

PLEASANT HILL BOARD OF PUBLIC AFFAIRS MEETING
MARCH 27, 2007
MINUTES

The Village of Pleasant Hill Board of Public Affairs met in regular session on March 27, 2007. President Stan Fessler called the meeting to order at 7:30 p.m. Roll Call: Stan Fessler - present; Kory Krofft - present; and Jamie Clark – arrived at 7:40 p.m. Others present: Linda Brown; Tom Bohlander; Terry Favorite; Service Superintendent Jeff Derksen; and Clerk Debbie Cress.

Kory made a motion to approve the February 27, 2007 regular meeting minutes as presented, seconded by Stan. Roll Call: Kory – yes; Stan – yes. Motion carried.

Citizens Concerns:

Linda Brown, 211 E Monument St, presented her complaint that since the new water tower was put in, water pools at the fire hydrant in her yard, and runs into her house, along where the water and gas lines run, into her finished basement. She reported that this is not the first time she has complained, that she spends hours vacuuming up the water, and her house is starting to smell moldy. Jeff agreed that this has been a problem for several years and reported that the fire hydrant is not leaking; that he and Bob attributed the problem to the new lines being installed in gravel, and her property being the lowest point, so this is where the water collects. Jeff reported that he had received an estimate from S and S Excavating for \$800 to run 130 feet of tile without replacing any asphalt. The BPA decided to refer this situation to Jason Winner at Fanning/Howey for both short and long term solutions. Jamie arrived. Jeff noted that Jason is scheduled to be at the Village tomorrow; BPA requested that Jeff contact him so that this problem can also be looked into during Jason's visit. Linda asked to be notified of the results. It was agreed that if Jason agreed that the situation could be resolved similar to Jeff's proposal, then it should be done; but if it is more complicated, then Jason could present it at a special meeting; BPA does not want Linda to have to wait until the next meeting for a solution. Linda also reported that water collects at the end of her driveway, and her asphalt is breaking. It was noted that the problem does not appear immediately after a significant rainfall, but a day or so later; Jeff was instructed to provide this information to Jason. Linda wanted to know what if she hires someone to extract the water, that she had contacted her insurance company and was advised that they would not cover any damage because they do not cover a city problem and that she should contact the BPA and retain an attorney; Stan responded that in the past in this type of situation the Village attorney has advised that the BPA does not have liability. Stan agreed to contact the Village attorney, Paul Wagner.

Tom Bohlander reported that he had received a water bill for over \$500. Tom reported that after previous problems he had sealed the foundation, insulated the walls, installed a heat line, and wedged styrofoam into a grating in the common wall between his property and John Marchal's. He had no trouble until John Marchal installed new doors with large gaps; the wind blew his insulation out, and froze him up. Debbie reported that the bill Tom had received, after the \$140.30 sewer adjustment, was \$470.38. Stan made a motion to reduce the water billing for 61,000 gallons of excess usage. Kory seconded. Roll call: Stan – yes; Kory – yes; Jamie – yes. Motion carried. Tom wrote a check for \$330, with any small balance to be carried over. Jamie asked Tom for preventative measures; after discussion, Tom agreed to advise the BPA of his solutions.

Terry Favorite, 200 N Church St, reported that he had a water leak in his basement. Based on the report Debbie provided, Kory calculated average usage at 12,000 gallons. Kory made a motion to adjust the water and sewer usage billing from 46,200 gallons to 12,000 gallons. Jamie seconded. Roll call: Kory – yes; Jamie – yes; Stan – yes. Motion carried. Terry advised that he had already paid the bill, and it was agreed to credit his account.

Department Reports:

Debbie asked for confirmation of billing rule: multiple unit rental properties with one meter: if one or more units are empty, do they have to pay for all units – BPA confirmed that the answer is yes, to avoid this situation, the owner needs to have separate meters installed.

Debbie reported that she still has to deal with the Newton School billing; the new meter has been installed. She has also not worked on the inactive accounts project.

PDC has not provided proof of liability and health insurance; Jeff was instructed not to use this vendor until the information has been provided.

Pricing of water meter kits – it was agreed that Tony would monitor prices being paid when purchases are made, with the intent of selling at cost.

Debbie reported that she is investigating training on the utility system, and will prepare a proposal. BPA indicated their support for training.

Kory requested that Debbie review the Village web site calendar, and submit dates for items such as utility billing due dates.

Jeff reported that Bob Chaney's sewer and water checks are continuing satisfactorily.

Jeff reported that the Vannus' are drilling a well.

Jeff reported that Mr. Gregg has complied with the request to move the horse manure.

Jeff reported that the EPA had accepted his application for the wastewater examination, by April 15 a \$60 payment is required, with the exam scheduled for May 22. BPA requested that Jeff coordinate payment with the Fiscal Officer, with the understanding that if the examination is not passed, Jeff is to reimburse the BPA.

Jeff reported that they have been working on cleaning out the sewer plant, and cleaned out the fence line out there. Jeff reported that a large amount of water has been going through the sewer plant. Kory asked if there has been a lot of infiltration; Jeff reported that 450,000 gallons went through on Friday, 385,000 gallons on Saturday, 328,000 gallons on Sunday, 235,000 today, while the average is 120,000 gallons. Stan asked about a lock for the sewer plant; Jeff reported that the one on the gate works, that Stan had found it open because he was back and forth there working.

Jeff reported that the Newton School water meter installation went well, on a day when there was no school.

Jeff reported that some fittings and the meter that had been ordered for the Vannus property were not returnable, and would have to be held or traded.

Stan reported on the Village Council meeting held March 12, and ruling from the Village attorney: the Village Council controls the sewer plant upgrade, with assistance from the BPA at Council request, and that the Village Council can and did enter into agreements with engineering firms and contractors to do major upgrades; the BPA handles waterworks, which is the water tower, etc. The Village entered into a contract with Fanning/Howey to do an overall survey to see what recommendations they have with regard to the sewer plant.

Jeff reported that he had to purchase a panel box for the well house. The one that controls the chlorine injection pump and heaters had corroded. Installation will be when time permits. It was noted that this would not impact water provision, the pumps would still run, just no chlorine injections during the installation process. Jeff reported that two pumps had been sent to Kentucky Machine and Pump for rebuild. The BPA reminded Jeff that based on the advice from the Village attorney at the last Council meeting, the Village (Mayor) handles the big ticket items, while routine maintenance and running the plant is the BPA's responsibility.

Stan reported that there had been some confusion and hard feelings when Debbie tried to follow up on the status of the OhioEPA letters, apparently because she is not on the list of authorized Village contact people. The BPA agreed that when this type of correspondence is received, Debbie is to give it to Jeff and email the BPA members; Jeff will follow up, and report back to the BPA.

Jeff reported that he has not scheduled his CDL test.

BPA confirmed with Jeff that the Village has a mowing contract in place.

The BPA discussed possible future layouts of the sewer plant.

Jeff reported that based on BPA's approval at the last meeting, Jason is working on updating the utility map.

Old Business: None

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Kory made a motion to pay the bills, other than the one from Computer Rescue. Stan seconded. Roll call: Kory – yes; Stan – yes; Jamie – yes. Motion carried. Stan made a motion to pay the bill from Computer Rescue. Kory seconded. Roll call: Stan – yes; Kory – yes; Jamie – abstained. Motion carried.

New Business:

Discussion about educational seminar: Asset Management, Budgeting & Rate Setting for Local Officials. BPA members expressed their unavailability for the March 29 and April 24 dates. Stan expressed his intention to try to have the seminar materials sent.

Stan requested that Debbie provide Jeff with the phone message from Mark Schlea of Lee Testing Labs. It was noted that the City of Troy provides water testing services, while Belmont Labs does the sewer sample testing.

Tabled items:

Second Reading by Title of Ordinance 1019 – Commercial Water Usage was tabled.

Third Reading by Title of Ordinance 1023 – Partial Billing for Residents Who Are Permanently or Temporarily Leaving. Stan presented a discussion draft of items which had been previously discussed and agreed on. BPA discussed these items, agreed on some changes and corrections, and tabled action. Stan agreed to provide a revised document for BPA members, Clerk, Tony, and Paul Wagner to review.

Jamie moved to adjourn, seconded by Kory. Roll Call: Jamie – yes; Kory – yes; Stan - yes. Meeting adjourned at 9:40 pm.

President: Stanley Fessler

Clerk: Debbie Cress