

The Monroe Township Water and Sewer District

Special Board Meeting Minutes

September 26, 2013

A special meeting of the Monroe Township Water and Sewer District was held pursuant to call, upon proper notice to the public, on September 26, 2013, at 6:00 p.m. at the Monroe Township Offices. 4 E. Main Street, Tipp City, Ohio. Trustees present were Rick Mains, Bill Rodenberg, James Flesher, Dale Voisard and David Dexter.

Notice of the meeting was sent to residents of Country Estates East Subdivision by regular mail, by publication notice, and by notice on the Township's website.

Call to Order.

The meeting called to order by Chairman Bill Rodenberg at 7:00 p.m.

Introduction

Bill Rodenberg, President of the Board of Trustees, introduced the Board and all persons as set forth on the Agenda which was distributed. Trustee Rodenberg gave a brief history of the progress of the District to date, the need for central sewer and water services, and further introduced the District's engineering firm, Mark Cameron of Sands Decker CPS Consulting and the District's legal counsel, John Albers of Albers and Albers.

Project Design

Mark Cameron explained the preliminary system layout for both water and sewer services, easements needed, construction sequencing and logistics, and owner responsibilities.

Project Costs

Mark Cameron also discussed estimated construction costs and grant and low interest loan availability.

Project Assessments

John Albers discussed special assessments in general and Mark Cameron discussed the estimated assessments for the water and sewer projects, also providing cost figures.

Project Benefits

Thereafter, Mark Cameron discussed the benefits of the projects, including, safe and plentiful water supply, removal of sanitary sewage, increased property values, improved property resale, improved fire protection and lower insurance costs.

Legal Issues

John Albers discussed the connection requirements for sanitary sewer and stated that connection to the public water system was not required. He also discussed the legal process to complete the projects and the ability to retain wells for outside watering.

Fees and User Rates

Mark Cameron thereafter reviewed all estimated fees and rates for water and sewer services.

Conclusion

Trustee Rodenberg described the ballot for voting on the District projects.

Thereafter, homeowner questions, comments and criticisms were received. Questions and comments were made regarding the following areas:

- Areas to be served which are already serviced.
- Assessments
- Connection requirements
- Cost to connect and tap fees
- How voting would work in general
- How voting will work for condominium units
- Benefits of doing both water and sewer projects at the same time

Objections were made as follows:

- Don't need the projects
- The project's cost too much
- Just put in a new well or septic field
- Can't afford the projects
- Failed to get notice of the meeting
- Need to get better cost estimates
- A non-vote should not equal a yes vote.

Statements of support were made as follows:

- Extreme need for water of better quantity and quality
- Need to put in many wells or drill deeper wells
- Can't shower and run other water utilities
- Concern that people's septic fields are contaminating their water wells

- Projects appear to be affordable

Adjournment

Thereafter, the meeting was adjourned.

Attest:

David Dexter, Secretary