

THE MONROE TOWNSHIP
WATER AND SEWER DISTRICT

Regular Meeting of the Board of Trustees of the
Monroe Township Water and Sewer District
September 16, 2015

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 William Rodenberg, James Flesher, Dale Voisard (excused), Rick Mains and David Dexter. Ron Thuma representing the Monroe Township Trustee's, Mark Cameron with Sands Decker and John Albers with Albers & Albers were in attendance.

1. **Call to Order:** The meeting was called to order at 6:00 pm by Bill Rodenberg followed by the pledge of allegiance.
2. **Approval of Minutes:** James Flesher moved to approve the July 7th minutes with a second by Rick Mains, motion carried. There was no meeting in August do to document review delays with Tipp city.
3. **Comments from Members of the General Public (All guest are requested to sign the Register):** Jim Whitaker inquired about the availability utilities for his Evanston property. It was explained that the property is outside of the current District project. However, once the current project has gone through the bid process, extensions to such properties would be considered.
4. **Report of Officers and/or Committees (if any).** N/A
5. **Treasurer's Report:** Rick Mains provided an updated Balance Sheet and Profit & Lose Statement.
 - 5.1 Resolution 2015-011: Rick Mains presented the following invoices for payment: Albers & Albers \$1,017.50 and Sands Decker \$7,422.50 in the amounts listed – David Dexter moved to approve the treasurer's report and authorize payment of the presented invoices with a second by James Flesher, resolution approved.
6. **Unfinished Business:**
 - 6.1. Mark Cameron: Reported on his latest meeting with Tipp City's Director of Municipal Services and Engineering, Mr. John Donnelly. Mr. Donnelly treatment of the District is the same as a Developer, not another political subdivision. This differs from the District's understand and discussions

with the previous Director, Ms. Christy Butera.

Developers develop projects with the intent of turning the utility systems over to the City at some point in the future. Another political subdivision, the District, develops a utility system independent from Tipp City. While Tipp City could sometime in the future acquire the District's utility system through purchase, the City cannot absorb the system through annexation. This is true for two reasons; contractually Tipp City has agreed not to annex the District and secondly the District owns the utility system.

The District agreed to follow Tipp City's material guide line, as published in the City's "Engineering Standard Drawings & Details," it did not agree to follow Tipp City's "Master Plan" or other regulations specific to the City.

The District, as a separate and independent political subdivision, will develop their own "Standards," based on accepted engineering practices and sound judgment. The District will develop its projects, including Country Estates East, based on the best interest of the residents in concert with those accepted engineering practices and professional judgment.

Tipp City is requesting the District expend funds to provide additional inter-connections with the areas water distribution system. This is not necessary for the District to provide OEPA (Ohio Environmental Protection Agency) approved service to the residents of the project area. While it might improve the overall operation of the City's distribution system, it adds unnecessary cost to the District and be extension to the residents of the project. Provided Tipp City covered such additional costs, the District has no objection to assisting the City. But the District has a fiduciary obligation to the projects residents to control costs associated with the project.

Tipp City has also indicated that the District should use their "easement" criteria; 20' for each utility with a minimum of 10' separation between sewer and water. This results in a 40' wide easement. Generally, the District would use the normally acceptable 20' width for an easement. This allow for a 10' separation with 5' feet to outside of the utility service and the owners' property.

- 6.2 The District has requested that John Albers to set up a meeting with David Caldwell, City Attorney. It is the District's desire to openly discuss the issues and concerns so that the project can quickly move into the OEPA review process. The meeting should address the: Developer verses Political Subdivision view; Tipp City's "Master Plan" and associated costs; easement requirements and materials. The meeting should, at a minimum include; David Caldwell, John Albers, Mark Cameron, select members of

the District Board and other involved parties.

- 6.3 Bill Rodenberg and Rick Mains reported that they are still working on obtaining a written commitment from a local accounting firm to handle the day to day accounting for the District.

7. New Business:

- 7.1 Bill Rodenberg presented Royal Crest Agency's quotation and invoice for this year's public entity liability insurance. The cost for 2015 -2016 fiscal year is \$1,421.00, a minimal increase from the previous year.

Resolution 2015 -012: Rick Mains moved to approve the Royal Crest Agency's invoice with a second by James Flesher, resolution approved.

8. Comments from Board Members: None

- 9. Adjournment:** David Dexter moved for adjournment with a second by Rick Mains, motion carried at 7:05 PM.

Attested:

David Dexter,
Secretary