

Special Session of Village Council

April 20, 2015

Call to Order

The Special Session of Council was called to order by Mayor Mike Erwin. The meeting was opened with the Pledge of Allegiance.

Roll Call

Roll Call was completed by the Clerk of Council. The following members were present.

Yorkie Bryant - P

Terry Erwin - P

Rebecca Isaacs-Niemesh - P

Judy Neal - P

John Poe - P

William Thompson - P

Purpose

The Mayor stated the purpose for the called meeting, 1) Public Works Positions; 2) Service Ordinance and 3) Water Plant Upgrades.

Mayor Erwin advised Council the initial matters before them should be handled in Executive Session. Councilman Thompson asked if it was necessary.

Motion by Councilwoman Neal to adjourn to Executive Session at 7:02pm; second by Councilman Erwin. All yea. Motion by Councilman Bryant to return to Special Session at 7:33pm; second by Neal. All yea.

The Mayor stated reclassification of Public Works employee positions and a Service Ordinance for Annexation were discussed. Trustee Blanton of Salem Township advised he was in opposition to annexation of Township property into the Village. Fire Chief Fred LaFollette stated he served 43 years and saw it as a no win situation; and, believed the Fire Department should remain in Salem Township. Village Administrator Rod Smith advised the Ohio Revised Code states if property annexed is adjacent to government property, the properties can be pulled into adjacent areas as a mechanism for future growth. Smith advised no income tax is being taken from the fire Department. Blanton stated Smith was correct but the Fire Department's property would not inhibit the Village growth.

Motion by Neal to suspend the rules and waive three readings of Ordinance 6-15; second by Erwin. All yea. Motion by Neal to adopt Ordinance 6-15, approving reclassification of Public Works employee positions; second by Erwin. All yea by roll call.

Motion by Neal to suspend the rules and waive three readings of Ordinance 7-15; second by Erwin. All yea. Motion by Neal to adopt Ordinance 7-15, approving Village services to 62 acres in Salem Township to be annexed to the Village; second by Erwin. All yea by roll call. Thompson made statement of clarification on service Ordinance.

Shawn Campbell/Jones Warner Engineering

Campbell recapped previous discussions regarding the Water Plant to include Emergency Water Supply and Warren County presentation. A Water Plant Rehabilitation Proposal was provided. Campbell presented the options. 1) A brand new facility which required relocation outside flood plain and property acquisition for \$3.4 to \$3.6Million. 2)Existing facility upgrade, he stated Plant I was in better condition than Plant II. The Mayor addressed the structural problems in Plant II, advising unsafe conditions required steel beam replacement. Campbell advised with brand new equipment, this option would be approximately \$1.9Million or \$2.6Million with softening. 3) Campbell discussed the Monroe Plant and equipment and discussions surrounding it. He introduced Dick Warner of Jones Warner Engineering, a water systems specialist. Campbell advised Monroe will donate the equipment to Morrow. He advised the tanks all are maintained and well taken care of; the maintenance records

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have been reviewed. The Mayor stated the equipment is size appropriate for expansion. Campbell advised it included softening equipment at a cost of \$1.7 to \$1.9 Million. Cost breakdown was provided in proposal packet details.

With a 4% loan over 20 years, the worst case scenario would require a significant increase in rates \$2.80 per 1000 gallons to \$7.80 per 1000 gallons Campbell reported. He advised pending funding would not be available until next year. He referenced a 2014 letter from the Environmental Protection Agency to the Village. He stated the Southwest District EPA Representative is supportive of the Monroe option. If nothing is done, EPA will tell you what to do. Campbell stated there are shortages of water across the country; increased water rates are needed. Funding may be available by 2016. He advised construction readiness will take months; a mechanism should be in place in the interim. Mayor Erwin reported he met with USDA regarding municipal water plants; they aren't willing to fund small communities; they are going toward regionalization. He discussed the wells, aquifer quality. The Mayor stated the Water Plant supports a lot more than the plant; it is an enterprise fund and must show a profit. We are not permitted to operate in the red the Mayor advised. Campbell stated we are good with whatever situation you decide, referencing Bryant's prior comment regarding EPA compliance. He reported in the last several years, the water plant, now 60 to 70 years old, has not had required maintenance; you've gone well beyond its life. Campbell stated with the Monroe equipment, you have thirty years life. The Mayor stated the expectancy of a water heater is sixty months with calcium build up. We've been frugal and must now step up to the plate. Neal stated people will pay more for softened water. Councilman Poe asked for the timeline. Campbell advised the firm could get going on the design; the project was ranked #1 for funding in Warren County. He reported over \$100,000 was spent on bandages and fixes; over 850 connections are dependent on this water supply daily.

The Mayor advised substantial repair on Plant I will buy a little time; we will replace components immediately. Campbell displayed the south elevation view with solar panel from the report distributed to Council. Dick Warner advised the heating system was state of the art. Poe stated rates must be raised. Discussion followed. Isaacs-Niemesh stated she needed time to digest the proposal. She asked about the treatment and if a Vulcan would take care of the problem. She stated the high school put one in recently. Dick Warner explained the chemical addition system; chemical costs eventually get bigger. The current system uses air oxygen and takes it out as an oxide. He advised it's used more on the residential side. Isaacs-Niemesh stated a pipe burst at her home; she used the *Easy Water*. Campbell advised it may be an alternative in the distribution system. Isaacs-Niemesh offered additional information. Dick Warner discussed the electro dialysis system, the ions from the information provided; he stated power cost would be a concern. Dick stated with respect to how effective it would be, he would need to look into it. Warner advised for a small entity, it works better. Solar is good. The Mayor asked for Council's disposition. Councilman Thompson stated he would like to see the Ordinance with all the details proposed. Dick Warner responded. Isaacs-Niemesh stated she was concerned about the \$3 increase in rates. Campbell explained in detail. Warner discussed concerns and standards from EPA. He stated a pilot plan could be done over six months. Poe asked if Warner inspected the equipment from Monroe. He responded yes with a wish list. Campbell reported they have three prices for moving equipment, a large cost to dismantle and move, \$50,000 to \$80,000. Mayor Erwin advised the method proposed is friendly to a municipality our size; we looked at a number of options.

Warner provided a list of equipment items gifted. Poe stated we could be one of those regional plants. Warner stated you have a third well not in use. Poe stated we must bite the bullet soon. Rates would be higher than Warren County but citizens would have soft water; Warren County's water is not softened. Isaac Niemesh asked about Western Water's rate; Thompson advised he looked it up, \$6.25 per 1000 gallons. Campbell advised Morrow's current rate didn't have minimums. Bryant stated we must do

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something, but people will be angry. Mayor Erwin stated the Village should have raised rates at 25 cents a year for the last several years. Warner stated we will do one plant at a time. Campbell stated it is not brand new but well maintained and advised Dick Warner spent a lot of time at the Monroe Water Plant. Thompson stated he did not have a problem with the used equipment. The Mayor advised the asset is in good shape. He added Western Water is willing to buy water from Morrow if we get Well #3 up and running. Campbell advised the interest is there for Morrow to sell raw water. Mayor Erwin set the next Council meeting as the deadline for movement.

Public Comments

Andrea Limbacher suggested the Village not bill to the worst case scenario, but use a step to soften the blow and increase now for just what you need initially. Campbell advised the lines are in dire need of replacement. If we get a loan and secure the grant, we can complete some work over time. The Mayor stated Fiscal Officer Knell will get us on a capital improvement project. Campbell discussed the distribution system needs, \$100 per foot to replace the water main. He gave specifics, ductal main versus plastic. The Mayor reported there are more than 22 miles of pipe. Warner advised ductal will last 80 years. George Bocklett asked about relining the mains. Discussion followed.

Adjournment

Motion by Councilman Neal to adjourn; second by Isaacs-Niemesh. All yea.

Nichole Knell, Fiscal Officer

Mike Erwin, Mayor