

## Village of Pleasant Hill Board of Public Affairs

May 18, 2009

The Village of Pleasant Hill Board of Public Affairs met in regular session on May 18, 2009. BPA President Stanley Fessler called the meeting to order at 7:30 p.m. Roll call: Kory Krofft – present; Stan Fessler–present. Others present: Jeff Derksen, Service Superintendent; Carol Fessler, Fiscal Officer and Tony Fessler, Income Tax Administrator, Christin Woods, Ian and Greg Bayer community members. BPA member Jamie Clark arrived at 7:33.

Jamie moved to approve the minutes of the April 20, 2009 meeting as submitted; seconded by Kory. Roll Call: Jamie – yes; Kory – yes; Stan–yes. All yes. Motion carried.

### Citizens Concerns:

Greg Bayer, representing Bayer Developing Group was present to explain that the desire of Bayer Developers is to use the water at 117 Pipers Pine, which is a vacant property, to establish lawns. Greg then also stated that there is to be a community garden located at the northeast corner of Pipers Pine. The residents involved in this garden would like to also use the water from 117 Pipers Pine to water this garden. Stan informed Greg that in the past the policy has been to give 30 days of water only fees to establish lawns, after that time period, an extension can be requested. Carol Fessler, Fiscal Officer, stated that at this time the only charges on this property are for water/sewer capital improvement.

Christin Woods, a resident of Pipers Pine, presented to the BPA a proposal for a community garden located in Pipers Pine. Bayer Developers owns the land to be used. Kory suggested Christin email a description and goals for the community garden to the Pleasant Hill webmaster for posting on the website for any interested resident. Greg informed the BPA that Todd and Christin Woods will be paying the water bill themselves for the garden.

Jamie moved to waive the water fee for 3 billing cycles, with the only charges on that property at 117 Pipers Pine be the current charges for capital improvements. Kory seconded. Roll Call: Jamie–yes; Kory–yes; Stan–yes. All yes. Motion passed.

### Superintendent's Update

Jeff Derkson, Village Superintendent, reported that the properties affected by the North 48 project now have the asphalt approaches done. Jeff has been told that there may be an additional cost overage on the asphalt pricing for the project. One resident driveway and a couple of areas in the berms, where equipment was driven, needed additional asphalt work. Jeff hasn't received an exact figure for the overage cost but will present it to the BPA as soon as he does. He also reported that they will soon be landscaping that area.

Jeff then reported he had been approached by the Fire Department. They have a few members who would like to test the fire hydrants to make sure everything is functional. They would like to do some flow testing. The members have stated their desire to color code the hydrants according to flow. The Fire

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Department would provide the man power to paint the hydrants but are asking the BPA to purchase the paint. Stan moved to approve the Fire Department testing of hydrants and the purchase of paint to color code the hydrant caps to national standards. Cost for materials not to exceed \$60.00. Kory seconded. Roll Call: Stan–yes, Kory–yes, Jamie–yes. All yes. Motion passed.

Jeff talked a bit about the Ohio EPA Notice of Violation that the Village received. In April, a Reconnaissance Inspection was done at the treatment plant. It was done to review compliance with the NPDES discharge permit. During this visit it was revealed there were incidences of non-compliance during Sept. 2007–March 2009. The letter received from the EPA states that the improvements the Village has proposed for the treatment plant will address the system deficiencies. The EPA stated in the letter that no response to this inspection was necessary.

### Old Business:

Tony Fessler stated that all the paperwork has been signed for the loans for the Wastewater Treatment Plant project. Kory asked for clarification regarding the project. It has been stated in past meetings that the project will bring our plant up to current codes but not increase capacity. Jeff stated that the current plans for the treatment plant would give the Village the ability to serve a Village twice our current size. Jeff then proceeded to [inform the BPA of all the updates](#) and changes that will be made to the Wastewater Plant.

Stan asked if anything had been done on billing CD Solutions and the UCC Church for the extra charges for water lines. Tony stated that after review, the Fiscal office couldn't find where it had ever been billed to these businesses, so he stated the charges would be added to the assessments to be charged in the next few weeks.

### Ordinance 1043 – Assessments for North State Route 48 Project:

The third and final reading will be postponed awaiting the final cost.

### New Business:

Stan reported on the Lauver Road properties the county wants the Village to connect to the town sewer system. Stan and Jeff attended a meeting with the county entailing the project. The residents will have the cost of all work assessed directly to their Miami County real estate taxes. The Miami County Board of Health is spearheading the project and the funds to pay for the project will come from a zero percent loan and then go directly to the Miami County Engineers. Jeff stated that an engineering study has to been done to find the best feasible option for these homes. Stan stated that the BPA does not want to be in charge of this project but the Mayor has asked Brian May of

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Fanning/Howey to start the paperwork for the grant. There will be public meetings regarding this project.

Bills:

Stan moved to approve payment of April bills, and acknowledged presentation and review of the April Payment Summary, Fund Summary, Appropriation Summary, and Revenue Summary. Kory seconded.

Roll Call: Stan–yes, Kory–yes, Jamie–yes. All yes. Motion carried.

Tony informed the BPA that Friday May 22 at 9:00 a.m., they will be opening bids for the park concession stand/restroom area.

Jamie stated that he is having trouble being able to text search on PDF's on the website because of the problem in taking regular documents and scanning them to the Website which makes them no longer a word document. Kory stated that the original documents he put on the website had been scanned into OCR and edited them so they could be text searched. Discussion followed as to whether the Fiscal Officer should be responsible for scanning in all documents or have Village Council pay Kory to put all the documents on a disk that can be downloaded to the website. It was suggested that any documents to go on the website must be in digital format and the Fiscal Officer should keep a spreadsheet keeping track of all documents that have not been submitted in digital format and follow up with those individuals and businesses until they are received.

Kory stated that he had added a section 3 to Ordinance 1043 and it was forwarded to Paul Wagner stating that after installation is done the Village BPA would assume all ownership and all future maintenance of the line just like we do for the residents inside Pleasant Hill.

Jamie moved to adjourn; seconded by Kory. Roll Call: Jamie– yes, Kory–yes, Stan–yes. All yes. Motion carried. Meeting adjourned at 8:55 p.m.

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President: Stanley Fessler

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Fiscal Officer: Carol Fessler