

BPA MEETING MINUTES

AUGUST 13, 2024

7:00PM

Mr. Pinkava called meeting to order at 7:00PM

Roll call: Mr. William Pinkava-present / Mr. Curt Johnson – present / Mr. Nick Rundo – Present

Pledge of Allegiance

Recognition of visitors: Mr. Doug Smith BJAAM Solar, Mr. Scott Dideck BJAAM Solar, Mr. Jake Neill, Mr. George Hess II, Mr. George Hess III, Mrs. Ann Wishert, Mr. Nick Tromba

Mr. Smith from BJAAM Solar came forward to give a presentation on solar power. Mr. Smith stated his company specializes in large commercial applications as well as tracking systems. These tracking panels follow the sun and move every 5 to 10 minutes, they do not work on roof tops and are for the ground only. The solar panels have a 15' ground clearance where farmers could still mow, garden, farm underneath the panels without hitting or encountering them. The life of the panel is 30 years and are insurable with your homeowner's insurance company. BJAAM is currently working with Canal Fulton with this solar tracking system along with Cadiz Ohio. The motors are 110 current which the solar panels power. The panels also have a wind meter attached. When the winds reach 35 MPH or more, the panels will lay flat, they also are made to withstand 109 mile an hour wind. They are built to withstand 1" diameter hail as well. Mr. Johnson inquired about the thickness of the foundation for the base of the solar panels. Mr. Smith informed the board that it takes 80 yards of concrete, (19X19X5'), and the panels weigh 320 thousand lbs. BJAAM completes the installation, completes the maintenance for 3 years and offers a maintenance program. These panels could either be purchased or rented with a long-term contract.

Mr. Pinkava made a motion to refund \$83.52 to account holder 2065. Seconded by Mr. Johnson. All in favor? AYE! By voice vote motion passed.

Mr. Pinkava made a motion to abate the late fee of \$4.60 on account 2157-02, which was seconded by Mr. Rundo. All in favor? AYE! By voice vote motion passed

Mrs. Arnold mentioned account holder 4435 and the past due balance of the sewer and trash bills. Mrs. Matheny stated BPA can certify the placement of bills on the resident's property tax themselves in lieu of going through Council. The trash bill is not calculated in the amount provided as it only comes to \$59.81. The sewer bill along with the late charges as well as the certification fee tally's \$351.07. Mr. Johnson would like to see this done 1 time a year with delinquent bills not paid. Mr. Johnson made a motion to certify \$351.07 on the account holder's property tax through the Geauga County Auditor on or before September 9, 2024, seconded by Mr. Rundo. All in favor? AYE, by voice vote motion carries.

Mrs. Arnold brought forward the issues with the current billing software. Mrs. Arnold does not feel the residents are being informed correctly about the consumption use, dates and dollar amounts when the monthly statements come due. There are many issues with the software and printed bills, which Mrs. Arnold has made copies of to show the BPA board of the problems. Account holder

4010-3 phoned Mrs. Arnold today to advise that he has been trying to pay his bill on-line. Every time this account holder logs onto the Village e-commerce website, it shows a -0- ZERO balance due. Mrs. Arnold addressed the issue with account holder 4010-3 and advised she will go into the account to see what true amount is due. Mrs. Arnold stated the entire amount due is \$104.36, which includes water, sewer and trash. Mr. Johnson would like to see a new system installed in the Village office that is more residential friendly, as would Mr. Rundo and Mr. Pinkava. Mr. Pinkava made a motion to have Mrs. Arnold research & investigate quotes for a new billing software system seconded by Mr. Rundo. All in Favor? AYE! by voice vote motion carries.

Mrs. Matheny reported Deborah Kuehn from the Department of Administrative Services of Ohio contacted her today regarding the KSU waterline easement. Mrs. Kuehn informed Mrs. Matheny that there is one more internal meeting regarding the easement topic, and once there is more information, she will contact Mrs. Matheny with the outcome.

Mrs. Matheny stated there were two resolutions that were on the agenda in July that are not on the agenda for August. One Resolution which was adopted was the resolution amending section 105 of the rules & regulations to allow in addition to other reasons for ***discontinuing water service***. Anyone who is violating the rules of the BPA, the Village can shut off the water service, including the point-of-sale inspection. Board agrees to discuss this resolution in September 2024. The second resolution was amending section 104 of the rules and regulations which dealt with the owner paying \$75.00 for the turn on and turn off fee. This will be discussed more at the September meeting.

Mr. Pinkava moved on to the Engineers report: Mr. Hess stated he handed BPA the pay request for work done for the Dean Court waterline project, which was approved by council on August 12, 2024. Mr. Johnson made a motion that the ***water side*** of this bill be paid, which was seconded by Mr. Pinkava. All in favor? AYE! by voice vote motion passed.

Mr. Hess and Mrs. Arnold have been trying to break down the water usage for Berkshire Schools to determine the tap in fee. No reporting came from Mrs. Arnold today due to loss of power for two days. Mr. Johnson mentioned there will be a new building soon, which will need to be calculated as well.

Mr. Hess moved to the water services in the north part of Dean Court. Mr. Hess mentioned the west side of Dean Court has a 1" pipe that ran between two houses then split off. This is a shared water line between the two homes. There are two water shut off valves side by side at the "T", which Mr. Hess has found at other sites when digging. Mr. Hess believes when the digging continues, he will find the same hook up on the west side of the street. Mr. Hess mentioned there are a couple of solutions to this issue. One solution is to dig up the front yard of the houses and put a whole new service in OR the second solution is to go back to the existing "T's" and from there run the piping to the new main, which seems to be the logical answer. The old line is on the EAST side, the new line is on the WEST side. Everything they saw when digging was copper piping and is in good shape. There will not be a shared 1" pipe, they will be individual services and will be installed in the correct location. Each home will have its own line connection to the main. Mr. Neill reported they have also found some sewer lines that are shared. Until there is point-of-sale inspection done, there is nothing to be done or discuss.

Mr. Pinkava moved to pay approved bills: Mr. Johnson made a motion to pay approved bills in the amount of \$49,945.99, seconded by Mr. Rundo. All in favor? AYE! By voice vote motion passed.

Mr. Pinkava moved to the Operators' report: Mrs. Arnold stated a maintenance agreement for the water meter software through Neptune 360 (NECO) is now due. Mr. Johnson made a motion to pay the annual maintenance agreement in the amount of \$2524.80. Seconded by Mr. Rundo. All in favor? AYE! By voice vote motion carried.

Mr. Rundo mentioned the BJAAM Solar Company and asked if any more discussion should be held. Mr. Rundo votes to have this quashed; Mr. Johnson votes to have this postponed, and Mr. Pinkava requested to have this set aside and to wait until the rate study comes back

New Business: Mr. Pinkava moved to CAT OHIO which is the annual maintenance on the generator. Mr. Johnson made a motion to approve payment to CAT Ohio for the annual maintenance of the generator in the amount of \$2693.80 which is seconded by Mr. Rundo. All in favor? AYE! By voice vote motion passed.

Mr. Neill stated he needs to purchase new UV Bulbs for the water treatment plant. These are shipped through Canada which is very expensive, and one bulb is \$451.90. The water plant has 16 UV Bulbs total. Mr. Johnson believes 8 bulbs should be ordered due to the cost and shipping charges. Mr. Rundo made a motion to approve the purchase of UV bulbs, and it is not to exceed \$5000.00 which includes shipping, seconded by Mr. Johnson. All in favor? AYE! By voice vote, motion passed.

Mr. Neill mentioned that the doors at the water plant have been installed and need to be painted.

~~Water~~ **SEWER** plant filters: the Aqua Aerobic technicians will be coming out September 25, 2024, for the filters. They will put the filter together and will test the filter. The 5-year warranty is to be activated when the filter is completed. Mr. Johnson would like Mr. Neill to remind Aqua Aerobics of this, which Mrs. Matheny stated the village does have a signed agreement.

Mr. Pinkava would like to discuss the exterior maintenance of the water plant. Mr. Pinkava and Mr. Johnson would like to see new equipment, as well as a new building.

Mr. Pinkava requested information on the water tower and the maintenance. Mr. Johnson wants to hold off on the railings and maintenance until the tower is repainted. Mr. Neill reiterated that the water tower needs to be up to code.

Mr. Pinkava inquired about the RCAP rate study. Mr. Neill has been working with Mr. Kline from RCAP and has sent him pertinent information regarding production of the water supply.

Mrs. Matheny requested a second reading on the resolution amending section 105: Mrs. Matheny stated this resolution was put on first reading. The resolution must have a second reading, or it could be tabled. Mr. Pinkava moves to have a second reading: RESOLUTION AMENDING SECTION 105 OF THE RULES AND REGULATIONS OF THE VILLAGE BOARD OF PUBLIC AFFAIRS TO PROVIDE OF THE DISCONTINUANCE OF WATER SERVICE OF THE VILLAGE UTILITIES OPERATORS TO ANY PREMISE TO WHICH THE OWNERS FAILED TO COMPLY WITH RULES AND REGULATIONS OF THE VILLAGE OF BURTON BOARD OF PUBLIC AFFAIRS AND DECLARING AN EMERGENCY.

Mrs. Wishart from the Geauga Maple Leaf came forward and inquired about the Berkshire School tap-in fee. Mr. Pinkava stated there was an agreement with the school, in which after a two-year period the tap in fee would be re-accessed.

Mr. Pinkava moved to old business. Mr. Johnson inquired about sketches Mr. Hess was going to drop off regarding the new maintenance building. Mr. Neill stated he and Mr. Hess were in the production of sketches when the Dean Court waterline project was started. Productivity on the maintenance building had to be put on hold for a while.

Mr. Johnson made a motion to adjourn the meeting, seconded by Mr. Pinkava. All in Favor? AYE! By voice vote motion passed.

Meeting adjourned at 8:47PM

APPROVED MOTION

Bill #1

Nick #2