

VILLAGE OF COMMERCIAL POINT
COMMITTEE OF THE WHOLE MINUTES

January 19, 2015

Mr. Shelton called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Ms. Evans, Mr. Sadler, Mr. Laxton, Mr. Geiger and Mr. Shelton. Mayor Hammond, Engineer Grosse and Solicitor Hess were also present. Chief Jordan and Mr. Wissinger were absent.

Mr. Geiger made a motion seconded by Mr. Laxton to approve the December 15, 2014 COW Minutes. All members were in favor with the exception of Mr. Sadler who abstained. The motion passed.

Solicitor Hess informed Council that he was working on notifications for the closing of Oak Alley. He said he would like to have an ordinance prepared by the next Council meeting. Solicitor Hess said Ms. Blevins of Main Street had shown interest in attending the meeting where this took place so that is why he held off until she returns sometime in February. Next, Solicitor Hess asked Council to host a Special Council Meeting prior to the COW meeting in February to hold a Board of Zoning Appeals hearing. He said he would be notifying a resident of a zoning violation and would like to have the hearing on this date. He said notice will be going out with ample time for the resident to respond. Fiscal Officer Hastings asked Solicitor Hess if a Court Reporter would be needed. Solicitor Hess said yes.

Mr. Shelton discussed the amount of information that would be presented on the night of February 16, 2015. There was discussion as to schedule of meetings. It was decided to have the Special Council Meeting at 6:00 p.m., followed by the Board of Zoning Appeals hearing and finishing up the evening with the Committee of the Whole meeting. Mr. Sadler asked Solicitor Hess if he would be providing information regarding the zoning appeal before the meeting. Solicitor Hess said he would send out a copy of the notice without details, as to not sway the voting decision.

At this time, Mayor Hammond thanked Scioto Township for doing a good job on the snow and ice removal. He also thanked Fiscal Officer Hastings for coming in on Saturday to discuss the preliminary numbers for the budget. He said it is now ready for the Finance Committee to review.

Engineer Grosse updated Council on a few things that are going on with the Utility Plant. He said that the Village had received a notice of violation from the Ohio EPA for a couple different issues. He said in October 2014, we had some problems with ammonia levels due to issues we were having with a rotor that wasn't keeping the air levels up. He said in May 2014, we had some issues with E. coli due to problems with some of the equipment. Engineer Grosse said due to these issues, the EPA has amended our permit to include additional language. He said we have to "provide an approvable permit to install application for all needed equipment to provide an appropriate sludge disposal method and eliminate effluent limitation violations to this office, within three months". Engineer Grosse said he is putting together a draft of what he along with the Utility employees, feels is going on. He said we need to get the outer ring into operation which is currently being used as a holding tank for sludge. He said we need to come up with a new digester. He said preliminary testing is being done right now as to the size of digester that is needed. He said the cost could range from \$ 1,000,000 to \$ 2,500,000 depending on the size of the digester. He said these tests are very critical. He said the testing is inexpensive. Samplers

are being placed throughout the system. He said the total cost of the testing will range from \$ 10,000 to \$ 15,000. He said this testing could help save us \$ 1,000,000 depending on the results that we find. Engineer Grosse said the letter he submits back to the Ohio EPA will outline all of our efforts and results. He said once the letter is sent to the EPA, we are locked into what we say we are going to do. Engineer Grosse said the Public Service Committee will be a big part of these discussions and findings. Again, Engineer Grosse said he just wanted to inform Council that we had received this violation letter and we are on top of it. He said the testing will start in about a week. Council will be kept involved as to what the results of the testing means to the Village financially.

Next, Engineer Grosse said Walker Point section 3B has now been split into sections 3B and 3C. No more additional lots, same number of houses being built, the developer just doesn't want to have to build all the houses right now. He said there is a pre-con meeting scheduled for January 22, 2015 at 3:00 p.m. here at the Municipal Office. He said construction should start sometime in February. He said the plans were approved several years ago and there have been minor changes made. He said the lots and street layout is still the same as it was when it was approved. Mr. Struckman asked if this section would back up against his property. Engineer Grosse said section 3C would.

Mayor Hammond asked Engineer Grosse if it would be possible to not use the third ring of the current digester if we can figure out what is causing our issues at the Plant. Engineer Grosse said the outer ring has to be put into service now because we are at our capacity limit and are needing to move forward. He said the test results will only show what size additional digester we will need to be installing. Mr. Sadler asked if this was for the water or wastewater treatment plant. Engineer Grosse said it was wastewater.

Engineer Grosse informed Council that we did not hit water on the Lehman Farms property like we had hoped to do. He said one of the options he is looking at right now is moving south of State Route 762. He said this would mean that since we are moving farther away from the water plant, we would have to install piping to get us to that point. He said there is a cost with running pipe which could lead to an additional \$ 800,000 to \$ 900,000 in costs associated with getting water to the plant. Engineer Grosse said Columbus has hit water approximately 2 miles south of St. Rt. 762 in excess of 3,500 to 4,000 gallons per minute. He said we are looking for wells that will produce 500 to 700 gallons per minute. He said there might be some discussion with Columbus about partnering up with them. Engineer Grosse said everything is on the table at this point. We need to find water, whatever it takes. Mr. Sadler asked if Columbus water ran up St. Rt. 104. Engineer Grosse said Columbus only has wells in our area with no water services. Engineer Grosse said he has looked at moving 2 ½ miles farther north of the plant where American Electric Power owns some land. He said if there is water there, it is still a very long way to get the water to the plant. He said once water is located, the expansion to the plant will move right along as well. Engineer Grosse said with some of the improvements that he has talked about so far, we could be looking in the 3 ½ to 4 million dollar range. He said this is something that will take place in the next 24 months or so.

Engineer Grosse updated Council on what he is requesting to be done to the water towers. He said the one at Southern Point is up for inspection and a paint job on both the exterior and interior. He said this would cost in the \$ 100,000 range for this tower. He said the 50,000 gallon tank in Commercial Point has been painted one time since it went up. The 200,000 gallon tank has never been repainted. Engineer Grosse said more information will be forthcoming regarding the painting, inspection and

repairs to the water towers. Mr. Shelton asked if this project will need to be done in the same calendar year as the projects that were discussed previously. Engineer Grosse said he would recommend spreading the projects out just for coordination and inconveniences to our customers. He said timing is critical and recommends cleaning the towers when school is out due to fire flow levels. Engineer Grosse suggested maybe painting one tank and inspection of another tank this year and maintenance and painting of a different tank next year. Ms. Evans said that our EPA violations are our number one priority at this time. Engineer Grosse agreed. Mr. Sadler asked if the first step was spending the \$ 10,000 to \$ 15,000 to get the testing done and show what kind of conditions we are dealing with. Engineer Grosse said what the testing will do is determine the size that the new digester will have to be. He said a new digester is coming no matter what the result of the testing is. Engineer Grosse explained that the two rings that are being used now have a 220,000 gallon capacity. He said with the outer ring, we are at 400,000 capacity, however it is being used as a holding tank for excess sludge right now. Mr. Shelton confirmed the issues we have with the EPA right now as being ammonia and E. coli. Engineer Grosse said the EPA's goal is to have zero violations. He said if you speak with any operator on a plant with zero violations year after year, you might want to check their records. He said it is very difficult to guarantee you will have no violations with different levels of flow and mechanical errors happening. He said it is no fault of the operator, these things just happen. Engineer Grosse said the two guys we have working now are doing a great job and getting a lot of work done. We are working on filling the other full time position. He encouraged Council to stop out at the plant and check things out.

Mr. Shelton asked why Walker Point decided to split section 3. Engineer Grosse said it was due to today's market. He said it was a little safer to put in 30 lots and make sure they sell before you would put in 60 lots and find out they aren't going to sell. He said the houses will match the rest of the development in lot size and house sizes.

At this time, Mr. Shelton recommended setting up committee meeting dates. Engineer Grosse suggested having the Public Service Committee meeting at 6:00 p.m. on Regular Council Meeting nights. Fiscal Officer Hastings to post the following meetings: January 24, 2015 Finance Committee 9:00 a.m.; February 2, 2015 Public Service Committee at 6:00 p.m.; February 7, 2015 Zoning Committee at 9:00 a.m.; February 9, 2015 Safety Committee 7:00 p.m. Mr. Shelton asked Fiscal Officer Hastings to make copies of the current Zoning Ordinance for the Zoning Committee.

At this time, Mr. Sadler asked Council if they wanted to discuss the issues that Mr. Hill brought up in the Executive Session. He said that he had read the ordinance and felt it was put together to save and protect our roads. Mayor Hammond said the ordinance was put in place for the safety of the neighborhood children. Mr. Sadler said in his opinion, the ordinance goes too far and feels it could be amended. Mayor Hammond said that words got mixed up and someone stated that it was all slated towards one person. He said that was the furthest thing from the truth.

Ms. Evans made a motion, seconded by Mr. Laxton to adjourn the meeting. All members were in favor. The meeting adjourned.

Randy Shelton, President of Council

Wendy Hastings, Fiscal Officer