

THE MONROE TOWNSHIP WATER AND SEWER DISTRICT

Regular Meeting of the Board of Trustees of the
Monroe Township Water/Sewer District
July 19, 2022

Chairman Scott Vagedes called the meeting to order at 6:00 pm and led the members in the Pledge of Allegiance. Other members in attendance included Dave Eilerman, Rob Voisard, Jared Eales and Greg Siefring. Absent was Dan Drexler. Marilyn Fennell, Administrator was present.

Minutes from June 14, 2022 were reviewed and Mr. Eilerman **moved to approve the minutes from June 14, 2022 as presented.** Mr. Voisard seconded the motion. Motion passed 3-0-1. Mr. Eales abstained due to his absence at June meeting.

Comments from Public: Jaydee Blair was present. A request had been received from Mr. Blair for a Single Family dwelling to be built on the 15 acres north of Katrina Drive. Mr. Blair stated he is requesting water and sewer to that lot. He is wanting to build a single family log home on this lot. 2 acres of the 15 is Interstate right-of-way.

Mr. Vagedes said in order to extend water/sewer from the District, there needs to be a petition to the Board. Part of that process will require Tipp City and Miami County approval. Mr. Blair said he was looking to put in a dead-end driveway, no cul-de-sac. Mr. Vagedes said looking at the drawings it appears the water is short of the lot about 30 feet on the East side. The sanitary will also need to be extended to the property. A dedication of easement would be required.

Mr. Vagedes said the request would need to be reviewed by the Board's attorney. The property is in Monroe Twp. but it is not a part of the Water/Sewer District, which are just the properties located in the Country Estates East subdivision. Mr. Blair said he was exploring the matter; he could probably put in a well and septic. He did not wish to make it too cost prohibitive. It seems to be right there (water/sewer). Mr. Vagedes added that there were assessments for the entire subdivision. Mr. Vagedes had a question if there would be assessments that would apply to this property. Mr. Siefring read from the By-Laws: "For a customer not subject to an assessment, the tap fee shall be the assessment amount, plus interest, plus \$1,000." Mr. Blair said that amount plus the tap and running it to his property.

Mr. Voisard asked where the closest water tap is located. Mr. Vagedes said it would be on the east side of Katrina. There was a review of the drawings. Mr. Siefring said that the By-Laws need to be followed. Mr. Vagedes added that 100% of the original cost has been assessed to the property owners and he was not sure how that would be assessed. Mr. Siefring stated they had an answer from the legal team that "you have the right to charge the amount of the original assessment plus interest plus \$1,000, see Section 1A and 1B-3. You should and must collect those fees even though they will not reduce the assessment that has been levied in the past. They can be retained and used for the District."

Mr. Vagedes said he would need to speak to the County Engineer and hopefully by the next Board meeting, August 9, there should be a direction for Mr. Blair. Mr. Blair said he did not wish to be a problem. Well and septic is another way he could go. Mr. Siefiring said it would be a shame if they could not extend the water and sewer. Mr. Vagedes added that with this being a new construction, not within the subdivision has raised these questions.

Mr. Blair said if he has to pay the assessment fee, that would give him an answer now. Mr. Siefiring stated again that it says the Board must collect the fees. An answer will be to be obtained from the attorneys. Mr. Vagedes also said no matter the answer, it will also be required to have Miami County and Tipp City approval. He also hoped to have an answer by the August 9 meeting.

Mr. Vagedes said he was glad to make sure the request was for a single-family dwelling and not a subdivision. He thinks there should be a turn-around for school bus, snow removal, or emergency equipment, but this Board has no control over that matter. That would be a Township matter. Mr. Vagedes said he will check further with Mr. Albers, the attorney.

Treasurer's Report: Mr. Voisard had prepared prior to the meeting, Resolution 2022-10 to pay monthly expenses of \$15,119.39. This included the accountant's billing and premium from OTARMA. Mr. Eilerman had also confirmed the Board members' names with OTARMA. Mr. Voisard said he had a concern that electric rates are going to increase which is about a \$20 increase. The purchase order will need to be bumped up a bit. Mr. Vagedes **moved to approve Resolution 2022-10 to pay expenses of \$15,119.39.** Mr. Eales seconded the motion. Motion passed 4-0.

Mr. Voisard said there is an Audit being performed and he sent the electronic files to the auditors today.

Old Business: There was no Old Business to discuss.

New Business: Mr. Siefiring asked if the Board is still considering having Miami County take over the duties of this Board. Mr. Vagedes replied that was under consideration. Firstly, Mr. Vagedes said that Jeff Shields still needs some radio meters for the County and then he would place the order for the meters needed. He asked if the Board was willing to purchase ordering \$14,000-\$20,000 in meters. We would be able to order them and have them. Mr. Eilerman asked if the monthly fee was going to still be lowered to \$3,000. Mr. Vagedes said there is nothing in writing despite making a request for that. That leads into Miami County maintaining the system. Mr. Vagedes said he spoke to Mr. Huelskamp and stated that this Board is a volunteer board and should not be doing the maintaining. That was only a verbal statement, nothing in writing. Mr. Vagedes said he wants to meet with Mr. Huelskamp. Mr. Eilerman said he would attend with Mr. Vagedes.

Board Comments: Mr. Vagedes thanked Mr. Siefiring for attending the meeting. There were no further comments from Board members.

The next meeting will be **Tuesday, August 9, 2022 at 6:00 PM**. There were no further comments from the Board. Mr. Eilerman **moved to adjourn the meeting** and Mr. Voisard seconded the motion. Motion passed 4-0. Meeting adjourned at 7:24 pm.

President

Secretary