

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
SEPTEMBER 12, 2016**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Cody D. Miller** at **7:02 PM** in the Conference Room on the first floor of the Municipal Complex, located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*NJSA 10:4-6 thru 10:4-21*). Notices were placed in the official publications for Monroe Township (i.e.: South Jersey Times, Courier Post and the Sentinel of Gloucester County). A copy of that notice has been posted on the bulletin board at the Municipal Complex.

SALUTE TO OUR FLAG – **Cncl. Dilks** led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri	Present	
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	Present	
Mayor, Daniel Teefy		Excused
Business Admin., Kevin Heydel	Present	
Solicitor, Charles Fiore	Present	
Engineer, Kathryn Cornforth, ARH	Present	
Dir. of Public Safety, Jim Smart	Present	(Arrived 7:55PM)
Dir. of Code Enforcement, George Reitz	Present	
Dir. of Public Works, Mike Calvello	Present	(Arrived 7:20PM)
Dir. of Comm. Dev., Rosemary Flaherty	Present	
Deputy Mayor, Andy Potopchuk	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATION

• **Community Gardens**

Cncl. Pres., Miller noted there was an attached resolution scheduled for approval at the Regular Council Meeting which would establish a “*Community Garden*” at the Monroe Township Public Library. He then introduced Patrick McDevitt, Sustainable Monroe Township to make a brief presentation, explaining what they will be trying to implement at the library facility.

Patrick McDevitt, Sustainable Monroe Township/ Chairman Monroe Green Team & **Mike Sherfey** were in attendance to explain their proposal to establish a

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"Community Garden" he then presented a mock up version of what is proposed. He explained we have been all over different counties in towns like Pennsauken, Woolwich and Gloucester City and visited many community gardens. We heard of the need and interest for such a project around the community and were proposing to do this at the Monroe Township Library. He then presented a rendering of the garden and explained just exactly where it would be located. People in the community can actually come and pay a small yearly fee (\$40.00-\$50.00) to get a bed or plot and everyone would be responsible for their own area. We do have some commitment from the MUA to run a water line across the parking lot from the library building to where the garden would be located. Mr. McDevitt continued and noted what we are proposing to do is to start advertising in the community to whomever is interested. Bylaws will be put into place and we will be setting up a coordinator to run things and basically we are just going to be able to enable people who may not otherwise be able to have a piece a property to grow their own food. Mr. McDevitt noted we are also looking into existing rules and regulations that other facilities have but the main points we are trying to put out there is that there will be no spraying of insecticides, it will be totally organic. We do have two (2) organic farms in Williamstown and they have been supportive of the idea and the Muth farm have agreed to be somewhat of an advisor on this. Basically, we are ready to start preparing the ground we just wanted to offer some information/explanation to council members as to what we are trying to do, he also noted he would be glad to field any questions. **Cncl. Caligiuri** noted this was an excellent idea then posed a question on the irrigation needs noting the garden in Woodbury has spigots for every row of plots and they have retractable hoses as well. He felt it wouldn't be very hard for the MUA to place a pipeline with a couple different valves. Mr. Devitt noted that was the idea but there are a couple challenges, one being water and we have heard from some people on some vandalism that has been going on there from time to time and suggesting perhaps cameras be out on the site. Also, we have an upcoming event in October, the Green Fair and Farmer's Market being held at the Pfeiffer Center. Shop Rite will be participating in this event and they now have a dietician (*in-house*) several days a week and they could possibly be someone to approach to sponsor our community garden. **Cncl. Pres., Miller** noted that Mr. McDevitt was in the process of getting the Sustainable Jersey certification and this would enable the municipality to be eligible for certain types of grants provided through this program. He then questioned if the establishment of a community garden add to points for this program. Mr. McDevitt responded, certainly it does and hopefully we will be getting certified this year. **Cncl. Bryson** questioned how much space is required for one of these gardens. Mr. McDevitt noted what we are planning to do is start small and see just how many people are really interested. He added almost every garden we visited now has a waiting list so there is not enough room to add more people. Our plan is to initially start with 15-20 beds and see how this works, we want to take it slow and see how it goes adding there is room to expand if warranted. **Mike Sherfey** then noted we are starting off with an area of approximately 100 ft. x 80 ft. as he felt that was plenty of space to start off with just a few of these beds and see how the community supports this project. **Cncl. DiLucia** questioned the square footage of each bed. It was noted that Woodbury has a great set-up and it is nice and neat and orderly. Woolwich, on the other hand, have no beds what they have is a 10 x 20 plot with no wood surrounds. Again, we want to see what people would prefer, beds are nice because they are orderly and easy to manage. **Cncl. Bryson** noted the reason for his question on the size of the project is because that may be a great idea to have at the Ireland House because at one time that house did have some farming in the back and there is a space with herb gardens right now.

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Mr. McDevitt then advised that with the library you have a central location for the community, with the library offering some great programs that would really work nice right outside of the garden. Certainly, the Ireland House could be considered as an expansion idea.

Mr. McDevitt then spoke on some renewable energy projects (*solar, wind, etc.*) it is something that is beneficial to the community as far as saving money and we are looking to initiate that conversation and hopefully see if we can go anywhere with it in Monroe Township. Also, we see a lot of towns themselves and jointly with their neighboring towns doing energy aggregation programs where they are able to buy bulk electricity and offer discounts to residents, this is something that is really happening and he felt could be a big PR thing for everyone, not to mention the money savings. Also, we are looking to set up a meeting with Kevin and collect some data (*baseline numbers*) to measure the town's carbon footprint. He advised everyone of a great app *see click fix*, this is where someone can report broken lights, etc. while walking around town. You take a picture of whatever you come upon and it goes right to the appropriate department. Of course, this comes at a cost but Merchantville, Princeton and other several towns throughout southern Jersey have signed up for it. The company is out of Connecticut and they would be more than happy to do a presentation on it. **Cncl. Pres., Miller** advised this company will have a table at the League of Municipalities. **Mr. McDevitt** announced that their award ceremony for the certification (*if received*) will be held at the League of Municipalities on November 15th. **Mr. McDevitt** then noted the many federal/state grant monies that are available for electric car infrastructure and we will have some cars on display at our event in October.

B.) MATTERS FOR DISCUSSION

• **Ace Plumbing, Heating & Electric Supplies**

Solicitor Charles Fiore advised of several correspondence recently received from Brian Duffield, Attorney representing Ace Plumbing in regard to the recent purchase of Saber & Sons Supply Co., Inc. He advised as part of their title search when purchasing the property they became aware of the fact that the corner of the building located at Jefferson & the Black Horse Pike was encroaching upon our property. **Mr. Duffield** had contacted the town regarding the purchase of property or lot line adjustment (*Block 3401, Lot 3 township owned*). **Mr. Fiore** advised based upon the fact this parcel is located in the Pinelands that could create havoc for everyone and I suggested that with there being a township storm pipe running right down the middle of that adding it was his understanding that it runs from somewhere in the Green Meadows development. Rather than us doing a lot line adjustment I indicated that it may be a good idea to convey the property to the new owner, do a perpetual easement to allow the township access to the storm sewer and they (*Ace Plumbing*) would, in fact, maintain the property. Currently this parcel is non-buildable and in the Pinelands and as a suggestion perhaps they would give us a nominal contribution for Parks & Rec. Their attorney on behalf of his client had indicated they would be willing to do that. **Mr. Fiore** noted this would involve approval by council to go back to the attorney and indicate the township is certainly interested in doing something like this, consideration being that they would maintain the property in perpetuity and contribute something to Parks & Rec.

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B.) MATTERS FOR DISCUSSION (cont'd)

Cncl. Pres., Miller then polled council members for their consensus and all were in favor of moving forward with this. **Solicitor Fiore** then advised the new owner wants to create more of a presence along the Black Horse Pike. Right now there is a sign located on the corner and they would like to do something to kind of improve the corridor and spruce the location up. **Cncl. Bryson** questioned the diagram Mr. Fiore had presented to council noting the pipe referred to is also running across some private properties and are they aware of it. Mr. Fiore noted probably not because the pipe was run a long time ago when perhaps permission was not required. We can deal with this on a lot by lot basis noting that one pipe actually goes through the old Sharp pit and kind of through where the apartment complex is located and actually ends up dumping into the Squankum branch and goes across Walnut Street into where Mr. Sharp's house was. **Kathryn Cornforth, ARH** noted her concern was making sure the easement was large (wide) enough to accommodate any work that may need to take place should the pipe need to be repaired, compared to what you have now. There was then discussion on the legal description of the easement and the actual size of the pipe, it was noted the size of the pipe was a 96 inch pipe. Mr. Fiore questioned with that being the case how big of an easement would be needed? It was noted at least 10 feet on each side. Mr. Fiore will work with ARH on this.

• **Traffic Signal Agreement**

Cncl. Pres. Miller referred to R:183-2016 *Resolution Of The Township Council Of The Township Of Monroe Authorizing An Investigation For A Timing Adjustment Of Route 42 And County Route 689 Traffic Signal And A Commitment Of The Township Of Monroe To Pay 25% Of All Costs Associated With The Electrical Upgrades To Said Intersection Within The Township Of Monroe, County Of Gloucester, State Of New Jersey* scheduled for approval at the Regular Council Meeting. He advised that **Sgt. Mark Burton, MTPD Traffic Division** was in attendance to discuss this further. Sgt. Burton noted we have had issues with a few traffic signals in town, we have contacted DOT multiple times for state highway intersections and we have always been met with the same thing. With this particular intersection (*as referenced above*) we have had a lot of recent complaints. The mayor spoke with me on this and told me to find out what was needed in order to get this checked out. Sgt. Burton continued and explained that DOT won't come out and just do what we are telling them what we believe they need. They are going to evaluate what we tell them and even though we do have our opinion for a fix, they have to do a total full investigation of the intersection which could run into costs. I believe we have a fix that would not be costly but again that is our opinion. The mayor did ask me to write the resolution which I sent to the Solicitor's office and there it was finalized. He continued and noted they (*DOT*) will take our resolution with a cover letter giving our problem statement, what we believe our fix would be and they will take it under consideration, come out and meet with us and do a full investigation, this is ultimately DOT policy. Over the years they have been short staffed and they get calls constantly with people complaining about intersections and they don't have the manpower to go out and look at a complaint where they think there is a problem. He then advised he spoke with Captain Borkowski from the Washington Township Police Department who oversees their traffic unit as we do share that intersection with them and he felt, no doubt, he believes the problem is the same as we do, especially at certain times of the day, certain days of the week.

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B.) MATTERS FOR DISCUSSION (cont'd)

Business Administrator, Kevin Heydel noted in the past DOT was asking for a traffic study to be done, so I would have to make the assumption a traffic study needs to be done on that intersection not just them coming out and looking at it. If we are picking up 25% of the cost, where is the other 75% coming from? **Sgt. Burton** stressed, we are not paying for the study we are only paying for changes that would be made that would incur costs. We pretty strongly believe that it is a timing issue. They told us if they do their full investigation and it is simply a timing change with the signal there is no cost at all to the township. **Sgt. Burton** noted, in his opinion, it is a timing issue and I have a recommendation they say they will consider. Most of that intersection is pretty up to date, it has pedestrian accommodations and left turn lanes. **Sgt. Burton** spoke of his recommendation but if they tell us after their investigation that we must change this and that, we are on the hook for it. If they were to find out that the state intersection has a problem and there were changes made and construction costs our share would be the 25% and they would take care of the rest. **Cncl. Bryson** questioned if there were sensors at that intersection. **Sgt. Burton** noted sensors are there, it has everything needed and explained right now it has a lead left for traffic coming westbound (*Gloucester Township side*) and they may decide to extend it and make lead lefts in both directions. He went on to describe the intersection and problems associated with it. For this particular intersection in our opinion timing can resolve most of the problems. **Cncl. McIlvaine** questioned the status on the intersection of Tuckahoe Road and Rt. 322, is anything going to happen there. **Sgt. Burton** noted we have the same issues there, we get requests from residents that are not happy and want the lead left on Tuckahoe. Again, I think that intersection could have a timing adjustment as it is at certain times of the day when it is really bad, but it is bad and what causes crashes is when people try to beat the signal. We could do the same thing here and again it is a pretty up to date intersection/relatively new. We could tackle that after the intersection of Rt. 42 and CR 689. **Cncl. Dilks** advised that approximately 10 years ago he addressed the concerns with Tuckahoe and Rt. 322 and was advised there would have to be an average of 100 cars per hour go through that intersection before they would even look at it. **Sgt. Burton** noted there are left turn lanes in all directions it just does not give you enough time. We would go through the same process on this as on the Berlin Cross Keys road intersection. **Cncl. Bryson** then noted the intersection of Corkery Lane & Black Horse Pike and felt that also could be adjusted with a different type of light, an arrow and the redirection/painting of the lines. **Cncl. Pres., Miller** noted for an intersection like that I foresee them having to widen the road to put a left turn signal as well. **Sgt. Burton** noted they would make changes to that intersection, for sure. **Kathryn Cornforth, ARH** then spoke on the lane that was quasi-built back when Corkery Square and Savonna went in, the developer built that at their own risk before they had DOT approval. DOT was the one who told them, no we will not allow that widening and that is when they made the developer put it back. I'm not so sure you wouldn't get the same kind of response in terms of trying to get the widening because even with a development and new shopping center going in they did not see the need to make the intersection and widening improvements the developer wanted. **Mr. Heydel** noted the reason why DOT would not approve that extra lane is because if you were to make a right hand turn you did not have an egress lane. He then posed a question with regard to accidents at Corkery Lane/Black Horse Pike. Would you say that most of those accidents are with people who are turning left from westbound BHP to access Corkery (*by Wawa*)?

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B.) MATTERS FOR DISCUSSION (cont'd)

Sgt. Burton responded that most of them that are injury crashes are left turn crashes, most in that direction. Mr. Heydel noted this could be due to the alignment of the road so if there are improvements to that intersection that is the thing that is going to have be corrected and that will require major road work. **Cncl. Pres., Miller** requested to have a list indicating which intersections are the highest priority and perhaps try and tackle it that way. Sgt. Burton advised you have the resolution on this intersection before you because the Mayor specifically requested something on this intersection (*Rt. 42&CR 689*).

At this time a resident posed a question on any status update regarding the Rt. 322/Fries Mill Road intersection. **Cncl. Pres., Miller** noted the township has submitted plans to NJDOT, we received review comments back and the developers are working on re-adjusting the plans. **Cncl. Bryson** noted there has been at least three or four intersections that have been totally ignored by DOT for some twelve years and he suggested that perhaps it is time to go political. Maybe it is time to put together a resolution emphasizing those specific, dangerous intersections and have them sent to our State Senator, the President of the Senate along with the two Assemblyman and let them come back with an answer to us. **Cncl. Pres., Miller** the noted that Rt. 322/Fries Mill Road is on the legislators top priority list and that is probably the intersection that will cost the most to reconstruct. **Cncl. Bryson** then noted there was a recent proposal to mill/repave Rt. 322 from just east of Glassboro into Tuckahoe Road but it had nothing to do with the intersection. **Cncl. Pres., Miller** noted that is why plans have been submitted for that. **Kathryn Cornforth, ARH** responded this is a priority but it is not on their (*DOT*) priority list to have the intersection done right now because there are private entities that are taking the lead in getting the intersection done. DOT recognized the fact that they do not want to go through a big improvement only to have a developer come through later. So they are letting the developers take the lead and the township is trying to push the project through as much as possible. However, right now unfortunately the township is not the applicant. Our office does not work on it, the four property owners together have hired an engineer and they are the ones pushing the application through DOT. Ms. Cornforth added the last submission was at the end of July and right now we waiting on comments from DOT on a design approval. There is some other work that the design engineer can be doing but we are waiting on DOT.

C.) PUBLIC PORTION

Cncl. Heffner made a motion to open the Public Portion. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of council in attendance.

Joe Fisona -19 Gibson Lane (Sunny Estates) introduced himself to council as a new resident and former Mayor of Elkton, Maryland. He approached council with his concerns regarding the timing of the traffic light at the intersection of Rt. 42 and Berlin Cross Keys Road. He personally on occasion sat at the light and found that the green light stays at 22 seconds (*coming off the bypass*) and the red light was timed at one (1) minute twenty (20) seconds. He did request that the mayor try and do something because at times it is just terrible to get through that intersection.

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C.) PUBLIC PORTION (cont'd)

Cncl. Bryson made a motion to close the Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of council in attendance.

D.) NEW BUSINESS - None

E.) OLD BUSINESS

Cncl. DiLucia requested an update on the leisure park with the grant received. **Mr. Heydel** advised he has not gotten back the actual contract, I did send it. He will do a follow-up on the contract. Then we will have to review with ARH their estimate to start a design process as I do not think the grant covers the design or anything like that. **Kathryn Cornforth** explained the grant covers a total of roughly 13% and it can be used either towards design or construction, typically we would say to use it for the construction management costs. **Cncl. DiLucia** questioned how long we had before the grant goes south. **Mr. Heydel** explained that grant stays here adding that he has had the grant for the irrigation system at Owens for 5-6 years now.

F.) COMMITTEE REPORTS - None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED

Solicitor Charles Fiore reported on Resolution **R:182-2016** *Resolution Of The Township Council Of The Township Of Monroe Authorizing Assignment Of Tax Title Liens Held By The Township Of Monroe*. This is in reference to Block 2902, Lot 9-10 located along the Black Horse Pike (*next to Danny's Farm Mkt*) and the township currently owns tax liens on both those properties and there was a request from a contiguous land owner to have an assignment of those tax liens. That went out to bid, one bid was received from Taylor Piotti of Twin Girlz, LLC for an assignment of the tax lien. He noted outstanding amounts in the amount of \$15,486.68 for Lot 9 and \$2,206.57 for Lot 10 to purchase properties from Monroe Township. He explained that they are actually acquiring the rights to foreclose on the tax liens. What normally would happen would be if someone were to buy a tax lien they would wait two (2) years from the date of the purchase of the tax lien, pay off all the taxes, pay all the costs associated with it then they could foreclose. Based upon the fact the township is the current holder of the tax lien they essentially step into the shoes of the township. So they pay what is due and owed to the township and whatever costs associated with that and they can pursue their own legal tax foreclosure to obtain title to that property. He wanted to make it clear they are only purchasing the lien, it doesn't give them the right to develop the property and it doesn't give the right to utilize the property unless the owner would give him the right to do that. Once the individual who is assigned the lien starts the foreclosure they would have to notify the property owner and they would have the right to redeem that lien sometime during the process. This is basically getting our tax dollars back as during the foreclosure process they still have to pay all the current taxes on the property.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

Cncl. Pres., Miller noted he would be asking for a motion to bracket the resolutions with the exception of Resolutions R:169-2016, R:170-2016, R:182-2016 and R:184-2016.

Cncl. DiLucia referred to Resolution **R:190-2016** *Resolution Of The Township Council Of The Township Of Monroe In Response To A Request For Proposals Appointing Suasion Communications Group For Services Associated With Marketing Analysis/Public Relations Campaign For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation.* There was a paragraph which included verbiage dealing with another entity not associated with the proposal. It was noted this would be stricken from the resolution as it was inadvertently placed there in error.

Cncl. McIlvaine spoke with regard to **R:169-2016** *Resolution Of The Township Council Of The Township Of Monroe Awarding Bid To Spartan ERV/Campbell Supply Company For Services Associated With The Purchase Of 3000 Gallon Fire Tanker As Specified In The Bid Specifications For The Township Of Monroe, Gloucester County And Authorizing The Proper Township Officials To Execute The Required Documentation.*

Cncl. McIlvaine noted there were several discussions about there being a single bidder which I really can't control. After the last meeting I was contacted by the solicitor who was contacted by an attorney for another company he didn't use my name specifically but basically came out and said that I had ties to the salesman for the company that we are going to purchase this fire truck from. **Cncl. McIlvaine** stressed that he took issue with that, several issues the first of which is very few people know my family tree and I am sure that salesman or that attorney for that company does not. So, that came from within here, somewhere within either Cecil Fire Company, Williamstown Fire Company or in this building. I have a severe issue because you are questioning my integrity. I have a 52 year life here in this town and I would never, never, never risk my reputation for a few dollars for a family member. Ernie is probably more related to me than this guy. Thank God my name isn't Smith. I guess every Sickler in the United States is related to me because my grandparents name was Sickler. I use this term frequently but, my head wanted to explode and mainly because my integrity is being challenged here. I will bring this to the rest of council, I will make a motion to throw this bid out tonight and start all over from scratch if that is how everybody feels. I have nothing to do with this, the only thing I had to do was to make sure that Cecil gets the fire truck that they deserve and to make sure that the public gets the best bang for their dollar. This is absurd to me, and this came from inside. This salesman and his attorney in no way, shape or form knew that my grandparents name was Sickler and that is what really, really, really ticks me off. I also went through several bids from 2013 and 2014 where we refurbished three (3) different ambulances, all single bidders and I don't question this, there were trash trucks single bidders. I never bring to light, hey maybe somebody has a name here. Please, if anybody here has a problem or thinks that I would do something like that please bring it up here now in front of me, please tell me now. I wish a hundred people would bid these fire trucks I do. I know how it goes and I explained it to you Wednesday night (*Ordinance Committee Meeting, Sept 7th*). My biggest issue is that somebody from in this circle, I'm not saying here, somebody in Monroe Township circles basically must be accusing me of that because they passed it on to this attorney.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

Now granted, Solicitor Fiore has advised that everything is on the up and up, which I knew it would be but please if anybody has any questions here tonight as to my integrity or think that the fix is in please tell me now and I will make the motion to throw this out and start from scratch.

Cncl. Bryson noted that George (*Reitz*) had contacted him because I was the guy that questioned the bid on Wednesday (*Ordinance Committee Meeting, Sept 7th*). He called me and explained the situation so that I knew in advance what was going on. I said to George, the only concern I had when I brought that up about one bidder was the fact that we were using these specs. George explained it is the only thing we can do at this point in time. What George said to me was, maybe in the future what we can do is have those specifications written by the fire company (*inaudible*).

Cncl. McIlvaine noted this is difficult and I get that. Like I said my biggest issue is that somebody thinks that I would risk my name, my reputation for somebody else to make a buck and I would never do that. **Cncl. Pres., Miller** indicated he did not think anyone on council would do that. **Cncl. McIlvaine** noted, nor do I but I want to make sure that it is on record that this is what happened and I find it truly disheartening.

Director of Code Enforcement, George Reitz noted that he advised Walt that we went out of our way on the bid because with one bidder air bags in a fire truck came standard and that was an eighty four hundred dollar option. The other guy would have been eighty four hundred dollars higher on his bid, the one who chose not to bid. We even had our solicitor take it out of the bid spec, we don't have to have air bags in fire trucks. I wanted it to be fair so that other people could bid it.

Business Administrator, Kevin Heydel advised the way to make this easier in the future is to look at cooperative purchasing because you have gone through H-GAC (*The Houston-Galveston Area Council*) where you have all the fire manufacturers out there. Then you can sit down and order what you want and then what happens is, we take that, we advertise it in the newspaper and if someone wants to come and challenge it they can. He added we belong to a couple of cooperative purchasing entities but they all have different things within the cooperative purchasing and he went on to give some examples. He then went on to explain the process. He also noted what you want to make sure of with cooperative purchasing is that you do get it at a cheaper price and most of the time you are. But on a big ticket item like that with so much customization to match up with different equipment that you have it does become quite difficult.

Deputy Mayor, Andy Potopchuk noted anybody that knows fire trucks, knows that air bags when you are making turns they will twist so if you can keep it stable when making a turn, especially with water it moves. That is why we did it, I was there with Mr. Reitz we made the engine smaller and a few other things but I was there with him and we sped the truck how we needed it and how he thought was best and that is how it went.

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G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED (cont'd)

Cncl. Heffner referred to Resolution **R:178-2016** *Resolution Of The Township Council Of The Township Of Monroe To Affirm The Township Of Monroe's Civil Rights Policy With Respect To All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, And Members Of The Public That Come Into Contact With Municipal Employees, Officials And Volunteers.* He questioned if there was a policy in place currently. **Business Administrator, Kevin Heydel** advised that yes we do have one now and we are refreshing it from two years ago, it is comprised of all the regulations that are contained within our handbook.

Cncl. Heffner then referred to Resolution **R:181-2016** *Resolution Of The Township Council Of The Township Of Monroe Releasing The Maintenance Bond Posted For "Willowoods", Section 1, Subdivision #1704, Block 12901, Lots 14, 24, 25 & 38.* He questioned how a performance bond can be released when the road has not been fixed. **Kathryn Cornforth** explained Section 1 of Willowoods was not built by Richmond American who is the current developer. Section 1 was built when Twelve Oaks was developed and when that was released we inspected Section 1 as part of Twelve Oaks, they fixed everything. It was just a formality that we never actually released the Maintenance Bond.

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED

Solicitor Fiore referred to Ordinance **O:30-2016** *An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 262 Of The Code Of The Township Of Monroe, Entitled "Towing".* He spoke of clarifying the language regarding on-hook coverage. Mr. Heydel checked this with our insurance carrier and Mr. Fiore noted that the coverage was \$100,000.00 per tow truck.

Cncl. Heffner referred to Ordinance **O:33-2016** *An Ordinance Of The Township Council Of The Township Of Monroe Authorizing The Sale Of Township Owned Land.* He noted he went through the list and there were four (4) properties that were lowered in price, one actually went up in price, this seems to be an exercise in futility, why are we spending more money to have another land sale as this is a big expense. The whole idea of having a land sale is to get rid of land here we are trying to get top dollar for this stuff, how is that helping? Some of these properties we've had for fifteen years, it doesn't make sense. I don't think we should have this land sale. **Cncl. DiLucia** noted the last time we talked about this I remember the mayor said, the reason they were putting this back out again is because it didn't sell last time and they lowered the prices to make it more palatable. **Solicitor Fiore** advised to remove it from the agenda and kick the schedule back out. I know my office had contacted Joanne today and she said they received the change in prices from **John Clidy, Director of Real Estate** and I have my own opinion on what the values should be and I know again some of the prices went up, some went down, etc. It didn't make any sense so perhaps cumulatively we will take a look at the prices. There was a brief discussion with the Clerk advising on advertising deadlines and if removed from the agenda the land sale cannot take place on October 20th. **Cncl. McIlvaine** did advise he would like to have this done sooner than later because we are still required to pay the county taxes. **Cncl. Pres., Miller** then noted that Ordinance O:33-2016 scheduled for first reading at the regular council meeting was removed from the agenda.

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H.) QUESTIONS REGARDING ORDINANCES SCHEDULED (cont'd)

Jack Simmermon – A-Jack’s Towing posed a question with regard to Ordinance O:30-2016 (*Towing*), noting just to make it an even playing field here, you want \$100,000.00 per truck why should one company have to spend more money for insurance than another company? **Solicitor Fiore** responded, because that company has more trucks. Some people choose to have the minimum of two (2), some people have ten (10), that’s leveling the playing field, right? How else do we deal with it? Mr. Simmermon noted it is not leveling the playing field because everybody gets one (1) every six weeks, so everybody gets the same amount but now one towing company may have to spend more money for insurance then the rest do. Mr. Fiore noted they may and it is kind of ironic, you were the one that asked to have it on there and now you are questioning. Mr. Simmermon then said that we spoke about everybody having a \$1 million dollar policy for on-hook coverage and that is where it started and everybody was ok. Now we are saying ok we are not going to have a \$1 million policy for everybody now it is \$100,000.00 per truck. Solicitor Fiore then said that is not what council created, that is the requirement of our insurance company. Again, discussion back and forth. Mr. Fiore noted believe me, it is expensive for everyone I don’t disagree with that but that is what our insurance company requires. He then questioned Mr. Simmermon on how many trucks he has and if he would be able to earmark certain trucks for towing. Mr. Simmermon noted we have light, medium and heavy so we cover everything, so we need it on everything because we use everything. All I am saying is that we are all getting the same piece of the pie, one every six (6) weeks but one company whether bigger or smaller has to pay more for insurance for one part of the section of the ordinance. Discussion then ensued with several questions being posed. The solicitor then asked, how do we micromanage that, it is going to be virtually impossible. Again, if someone wants to say I am only going to use these two out of six vehicles, that is fine but I don’t think you would be willing to do that and I don’t know that other people would be willing to do that. I don’t know how we would legislate that. **Mr. Simmermon** then noted that is why we spoke about having a \$1 million policy no matter if you have one truck or ten trucks. Mr. Fiore noted but we sent it to our insurance carrier and that is what they require, it is not us requiring it.

Cncl. Pres., Miller noted we have been working on this ordinance forever and quite frankly my personal opinion is we cannot sit here and constantly change it. We are drafting an ordinance and catering it to the towers, we can’t do that. If the recommendation is that we have to have this coverage we kind of have to do the \$100,000.00 per tow truck. **Mr. Simmermon** questioned then why don’t we go back to the \$1 million policy we spoke of the first time. Solicitor Fiore noted then we are deviating from what their minimums are, we are violating our coverage per our insurance carrier and we can’t, legally. We’re putting the township then in jeopardy. There was continued discussion on the \$1 million policy versus the \$100,000.00 per tow truck.

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Bryson** made a motion to adjourn the Council Work Session of September 12, 2016. The motion was seconded by **Cncl. McIlvaine** and was unanimously approved by all members of Council.

