

MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
OCTOBER 11, 2017

A.) CALL TO ORDER & ROLL CALL

The Ordinance Committee Meeting of the Township of Monroe was called to order at approximately 7:00 PM by **Ordinance Chairman, Cncl. Bob Heffner** in the First Floor Meeting Room of the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

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

SALUTE TO THE FLAG

Cncl. Garbowski led the assembly in the Pledge of Allegiance to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Ron Garbowski	Present	
Cncl. Joe Marino	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Cody Miller	Present	
Ord. Chairman, Bob Heffner	Present	
Mayor Daniel Teefy	Present	
Solicitor, Charles Fiore	Present	
Business Administrator, Kevin Heydel	Present	(Arrived 7:25 PM)
Dir. Public Safety, Jim Smart	Present	
Police Chief John McKeown	Present	
Deputy Clerk, Sharon Wright	Present	

B.) APPROVAL OF MINUTES

Cncl. Garbowski made a motion to approve the minutes as submitted of the Ordinance Committee Meeting of September 6, 2017. The motion was seconded by **Cncl. Marino** and approved by all members of Council with the exception of **Cncl. Pres., McIlvaine and Cncl. Miller** who Abstained.

C.) PUBLIC PORTION

Cncl. Garbowski made a motion to open the Public Portion. The motion was seconded by **Cncl. Pres., McIlvaine** and unanimously approved by all members of Council. With no one wishing to speak **Cncl. Miller** made a motion to close the Public Portion. The motion was seconded by **Cncl. Garbowski** and unanimously approved by all members of Council.

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D.) ORDINANCES FOR REVIEW

- Chapter 37 "Length Of Service Awards Program"

Cncl. Heffner advised the draft ordinance is changing only what was mandated by the State. He polled Council and all were in favor of moving the proposed amendment forward for First Reading at the October 23rd Regular Council Meeting.

E.) MATTERS FOR DISCUSSION

- Whitehall Road - Fiscal Impact Report

Cncl. Miller explained the Redevelopment Committee held various meetings regarding redevelopment and rehabilitation and discussed some incentives to fix up certain areas. In Victory Lakes and Timber Lakes a residential development has already been approved for single family dwellings and the concern was this would bring additional children to the school system. A meeting was held to discuss ways to mitigate that damage and an age-restricted development that does not impact or burden the school system was discussed. The Committee thought changing the approved plan to age-restricted would be a great idea and by making the area a rehabilitation designation it would help Victory and Timber Lakes. The Committee met with the associations to throw this idea by them and they seemed in favor of it but they did have a lot of questions. The Committee wanted to inform Council of the fiscal impact study done to produce the facts and show what the benefit would be for the municipality.

Ken Schatz, member of 110 Whitehall LLC, the owners of a 192 single family home subdivision located on Whitehall Road explained they had approached the town a few months ago to ask if the subdivision was converted to an active adult community could they get a tax abatement program. The Victory Lakes area is an underutilized asset that needs a shot in the arm and they thought if the area was designated as a rehabilitation area and the development converted to an adult community to move away from school children it might encourage development in the lakes area.

Jeff Goodwin of Paparone Communities added providing 22 onsite affordable units if the development was converted to active adult was discussed and that would be another benefit to the township.

Richard Reading distributed hard copies of the Fiscal Impact Analysis for the Whitehall Road Project and explained it is a standard fiscal analysis developed by the Center for Urban Policy and Research of Rutgers done to provide a summary of the financial benefits of a project to a community. It is structured from township data and includes budgets, tax rates etc. The proposed development was put into that to see what impact it would have on the municipality, schools and the county. The two parts to tax exemption/abatement whether it is for five years or long term are revenues and the cost of a project and certain projects work much better with tax abatement then others. Original laws focused on non-residential development because the purpose of tax exemption is to give the municipality a greater portion of the tax revenues generated then under ad valorem taxes. In a non-residential situation no school

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E.) MATTERS FOR DISCUSSION (cont'd)

children are involved and age-restricted housing fits into that. In terms of the long-term tax exemption the law provides for distribution of revenues between the municipality at 95%, the county 5% and the school district is not compensated. The Rehabilitation Law has short term tax exemption and all the revenues go to the municipality, there is no mandated distribution to the county or to the school district. The short term tax exemption can be done three ways; on a revenue basis where you get a percentage of the annual gross revenues, a percentage of the project cost or the most common is taxes are phased in over a period of five years. The initial year is none, the second year is 20%, then 40%, 60%, 80% and after five years the project pays full ad valorem taxes. The development would consist of 192 single family homes and 22 attached or townhomes. The market pricing is \$220,000.00 and the cost for a two bedroom affordable unit under COAH regulations in this portion of the state would be about \$91,000.00 sale price. The entire project when complete would have a value and assessment of about \$44,000,000.00 and the homes would be occupied with 332 adult residents. The property is located in the Victory Lakes Rehabilitation Zone and the revenues could be generated using the provisions of N.J.S.A. 20:21-1 which is the five year tax exemption law. To make a comparison of the cost and the revenues the phase-in basis was used and the calculation over a term of five years at full occupancy generated revenues for the township of a little over \$3,000,000.00. The average was \$619,000.00 a year in revenues strictly for Monroe Township. That would go to offset the allocated cost of the project, which is about \$181,000.00 per year so this project, even with the exemption/abatement, generates a substantial surplus during the exemption period because it has a low municipal service cost and no school cost. The revenue generated annually will be a big improvement from the \$539.00 a year the township is getting now for the farm assessment of this property. Currently over a period of five years the town would get \$2,500.00 rather than the proposed \$3,000,000.00 in revenue from this project. The average revenues generated by this project during the five year period amount to \$1,865.00 per person and that is 3.4 times the municipal revenues generated by the other housing units in Monroe Township so the new residents would be paying more for municipal services than other residential properties in the township. The development will hopefully provide a stimulus to an area in need of rehabilitation and during the period of exemption it will provide an annual revenue surplus of \$400,000.00 each year and that is a benefit to all residents of the township because by adding more revenues than costs it helps the administration balance the budget and in the long term will help to stabilize or reduce tax rates.

Cncl. Heffner noted Victory Lakes is currently not a rehabilitation zone and he questioned whether the numbers Mr. Reading was presenting was based on all units of the project being completed in one year. Mr. Reading replied if this project had been built and occupied this year that is what we would see. This is the way fiscal studies are done. The number of valuables are limited because by doing it in what is called a "Static Mode" we can use actual data.

Cncl. Marino noted during the meeting with the Timber and Victory Lakes Associations residents questioned whether tax abatement would be offered to existing homeowners if they renovated or added on to their homes so information is needed regarding how abatement will work for existing homeowners in the lake communities. Mr. Reading explained there are provisions in the law for rehabilitation but the township will not get into the

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program unless a substantial rehabilitation is done. Cncl. Marino questioned whether it would be based on 60% of a home being renovated or is it based on a dollar figure for construction costs. Mr. Reading could not answer that question but advised the section of the law that he previously cited addresses that.

Cncl. Heffner noted there are already four over 55 communities in the township and two are currently under construction. He expressed concern that if tax abatement is given to this project sales of homes in the other two developments will slow down and homes in Holiday City will not sell if people can buy a new home with tax abatement? Mr. Schatz felt people would still buy in Holiday City, as those homes would be in a different price range than the \$220,000.00 being proposed for the new development. Cncl. DiLucia noted some homes in Holiday City are selling for \$200,000.00 and he questioned whether Mr. Schatz felt \$20,000.00 with a five year tax abatement would be a disincentive to buy there. Mr. Schatz explained it's more than just money, it is new verses old because people want new kitchens, higher ceilings etc. Cncl. DiLucia commented that the other new senior development isn't selling at their price range because they came here requesting tax abatement and to lower the age requirement. Cncl. Miller spoke of how his grandparents are selling their home in Washington Township and want to move to a newer home so they went to Stirling Glen but were not treated in a very friendly manner. The sales person did not promote or market the area very well and actually said good luck paying the taxes here. Mr. Schatz noted for a while Stirling Glen stalled but once they found their market it is moving along and they now have 36 houses either occupied or under construction.

Cncl. Miller questioned will there be any adverse effect on the homeowners and is there any evidence that they will not be able to afford those homes after the five year abatement period has ended. Bill Banks of Papparone Homes advised he contacted Oak Mortgage and Public Bank and was advised if buyers take a mortgage they must qualify without the tax abatement. Mr. Schatz added very few buyers will be first time buyers. Most will be purchasing homes without a mortgage and one nice feature of the five year exemption is that some people may be in the process of selling one home and for a period of time are carrying two homes and the five year abatement would benefit them.

Cncl. Miller explained this development was already approved as a single family development that could have school age children so with this option we would not have to worry about that. He added if Council has any further questions regarding this they can be deferred to him and he will ask the Redevelopment Committee.

Cncl. Heffner asked Mr. Schatz if there would be apartments in the front of the development. Mr. Schatz explained the original plan was for COAH units to be there but now that area will remain open space recreation for the 192 units and 22 twin affordable units, which will be scattered throughout the development. Cncl. DiLucia questioned whether the twin units would also be 55 and over. Mr. Schatz indicated they would be.

Cncl. Marino questioned if conceptual drawings were available for the Redevelopment Committee to take to the Timber Lakes Association meeting. Mr. Reading gave Cncl. Marino a copy of the conceptual plan and explained where the twin units would be located.

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Mayor Teefy felt an age-restricted development would benefit the lake area as well as possibly spur some commercial along the Black Horse Pike.

Cncl. Pres., McIlvaine noted Lakeside Drive has only one access in and out and when a light pole went down a few years ago the fire trucks and ambulances couldn't get into the development. He questioned whether this development would provide additional access. Mr. Schatz explained there will be an emergency access in the back of Country Village Whitehall. The street will not be open but the area will provide emergency access.

With no further questions Cncl. Heffner thanked all the representatives from 110 Whitehall LLC for attending the meeting to explain the Fiscal Impact Analysis. Council continued to discuss the project and whether tax abatement would be offered to existing homes within the lakes community. Solicitor Fiore advised he would get the answer regarding whether tax abatement could be offered for existing homes being renovated. Mayor Teefy noted it would not be for vacant homes it would only be for residents renovating their homes. Cncl. Pres., McIlvaine noted he wants to make it easy for the people living there but he does not want house flippers to be able to get tax abatement. Solicitor Fiore advised language could be included in the tax exemption law that a person would be required to retain the home for the five year tax exemption period. Cncl. DiLucia expressed his concern that tax abatement given to the Whitehall Road age-restricted development would affect sales of the 600 houses in Holiday City because if those houses are sold for \$220,000.00 and get a \$30,000.00 tax break the competition would be \$190,000.00. The only difference might be in the association fees and the way that works is the development owners are the trustees and the covenant is written 100% in their favor so they could deflate that fee initially. As the homes are sold a trustee seat is vacated and one resident gets it so it takes until the entire development is completed until the Board is controlled by the residents and that is when the fees escalate. Cncl. DiLucia added if he were the owner of Stirling Glen he would be coming to the township requesting abatement too. Cncl. Miller stated Stirling Glen is already an approved age-restricted development with homes already built. Solicitor Fiore explained they could come in and request it for another section of their development. Cncl. Miller noted there are more pros than cons for this project because an approved residential development is already on the books that could have school children and if we don't do this they will build those homes. Cncl. DiLucia felt the growth of school children is inevitable and the ideal situation is to have a mix of residential and commercial so that the commercial offsets the tax base. The reason commercial is not coming is because of the economy. Big box stores like Target or Kohls will not open a new store until they find out where the market is going. Cncl. Miller expressed his concern that Monroe Township is always the last township to jump on the bandwagon so we miss opportunities and that is frustrating. He added he understands Cncl. DiLucia's concerns but he sees an opportunity where we can move forward with something that will be a benefit to the town and he doesn't want to see it go to the wayside. Solicitor Fiore suggested Council compare all three options for tax exemption that Mr. Reading spoke about because each one will have different numbers. The developer is using the approach that will be most beneficial to them and the other alternatives may provide more revenue to the municipality. Cncl. Miller added he is thankful that Lou Capelli, the Redevelopment Attorney, will protect the township if we move forward with anything like this.

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E.) MATTERS FOR DISCUSSION (cont'd)

Timber Lakes and Victory Lakes are struggling and they will be defaulting on their loans for the dams at some point so if we can ask the developer to designate money for the maintenance of those dams that would be another benefit. Cncl. Marino agreed that both lake associations are having problems. Victory Lakes is in worse shape than Timber Lakes and the township co-signed for both of their loans. Cncl. Heffner noted the loans were almost \$900,000.00 per dam. Cncl. Miller explained Timber Lakes has a lot of abandoned homes and those fees have been accumulating so we could say if they want the Rehabilitation Zone designation that money has to be repaid. Solicitor Fiore commented the fees are probably showing up as liens so when the properties are sold the mortgage companies are satisfying them. Cncl. Marino explained the Timber Lakes Association fees included in their bylaws are not enforceable so the Association cannot collect on a lien or from a mortgage company. Victory Lakes is in even worse shape because they have no bylaws they just ask residents to donate to the association. Cncl. Marino didn't disagree with some points made by Cncl. DiLucia but felt that at some point in time Council may not have a decision because the development already approved for the site includes apartments, houses and townhouses that will have school age children that may not impact the high school or middle school but it will impact Whitehall School. Cncl. DiLucia cautioned that the developer could utilize the twins as rental units for people who have sold their homes and are waiting for their new home to be completed, which is what happened in Holiday City. The township would get no revenue from those units but we could include a provision that the developer must put a value on those properties so the clock starts ticking for the five year abatement period. Solicitor Fiore explained those properties are supposed to be affordable units that are deed restricted and they are supposed to be owner occupied. He added the clock should start ticking as soon as a CO is issued. Mr. Fiore suggested looking at Clayton to see how that town has grown commercially since the inception of tax abatement for residential properties. Clayton is not comparable in size or population but it is in the type of houses. Cncl. Miller indicated he would find out. Cncl. DiLucia suggested getting a study of the cost to provide services for leaf collection, street maintenance etc. He questioned if they are going to have basins that the township will have to cut or are they going to have an association that cuts them. Solicitor Fiore explained the developer did a study called "allocated costs". There is a variable in there that goes up every year however they did not add in another trash route, additional police officers etc. so that must be factored in as the population grows. Cncl. Heffner explained as a condition of approval there were no rental units, it is strictly townhouses for sale. Solicitor Fiore added there is nothing precluding the town from doing its own study and it may be money well spent. Council discussed the explosion of commercial along Berlin Cross Keys Road in Gloucester Township and commercial/residential in Washington Avenue along Hurffville Cross Keys Road. Tom Swartz explained to get the data needed to complete these reports you need to look at the last development completed to see what the cost of it was.

- Open Space Advisory Committee Recommendations

Cncl. Heffner noted Len Fritz provided information to Council at the last Ordinance Committee Meeting and he was invited to this meeting to answer any questions Council had after reviewing the information. Cncl. Miller advised within the next two weeks he would be

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meeting with the County to discuss ways the township can partner and the funding available for acquisition of parcels. The County is interested in protecting and preserving the land they have across from the Veteran's Cemetery. Cncl. Heffner noted retention ponds cannot be used for anything and he questioned to get that changed does the Open Space Committee make a recommendation or does it come from the Master Plan. **Solicitor Fiore** explained Council can request the Open Space Committee and the Planning Board to review this and maybe the Planning Board would entertain amending Chapter 175 to reflect what Council wants. Cncl. Heffner spoke of the Sicklerville open space areas that are flat and useable land. The basins fill up when it rains but drains afterward so kids can use those areas. Here because of regulations the basins are deep and a maintenance nightmare. **Mr. Fritz** explained that is not an open space requirement but more of a storm water requirement. With the new state regulations our basins are somewhat stand alone and that is what governs how they are configured into the development. We can ask for certain things and say how much of the basin is to be credited towards open space but the developer is going to fall back on the rules and regulations so we can't say how the basin gets configured within the development. Cncl. Heffner noted if the town is going to assume retention ponds as open space we can change the open space requirement and he requested the Open Space Committee recommend an adequate size for basins. **Cncl. Pres., McIlvaine** commented we get recommendations from the Committee often but never purchase anything. **Cncl. Heffner** noted the developer of the property they would really like to purchase was given his last extension. In May of next year he will have to come back in for all the waivers again and that might be the right time to make an offer on that property. **Cncl. Pres., McIlvaine** noted if we are looking to tie Owens Park into Duffy Park why didn't we purchase one of the houses that were recently sold in that area to make that connection. **Mr. Fritz** explained one of the recommendations last year was to make that connection either through an easement or through a purchase and there was discussion about Karen Clark's property, which is a 17 acre parcel on the corner of Janvier Road and Corkery Lane. Mayor Teefy noted the back of that property is all wet and he questioned what would be gained by tying in Duffy Park and Owens Park. **Mr. Fritz** commented there are a lot of wetlands between Owens Park and Duffy Park including areas behind the houses along Corkery Lane. He felt an easement through the wetlands would be a better way to make the connection unless one of the houses that already connects to township property was purchased to make the park connection. The County has been restriping several roads, including Clayton Road in Monroe Township, to provide a bike lane and he is trying to find out if they plan to do that along Corkery Lane, as that would provide access on the public right-of-way so we wouldn't need to purchase property. **Cncl. Heffner** commented the township would lose a ratable if a house was purchased to connect the two parks and once the new section of Owens Park is completed the two parks could be connected by a sidewalk so no new property would need to be purchased. He also noted according to the County the intersection is scheduled to be replaced and a traffic light will be installed.

- No Parking Virginia Avenue

Chief McKeown thanked Mike Calvello and his team for painting the curb yellow in front of the Police Department on Virginia Avenue. He explained for safety and security

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reasons and in conjunction with the Public Safety Committee and the recommendation of JIF access to the Police Department from Blue Bell Road was restricted due to vehicle and foot traffic cutting through the parking lot. Once that was done the parking spaces along Virginia Avenue limited the left view site triangle and there were some close calls for police vehicles coming out of the parking lot. The Traffic Unit looked at the area and with the help of Mike Calvello and his team moved the yellow line back as an experiment and it worked out well because police vehicles can come and go safely. It did remove the ability for someone to park in front of the Police Department main entrance but that is a minor inconvenience compared to the safety of police cars coming and going. The Chief requested an ordinance be adopted to codify what has been done with paint. **Solicitor Fiore** advised Sgt. Burton gave him the information needed to draft the ordinance so it could be done at the next meeting. **Cncl. Heffner** polled Council and all were in favor of moving the ordinance forward for First Reading at the October 23rd Regular Council Meeting.

- Police Rules and Regulations

Chief McKeown explained all he is proposing to change is page one of the Police Rules and Regulations to include a section entitled "Policy" that will clarify that the Police Rules and Regulations adopted by ordinance in the past supersede any rules or regulations of the Monroe Township Handbook. He explained for him to enforce and maintain discipline within the Police Department the rules must be approved and adopted by the appropriate authority, which in this case is Director Smart with the consent and approval of Council. **Cncl. Heffner** polled Council and all were in favor of adding the additional "Policy" language to the Police Rules and Regulations. **Solicitor Fiore** will draft the ordinance for First Reading at the October 23rd Regular Council Meeting.

- Chapter 162 "Housing Standards" - Rescheduled for November Ordinance Meeting
- Chapter 65-19 "Personal Leave"

Business Administrator, Kevin Heydel explained the current Code written in 1990 limits personal leave to be taken in increments of no less than one hour and he would like to remove that requirement from the Code, as there is now a time clock and in some instances people are getting additional time when they clock in and out. This regulation was put in place when paper time sheets were completed and submitted to payroll and now with the automated system this requirement just causes confusion so it should be struck. **Cncl. DiLucia** noted he was okay with this change but he questioned how people were getting additional time. **Mr. Heydel** explained what happens is people work in the morning and take personal time in the afternoon but they may not clock out at exactly four hours and the ten minutes or so they run over gives them the additional time. **Cncl. Heffner** polled Council and all were in favor of deleting the one hour personal leave requirement. **Solicitor Fiore** will prepare the amendment for First Reading at the October 23rd Regular Council Meeting.

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E.) MATTERS FOR DISCUSSION (cont'd)

• Health Insurance Opt-Out

Mr. Heydel explained currently the health insurance opt-out is \$2,400.00 a year/\$200.00 per month and that does not give people much of an incentive with premium sharing. The State Statute allows up to \$5,000.00 to be given to opt-out and we believe if our opt-out was increased more employees will take advantage of it, which will provide an additional savings for the township. He noted he would like to implement this as soon as possible so employees have the option during the open enrollment period, which is now. He explained the opt-out would be calculated on the net savings and he would cap it at \$5,000.00. Employees will save on their premiums plus they will get the opt-out. He gave an example of a police officer making over \$110,000.00 and paying close to \$11,000.00 for family health benefits. That officer would get \$16,000.00 and the township would save \$20,000.00 on the health insurance policy. Cncl. Heffner questioned what would the outlay be for the township. Mr. Heydel advised we currently pay \$24,000.00 and if this was implemented and no one took advantage of this it would cost us \$50,000.00. Mayor Teefy advised if we get an additional five or six employees to opt-out then we would be on the plus side of this and we already know from talking to police officers that maybe five to ten more may jump on this and there could be other employees that jump on it too. Cncl. DiLucia noted currently the opt-out is \$2,400.00 per person and he questioned whether Mr. Heydel was proposing to give everyone \$5,000.00. Mr. Heydel replied no, that it would be based upon whatever plan an employee had. The calculation is the plan amount, minus the employee premium share to come up with the saving and they get 25% of that up to the maximum of \$5,000.00. This is being based upon what the savings will be as opposed to just a flat buy-out so a single person who is getting \$2,400.00 now will get a few hundred dollars. Cncl. DiLucia noted there is one cost for family coverage, the saving will be the same so why will some people get less than a police officer making \$100,000.00. Mr. Heydel advised everyone with the family plan that wants to opt-out will get \$5,000.00 because that is how the scale works. Cncl. DiLucia questioned what about a husband and wife. Mr. Heydel advised a husband and wife can be anywhere from \$3,647.00 up to \$5,000.00. Cncl. DiLucia questioned whether Mr. Heydel was prorating the premium cost for the buy-out. Mr. Heydel replied yes, it is 25% of the saving. Premium sharing is based upon the salary level so this must be done in the same format. What a person pays is netted out from the premium payment because it is 25% of the premium less their premium share. Cncl. DiLucia noted so when the premium or a salary goes up the opt-out will change because there will be a formula that will continually flow. Mr. Heydel advised he was following the exact way this is written in the State Statute. Cncl. DiLucia questioned whether the other alternative would be to say that an employee opting out would get a specified number such as \$3,500.00 or \$5,000.00. Mr. Heydel explained that can't be done because you cannot give more than the Statute allows and \$3,500.00 would be more than 25% of the savings. Cncl. Pres., McIlvaine noted the issue he has with this is that current employees, his wife being one, took a \$2,400.00 cut when the township went to the State Health Benefits Plan and she will still be taking that cut while some people will be gaining \$5,000.00. Those employees who lost that \$2,400.00 were never made whole for losing that money and his wife is being penalized because he has healthcare that she takes. He noted he is considered an employee, which he is not because his employment has been terminated so in reality he is not an employee except for his position as a councilman. There are

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people being penalized and that is very unfair when there are ways to get around what the State says. He felt the idea is great and he supports it but will not vote for it because it is a conflict for him. He urged everyone to consider some people will be given more money for not taking the health benefits when others have paid a penalty and were never made whole. Plus they received lesser healthcare when we went to the State Healthcare Plan and he can say that from experience so if we are doing this to save money and to take care of our people then let's take care of them. What was done to those employees was wrong because they got the same raise that everyone else got and this does not just involve township employees it involves anyone whose spouse is receiving State Health Benefits. He noted he will not vote on this he just wanted to express his opinion on this matter. **Cncl. Heffner** asked Mr. Heydel when open enrollment was. Mr. Heydel advised it is going on now but this would need to be in effect by January 1, 2018. **Cncl. Heffner** polled Council and all, with the exception of **Cncl. Pres., McIlvaine** who abstained from the polling, were in favor of increasing the opt-out benefit. Solicitor Fiore will prepare the ordinance for review at the November 1st Ordinance Committee Meeting.

F.) NEW BUSINESS

Mr. Heydel explained the government entities of Fannie Mae and Sallie Mae are not paying their abandoned property fees so penalty fees have been applied. Some properties have outstanding abandoned property fees of \$3,000.00 and with penalties that amount increases to \$6,000.00. People who want to buy those houses are told they have to pay the fees and that is turning them off from purchasing those properties. **Mr. Heydel** recommended the registration fees of \$500.00, \$1,000.00 and \$1,500.00 remain in place and the penalty fee be eliminated as it doubles the cost for people purchasing the homes. **Solicitor Fiore** recommended making the progressive registration fee one amount because fees must be associated with the amount of effort the township puts into inspecting properties and \$500.00 should be more than enough. The fee is one of the items subject to challenge in court. **Mr. Heydel** felt the registration fee should be more than \$500.00 because there is a lot of work that goes into the abandoned properties. Certified letters are sent each costing over \$6.00 plus not only is the employee's salary considered but also their benefits and that should be worth at least \$1,000.00. **Cncl. Heffner** noted this matter will be placed on the November Ordinance Meeting for discussion as he would also like to hear **Mrs. Flaherty's** opinion on this. **Cncl. Pres., McIlvaine** questioned when the abandoned property court case will be heard. **Mr. Fiore** advised not until sometime next year as it is now in the discovery process. Currently only third party lien holders have to be paid back and we don't have any of those. The question is going to be if they are going to challenge the part of the ordinance that deals with registration fees. **Cncl. Pres., McIlvaine** questioned if there is any benefit to holding off on reviewing this. **Solicitor Fiore** recommended that Council take a look at it now. **Cncl. Garbowski** explained when he was in construction when there were penalties he had to go line by line to come up with a penalty and he suggested a number be established for the services being provided, as that would give us backup if this matter went to court one day. **Cncl. Heffner** asked **Mr. Heydel** to work with **Mr. Fiore** and **Mrs. Flaherty** prior to the next Ordinance Meeting to come up with an actual fee that can be charged.

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G.) OLD BUSINESS - None

Mayor Teefy noted because of the mold issue in the schools and the three complaints received from township employees an air quality check will be done in the municipal building. In 2015 the building was cleaned by an outside company and at that time if mold was found they would have reported it to us but to be proactive Kevin is getting some quotes to have the building cleaned again. The Mayor advised he reached out to the school district to show them support and held a meeting with a group of residents to discuss the mold issue. The group requested another meeting so he scheduled the courtroom for Friday night but after they put it on Facebook he contacted them to suggest they move the venue because there could be a 1,000 people coming and the courtroom would not be big enough. The Mayor noted he will be putting out a press release to show support for the group and the Task Force. The school has insurance but he cautioned the people he met with to watch what is happening because these are taxpayer dollars. Director Smart advised the fire official will need to go to that meeting to keep it safe. Mayor Teefy noted when there was a problem in the courtroom someone new was brought in to inspect the system and it turned out the problem was only the thermostat. Cncl. Marino explained mold does not grow unless there is at least 60% humidity so as long as the humidity levels are down the building should be okay. OEM has a dehumidifier so that is the area that would be of concern. Mayor Teefy noted he offered some of the unused file cabinets in the basement to the schools and he offered to provide storage if they need it. The Mayor spoke of people commenting on the great job the fire marshal and police did containing the crowd at the School Board Meeting Monday night. He also advised he suggested to Superintendent Earling that someone like Ed Knorr, who has an environmental background, be included on the Task Force.

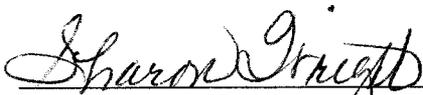
G.) OLD BUSINESS

Cncl. Heffner questioned the status of the third floor heater. Mr. Heydel advised the application sent to the State was returned, as information needed to be changed and now it has come back again and today he signed it and returned it. The job is being specked out so sometime in November it should be done. The existing heater will not be run so employees will be using portable heaters until the new heater is installed by the end of the year. The entire job will cost the township \$25,000.00, which amounts to over \$50,000.00 in savings to us. Director Smart recommended Mr. Heydel check with the fire official because space heaters are not permitted inside an office buildings.

H.) ADJOURNMENT

With nothing further to discuss Cncl. Miller made a motion to adjourn the Ordinance Committee Meeting of October 11, 2017. The motion was seconded by Cncl. Garbowski and unanimously approved by all members of Council in attendance.

Respectfully submitted,


Deputy Clerk Sharon Wright, RMC


Presiding Officer

MINUTES
ORDINANCE COMMITTEE MEETING
TOWNSHIP OF MONROE
OCTOBER 11, 2017

H.) ADJOURNMENT (cont'd)

These minutes were prepared from excerpts of the recorded proceedings and hand written notes taken during the Ordinance Committee Meeting of October 11, 2017 and serve only as a synopsis of the proceedings. The official recording may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted AW Date 11/1/17
Approved as corrected _____ Date _____