

**THE MONROE TOWNSHIP**  
**WATER AND SEWER DISTRICT**

Regular Meeting of the Board of Trustees of the  
Monroe Township Water and Sewer District  
November 10, 2014

**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 Bill Rodenberg, Rick Mains, James Flesher (Present for the second half of the meeting), Dale Voisard and David Dexter. Also present was Ron Thuma representing the Monroe Township Trustee's, Mark Cameron representing Sands Decker and John Albers representing Albers & Albers.

1. **Call to Order:** The meeting was called to order at 6:00 pm by Bill Rodenberg.
2. **Approval of Minutes:** Rick Mains moved to approve the October 13th minutes with a second by Dale Voisard, motion carried.
3. **Comments from Members of the General Public (All guest are requested to sign the Register):** None
4. **Report of Officers and/or Committees (if any).** N/A
5. **Treasurer's Report:** Rick Mains provided the Board with a current balance sheet and discussed its contents.
  - 5.1 Resolution 2014-026: Rick Mains presented the following invoices for payment: Auditor of State in the amount of \$82.00 (This is the final invoice for the audit) and Sands Decker for engineering services in the amount of \$6,262.00 - David Dexter moved to approve the treasurer's report and authorize payment of the presented invoices with a second by Dale Voisard, resolution approved.
6. **Unfinished Business:**
  - 6.1 William Rodenberg discussed presenting the Miami County Commissioners with letter for the transfer of the County Sewer System to the District. John Albers provided a draft letter based on discussions with William Rodenberg. Mark Cameron will provide appropriate attachments to show the system involved and its location within the project. Based on discussions, the District will be requesting that Miami County cover the costs associated with the removal of the existing lift station or be

responsible for its removal, once the District's system is on-line. The engineer's estimate of probable cost for the removal is approximately \$25,000.

- 6.2 Mark Cameron with Sands Decker provided an overview and discussion of the preliminary design. The utility markings were completed over the last two weeks, allowing the design team to progress the design. Mark has also walked the project and spoke with several of the residents. This effort is intended to keep residents' informed and determine the location of existing utility (water & sewer) service connection points at the dwelling. Based on the preliminary design, no lift stations will be necessary.

The design will be evaluating alternate routes in an effort to avoid existing trees or items within the utility path. In some cases it may involve placement of utilities within the roadway (pavement). One of the options being considered would be the use of HDPE (High Density Poly Ethylene) piping for water main material. Its acceptability will need to be confirmed with Tipp City, as the District's contract requires it to follow the City's utility standards.

The preliminary plans indicate the location of current permanent utility easements as well as where temporary easements might be needed for "lay down" of utility lines might be needed.

Both Sands Decker and Albers & Albers will be searching the property records to ascertain what the existing utility/property easements grant in access and requirements. John Albers will be preparing the appropriate paperwork for adding the District to the easements, if necessary, as well as granting any temporary easements. The exact number of easements necessary is yet to be determined. But, based on a quick review of the preliminary design, there may be 15 temporary and possibly 24 permanent easements needed. Some of these may already be covered by existing utility easements as recorded with the property records.

Based on current progress by the design team, it is anticipated that the design should be complete enough for OEPA (Ohio Environmental Protection Agency) review by January of 2015. Generally the OEPA will need 4 to 6 weeks to complete their review. Tipp City's (Tri-Cities) review will already be in process or complete before the OEPA completes theirs.

Provided there are no delays with approvals and easements, the District should be advertising the project in the first quarter of 2015.

- 6.3 John Albers spoke about the easement process and compensation to the

property owner, where necessary and appropriate, as outlined in Ohio law. While it is the intent of the District to return the property to the property's Owner in the same or better condition than before the project. There may be some justification for compensation in specific cases. Although, each property owner should understand that all costs associated with the project, contribute to the assessments and fees that ultimately each property owner pays to fund and finance the project. Additionally, utility improvements such as this, positively impact their property value.

**7. New Business:** N/A

**8. Comments from Board Members:** N/A

**9. Adjournment:** David Dexter moved for adjournment with a second by James Flesher, motion carried at 7:12 PM.

Attested:

David D. Dexter  
Secretary