

EAST PALESTINE VILLAGE COUNCIL JULY 11, 2016 85 N. MARKET ST. 7PM

Mayor Zuch called the meeting to order, present was Mr. Cohen, Mr. Elzer, Mr. Todd, Mr. Tyger and Mr. Walker. Also present was Village Manager Pete Monteleone, Finance Director Traci Thompson, Law Director Dave Powers and Clerk Misti Martin. The minutes of the June 27th Public Hearing and regular meeting minutes were approved on a motion by Mr. Cohen seconded by Mr. Walker, all in favor. In reference to the June water department report Mr. Elzer stated the difference between the amount of water billed and the water produced is staggering. He said the park pool holds around half a million gallons which is what we produce daily, of that amount only half of it is billed for which translates to losing a swimming pools worth of water every other day, that equates to around \$250,000.00 worth of water unaccounted for to date. Mr. Cohen agreed saying the numbers are very consistent. Monteleone stated they are working on doing a broad search for loss with a leak detection company. Mr. Elzer said most communities are at 15% to 20% loss and we are at 50%. Mr. Cohen said his theory is that the problem isn't just one big leak but many small leaks. Elzer feels that we may have places where potable water is tied into the sewer meaning we are treating water from the aquifer and then putting it right back into the creek. Mr. Elzer made a motion to approve the June department reports seconded by Mr. Cohen. All in favor. There were no Agenda items or Clerks report.

MAYOR: Mayor Zuch stated the July 4th festivities went well, the safety forces presence was felt. She stated East Palestine is very lucky to have wonderful Police/Fire Departments and thanked them for all they do. She asked John Davis (Chamber President) to put notice that we are accepting letters of interest for the vacated council seat on the board by the tracks, she also asked Katie White of the Morning Journal to please mention that in her article.

MANAGER: Monteleone said he would like to proceed with LED lighting project, the cost is \$37,302.00 and it would be financed for four years at 4.59%. He stated they cannot guarantee a savings in dollars but they do guarantee the kilowatt savings. Mr. Cohen made a motion for Monteleone to proceed with the LED lighting project seconded by Mr. Elzer. All in favor. Monteleone also stated that by the next meeting the Fire Chief would be ready to present to council the possibility of outsourcing the ambulance billing, they spoke with a company last week and will meet with another this week. He stated ambulance billing averages around \$150,000 per year and this company charges an 8.5% fee. He said we lost one employee who did the billing, this company would cost around what we would have paid that employee. We would keep the second employee as they still have to report to the State. It would be a one year contract, if it doesn't work out they can resume the way things were. Monteleone stated as of July 10 the totals for the pool were \$44,353.00.

LAW DIRECTOR: In reference to the ordinance for accessory buildings Powers stated that everyone came to the conclusion that it was incorrectly written (in one section it states the max size is 1080 sq ft, and for each additional 3000 sq ft of lot an extra 100 sq ft of building can be added to a max of 1000 sq. ft). Powers felt that it possibly said 10,000 sq ft instead of 1000. Building Inspector John Simon stated that a 10,000 sq ft building is very large for a residential lot. There was discussion as to how large a building you would want on a city lot and if the size should be capped at a certain point. Powers stated it would need an ordinance to correct it, he felt the first one was passed improperly as he and Clerk Martin researched it. Mr. Cohen stated this will be a change in zoning code therefore it will have to go through the Planning Commission. Mr. Elzer asked Atty. Powers to look into how other communities register businesses. Mr. Cohen suggested eliminating the cap as long as the allowable size of the building is in direct relation to the size of the lot; Atty. Powers stated there is a point where you don't want to have a "barn" in a residential area. Simon stated if it capped at 10,000 sq ft that would be a 100 x 100 sq ft building and to him that is too large, he was thinking at capping at 2400 sq ft which would be a 60 x 40 building which would require over an acre property.

STREET: MR. WALKER HAD NO REPORT. Mr. Cohen asked about the chip and seal program, Monteleone said July 25 is the tentative start date depending on the weather.

S/P/R/C/: Mr. Cohen stated that he hasn't seen any fireworks that were better than ours this year; the FD did an amazing job. In light of the events of the last few days (the police shooting in Dallas and the horrible accident here over the weekend) we really need to appreciate what our Police/Fire Departments do, we have the best departments around. Safety forces are sometimes taken for granted but they do an amazing job and we thank them.

DEVELOPMENT: Mr. Elzer stated the gas company has been doing a lot of investigating on Main St. and may be digging up a line to replace, he said the last time this came up there were no procedures in place to notify the Village in advance or how to replace the road when they are finished and we need something in place before it happens again. Mr. Cohen stated that Mr. Figley had worked on ordinance to that effect when he was here and it had gotten tabled. Just before he left he said he and Mr. Figley reworked the ordinance and he still has it. He stated he would forward it to Atty. Powers for review, he feels it is something council should approve. He also thanked the FD for an amazing fireworks display. Mr. Walker said we should thank the residents also as they contribute donations for the fireworks. John Simon stated there is a section in the ordinances requiring contractors to get a permit before starting work.

UTILITY: Mr. Todd stated Manager Monteleone and John Jurjavic had spoke to the engineers in reference to the new water well, he asked Monteleone to review what they discussed. Monteleone stated the new well isn't producing like they had hoped. There are going to have to run infrastructure to the water plant and build a new well house, the existing well house is not designed very well. He said we didn't receive CDBG money for the project this year. They (MS Consultants) are working on a total cost for the project including infrastructure, a new well house and connecting the new well to the Harding well (together they would produce the needed 400 gals per minute), and build in the potential for a fifth well. In reference to how much water is lost, Mr. Todd stated that Jurjavic said the way the system is currently set up and the way the pipes come together it may create turbulence right before the meter could be giving us inaccuracies in the readings. We are basing our water loss on the meter readings at the plant but those readings may not be accurate.

FINANCE: NO REPORT

VISITORS: Mary Anne Tyger, John & Dot Herbert, Kent Chapman, Rick & Karen Gorby, Steve Baird, John Davis, Doug Simpson, Chief Kevin Dickey, Katie White, Dan Scott, John Simon.

THERE WERE NO VISITORS COMMENTS ON CURRENT LEGISLATION

LEGISLATION: Mayor Zuch introduced Ord. 12-2016 for a second reading and made a motion that it be read by title only seconded by Mr. Cohen. **An ordinance authorizing the Finance Director to make supplemental appropriations for the Village of East Palestine, Ohio for the Fiscal year beginning January 1, 2016.**

ADJOURN: Mr. Cohen made a motion to adjourn seconded by Mr. Walker. All in favor, meeting adjourned.

MISTI J. MARTIN CLERK

MAYOR MARGO ZUCH