

**Committee Members:**

- Grant Russel, at-large – Committee Chair
- Brian Bauman, Ward 5
- Dan DeArment, Ward 4
- Randy Greeno, at-large
- Joshua Palmer, Ward 7

**Staff:**

- Rob Martin, Safety Service Director
- Lee Rausch, Assistant City Engineer
- Jason Phillips, Water Treatment Superintendent
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**Meeting Start Time:** 4:02 p.m.

**Meeting End Time:** 6:20 p.m.

**Guests:**

- Holly Frische, Ward 1 Council Rep
- TJ Rowland, Shady Lake Campground

## Agenda:

### Call to Order

- Meeting is being streamed to the City of Findlay YouTube channel - [https://www.youtube.com/watch?v=iCf2\\_X7HgkE](https://www.youtube.com/watch?v=iCf2_X7HgkE)

### Roll Call

- All committee members present

### Approval of Minutes

- Approval of April 1, 2024, meeting minutes (DeArment / Greeno); approved 5-0

### New Items

#### 1. Shady Lake Campgrounds to extend water and sewer to their property

TJ Rowland, owner of Shady Lake Campground, located at 11506 Township Rd 101, addressed the committee about his desire to extend City sanitary and water services to his property. Services would need to be extended west from CR 220 west on TR 101. City Engineer Kalb, as part of conversations with Mr. Rowland, proved a very high level, preliminary cost for the extension at \$678,000, a cost that would have to be borne by Mr. Rowland.

Mr. Rowland, the committee, and staff, engaged in a lengthy conversation about funding possibilities and next steps that Mr. Rowland could pursue. Mr. Rowland was informed that it was highly unlikely that the City would consider financially supporting this project in a similar manner that the City has partnered with Ohio Economic Development and others in supporting infrastructure needs for the Sheetz project. It was suggested that Mr. Rowland contact Findlay-Hancock County Economic Development as well as County Engineer Doug Cade and the Allen Township trustees as he continues to develop his plans for the campground.

As Mr. Rowland did not request that the committee OK the extension, the committee did not take a position on the project.

#### 2. Determine policies and procedures for instituting utility billing rate changes

Russel provided a draft paragraph for inclusion in the Water Rules (included with these minutes), which he and Martin created, as an example of how the Committee's previously expressed concepts of a rate review procedure may be implemented for each utility. The consensus of the Committee and the administration was that this was a good starting point.

The committee suggested the following updates:

- Define the frequency, in years, of the third-party rate analysis/review
- Define the forecast length of the pro-forma as ten years
- State that a rate review meeting be held during the third quarter of the year prior to the second council meeting in September
- Reference the statutory requirements that define rate

Russel asked that Committee members email him with other suggested edits. Martin & Russel will incorporate those suggestions into the proposed Water Rules & Stormwater Rules for review by the Committee at a subsequent meeting.

Russel stated that there appears to be an agreement in principle as to how we proceed which provides the committee with the opportunity to finalize the wording of this recommendation to the full council at a subsequent meeting.

**Motion:**

- Recommend: Continued discussions of this topic by the Water & Sewer Committee
- Motion Russel; Second: Bauman
- Motion passed (5-0)

**3. Offering sanitary sewer service to properties within the city currently on septic systems**

Russel opened the discussion by asking the committee to consider Mr. Rowland's request to extend sanitary sewer service to the Shady Lake Campground, except to have the campground exist within the City of Findlay. How would that change the discussions of that request?

Russel stated that a conversation with a constituent prompted this discussion. Specifically, considering the Council recent action to extend sanitary service in West Park, this constituent asked if the City would be extending sanitary to his property. We need to acknowledge that we have properties within city limits that are still on septic systems. In the specific case of this constituent, they assumed that a property well within city limits in an established neighborhood was on a sanitary service. This committee has previously stated it prefers to move properties toward sanitary sewers and away from septic systems.

Russel saw two pertinent questions for discussion and investigation:

1. What is the committee and Council's desire for moving properties over time to sanitary service from septic systems?
2. What is the size of this issue? How many properties do we have in this situation?

Martin said that a preliminary review indicates there are approximately thirty such properties that are potentially on septic systems. They are scattered throughout the city. This number is based on a

review of water-only billing accounts and then removing accounts for things like sprinkler systems. A detailed follow-up, including possible in-person inspections, would be required to finalize this number.

Bauman suggested that this is something we would address over a long period of time, 10-years or so, when we had other projects in the neighborhood of these properties. Martin supported the idea that these projects could be coordinated with other road and sanitary projects.

The committee voiced a desire to figure out the exact number of properties in this situation.

Palmer said that regardless of number that is identified, that the city should move forward with migrating these properties to sanitary service.

**Motion:**

- Recommend: The administration prepare a detailed analysis of properties that do not have sanitary sewer connections
- Motion Russel; Secon Palmer
- Motion approved (5-0)

**Adjournment**

*Grant C Russel*

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Grant Russel, Water & Sewer Committee Chair