

PUBLIC WORKS COMMITTEE MEETING –

May 3, 2021 –

MEMBERS PRESENT: Zachary Gallagher, Chris Colvin, Troy Lauffer

GUESTS PRESENT: Connie Miller, Brian Blankenship, Joette Dedden, Earl Isaacs

STAFF PRESENT: Chief Copeland, Jamie Morley, Nelson McKeever

1. Meeting called to order at 6:02 PM by Mr. Gallagher.
2. Quorum was achieved – Three members were present.
3. Mr. Colvin made a motion to approve minutes of the April 5, 2021 meeting as written and was seconded by Mr. Gallagher.

3 Yeas

4. Nelson McKeever explained the history and status of Well 7 and rewiring of the wellfield. He is currently working with Nathan from PCI and Al Boone from Boone Excavating. The well failed in February and up to that point provided 360 GPM (gallons per minute). It was discovered the soft start cabinet and soft starts were fried and the motor was also shot. Boone Excavating was hired to clean the screens of the well and install a 300 GPM motor as that was the most the current voltage to the wellheads could handle. At this time VFDs (variable-frequency drives) were acquired to replace the soft starts which would be much easier on the cast iron pipe coming out of the wellfield. When Boone replaced the motor, it was discovered that there was not enough amperage going out to the wellhead. It was reduced from 480 to 400, Nathan discovered that there are 15 ohms of ground. There are letters dating back to 2006 questioning the size of the wires going out to the wellheads. This has had an effect on the insulation of the wiring. It was also discovered the VFD installed are way too far from the wellheads to work properly. It is 1400 feet from the wellfield to Well 6.

The least expensive option is to replace the wiring, go back to soft starts, and install a 300 GPM motor. However, the company will not warranty the soft starts or motor due. Mr. Gallagher asked what voids the warranty. It was answered that the company allows only for a 10% drop of voltage to the motor. The best option and most expensive one is to increase the wire size and add a structure that is elevated out of the flood plains between well 6 and 7 to hold the VFDs. Another consideration is that the EPA has concerns about the decreased GPMs of Well 6 & 7. The EPA may require engineering to be done on the wellfield. Currently Wells 6 and 7 are rated at 360 GPM and are now only functioning at 300 GPM. Mr. McKeever stated that this may not be a bad thing as 360 could tax the aquifer and may not be needed now that Warren County is no longer an option. Mr. McKeever informed the Committee that last week Warren County activated the emergency connection at Route 42 and the supply was fine. It was agreed that this was a good thing to flush the line.

Mr. Gallagher asked how long the cast iron pipe was coming out of the wellfield. Mr. McKeever answered it was about 100 yards. Mr. Colvin asked is there a risk of the EPA denying the

changes in the gallons per minute. It was discussed and stated that the EPA is aware that Warren County is no longer a customer, therefore water demand is not as high as it used to be. The EPA may just require new engineering plans and is doubtful they will deny the changes.

Mr. Colvin asked if the Village adds another well in the future how does the plan for an elevated building fit into growth of the system. It was determined that the best option would be to look at the system and prepare for future growth and possibly plan the upgrades in stages. Staff would need to find out if the new well could be daisy chained or if a whole new line would need to be run. This would have to be studied by an engineer.

The Village has purchased one VFD but it cannot be used with the current electrical layout. Mr. Lauffer stated that if the cast iron pipe is replaced then the VFD would not be needed and could use soft starts. Mr. Lauffer stressed he would like to see the replacement of the cast iron pipe be a priority.

Mr. McKeever said that the water quality is great, the current water only needs to be treated with chlorine with no filtration. The wells are currently pumping at 140 psi. If the Village were to invest in a plant that would have clear well tanks and a high service pump building, the wells would have to be modified to only pump at 20 psi. This would also offer further storage of water in the clear wells.

Mr. Colvin asked in terms of capacity, how could the possible Oberer project effect the wellfield. Mr. McKeever explained that the EPA rates capacity using the 2 highest pumping wells. By going with the smaller pumps, the Village will have gone from 720 GPM to 600 GPM. That would be hard to produce enough to cover this growth. The project would mean the Village would need a new well and tower. Mr. Colvin stated he believed the Village should make a new well a priority in future upgrades to the water system. It was discussed that the property on the other side of the millrace would be the best option using the dedicated easement along Bowman and First Baptist Church to access this property.

It was decided to have Chief Copeland contact Wessler and have them come up with a plan that would address the current issue of electric to Well 6 and 7, look at future growth of the water system, and design engineering plans for the EPA. This would become part of the Capital Improvement Plans. It was agreed that the best practice would be to do the project in phases and not band aid the current problem. The Committee wanted to stress this was a priority. Mr. Colvin stated that this is a good example of the process of the Committees and Council to plan, be proactive, and give the Village Manager strategies to execute when resources are available.

Ms. Morley suggested several ideas for funding without the burden being placed on current customers concerning the upgrades needed to support the growth of the LeMay property. She suggested considering implementing a TIF, assessments of property taxes of the new builds, or a participation fee. This was brought up because there are concerns on the outcome of the lawsuit agreement with Oberer on whether Warren County will receive all the money paid for tap fees, since the tap fees have increased since then for both sewer and water.

5. Signs have been placed along Main Street stating that skateboarding is prohibited.

6. The Water Department has started to tag meters, valves, and fire hydrants to create a GIS of the Village's water system. Images of the system are included along with documentation of breaks and repairs, fire hydrant flushing, and valve exercising. Mr. Gallagher stressed it is very important that the system is updated regularly. The system being used is ESRI. With the grant obtained by Ohio Rural Water, the Village only pays a yearly \$1,000 licensing fee.
7. Mr. Lauffer made a motion to adjourn at 6:53 PM and all were in favor.

Jamie Morley
Clerk to Council