr. Thuma suggested the engineering firm that established the rate and the attorney be contacted for an explanation. Mr. Thuma said Mark at Sands/Decker would be the contact. That should answer these questions.

Mr. Daugherty asked to inquire if it can be amended. Mr. Thuma said everything was based on the design and everything was filed on that formula. Mr. Vagedes said he would investigate the issue with the engineering firm.

He inquired about the plat annexing. Mr. Thuma said he felt the City does not want new subdivisions, the County does not want to put in new systems so this has led to the establishment of this water/sewer district.

Treasurer's Report: In Mr. Siefiring's absence, Mr. Vagedes presented Resolution 2019-08 for \$76,600.93 for a loan payment to OWDA which is billed twice a year. Mr. Voisard **moved for adoption of Resolution 2019-08**. Mr. Eilerman seconded the motion. Motion passed 3-0. Mr. Vagedes presented Resolution 2019-09 for miscellaneous monthly bills totaling \$8,718.74. Mr. Eilerman **moved for adoption of Resolution 2019-09**. Mr. Voisard seconded the motion. Motion passed 3-0.

Old Business: There was none.

New Business: Mr. Vagedes said that a leak was discovered past the meter at 6780 Curtwood Dr. This resulted in a loss of 10-11,000 gallons of water. Mr. Vagedes did meet with the homeowner. The connection was good but he had a new foundation drain installed inside the house prior to the leak. The discharge crosses over that connection. A new water service line was installed at the homeowner's expense. He understood that the problem was on his side.

Mr. Vagedes also had a call regarding 835 Todd Ct. The caller was a realtor/neighbor assisting Mr. Posey who has not hooked up to water or sewer and their assessments are the same. 835 Todd is using a well but is using the sewer. He chose to be billed and pay separately. Somehow the sanitary has not been billed to him nor has been assessed. That is another issue being checked further at Miami County.

Miscellaneous Business: Mr. Vagedes requested an Executive Meeting on June 18, 7pm to discuss personnel matters. It would involve the Board, Mrs. Fennell and Royal Crest Insurance Agency (Phil and Kevin Cox).

Mr. Eilerman **moved to hold an Executive Meeting on June 18, 7pm**. Mr. Voisard seconded the motion and motion passed 3-0. Mr. Vagedes said the meeting will be called to order, then moved into Executive Session, then called back into order and adjourned. The meeting will be advertised on the website and on the front door as the other meetings are advertised.

Mr. Thuma also informed the Board that a resident on Todd Ct. that was not hooked up for water, has now done so since his well pump failed. It was an emergency situation and they are now connected to the MTWSD water system.

There being no further business, Mr. Voisard moved to adjourn the meeting and Mr. Eilerman seconded the motion. Meeting adjourned at 7:25 pm.

President

Acting Secretary