

Mayor White informally opened the meeting by stating that the special Sunday meeting had been called for the purpose of listening to a report by H. G. Dill, the Village Engineer, regarding water facilities for the village with respect to the proposed subdivision Jackson Homes, Inc. Jackson Homes wished their plat to be approved but the Council was hesitant to approve same without satisfactory information that sufficient water would be available.

Mr. Dill replied to Mayor White stating that he had nothing new to report on the water situation except that they had had considerable trouble trying to plug the well. They are of the opinion that the well was not properly plugged the first time. Further that it was difficult to know whether or not a well had ever been properly plugged. Mr. Dill explained that next week they were going to start pumping in an effort to determine what has happened. As for the present, there are no changes than before. The water hardness is not any different than the other two wells. We are getting more pressure than we expected. Again - maybe first plug didn't hold too well.

A-question Mr. Dill was requested to reiterate his remarks about as to the seriousness of the situation if we do not get water from this well.

At the present time, we have one east well with water on top of the rock which cannot serve the town supply in the winter time. The gravel well is almost depleted, even though we are still using it. The east well alone, cannot supply the needs of Grove City. The rock well has 55 grain hardness water and we have never been down lower than 55 feet even last summer with this particular well, and it is doubtful what will happen when pumped hard over a long period of time. This is something we would not want to do because I am afraid of depleting our supply. In fact, I even hesitate to make an experiment to find out. It is hard to plug wells; you never know if they are plugged or not. The well was pumps 500 gallons a minute = in a 24 hour test no change in sulphur or hardness. It will have to be pumped longer to look for a change.

Mr. Weygandt raised a question or proposition as follows: Assuming the well was plugged, and you found no indication of hardness of water. Mr. Dill replied that he had never been able to get good samples. It is impossible to tell how much underground water filled up over the top of the rock in the upper layers. Evidently the plug had been open for sometime and the harder water forced itself into the upper layers. How much, still unknown, as it would depend upon the pressure in the bottom. It will take 24 or 48 hours of constant pumping for an indication of water hardness.

Mr. Dill stated that this is something that he had never heard of before nor has Layne Ohio. If this 24 or 48 hour test doesn't work, then he doesn't know what to do. He had talked with officials of the Board of Health and no one seems to know.

Mr. Kelly questioned Mr. Dill asking if Layne Ohio was doing the drilling. He replied that they were, and further that it was beyond the experience of Layne Ohio. It might possibly be that we will have to ask Council's permission to bring in someone with perhaps some other ideas although I don't know ~~what~~ they would be. Mr. Dill further explained that he had talked with the State and Federal underground water men and they didn't know an answer to the problem.

Mr. Weygandt raised the question as to what other ideas. Mr. Dill replied that he didn't know of any. Layne Ohio has promised to stay on the job with their pump. They have only the one pump for this work unless we wish to authorize the expenditure of putting in another electric pump, which I do not think is advisable at this time.

Mayor White questioned Mr. Dill as to how much water was being used for the maximum over the year. Mr. Dill replied that the peak period was during the summer. Now we are at the very minimum. As to the ~~amount~~ number of gallons, I do not know.

Mr. Windsor asked Mr. Dill if the peak consumption didn't fall off this fall during the racing season where we had had high usage before. Mr. Dill replied that it had because they had put in their own well. However, it all came from one reservoir and there were many other single wells being drilled around the area. The water down deep in the wells is not usable. There are three layers to every well. 1 on top of the rock - 1 300' level of rock and below. All are interconnected, but how much, no one knows. But as to our particular water situation, we may be able to tell in one or two weeks. If we hit 40 to 45 grain hardness water, it is too expensive to soften.

Mr. Dill was asked to give a run down of the sewer situation. Shelby's first development and Bill Davis' development doubled our sewer taps. Our sewage was doubled with 3 developments. Bill not developed yet, Shelby not started, Evans only slowly started. As reported before, Department of Health agreed that we probably would be justified in doing their previous recommendations by putting in additional sludge beds to last for a couple of years with those particular developments. Mr. Dill stated from an ~~engineering~~ engineering standpoint this would not be advisable. Jackson

Mr. Weygandt asked Mr. Dill whether or not the proposed development of these folks would mean additional sludge tracts.

Mr. Dill replied that we would need a new sewage treatment plant or a duplication of this one or something. It depends on how fast you grow.

First Shelby completely developed - Evans partially developed - Davis not yet started.

In analyzing the sanitary sewer, Mr. Dill raised a question about it being large enough since you have only 79/100 of second foot per 100 acres. Our existing sewers are way low. We must put in a trunk sewer. The sewer on Stringtown pike is too small.

Mr. Weygandt question Mr. Dill in regard to the tentative plans for a trunk line and whether or not we would have to go into additional plans to take care of the Wade property.

Mr. Dill asked Mr. Weygandt if he was referring to the sewer system or the sewage plant.

Mr. Weygandt replied both.
not completely, but

Mr. Dill stated no/with the proposed trunk relieving the existing pump station, but/ we would be in much better shape than recently. You have been flooded before.

Mr. Weygandt asked Mr. Dill if he was taking into consideration the New Sherry Lynne Homes. Mr. Dill stated he was taking a lot of things into consideration. Roughly there were

834 total acres for a sewer system. If the north area was taken off, that would be 260 acres, which is quite a sizeable bunch from the existing trunk sewer. We have added considerable on to trunk sewer since Sherry Lynne Development, Davis is not so important. The main thought should be that if we take on much more development, just how big should we make our new sewage plant other than what we have already planned.

Mr. Weygandt asked Mr. Dill if there was room for expansion at the present plant. Mr. Dill told him no. More land would have to be purchased or the plant would have to be built elsewhere.

A question was raised as to whether or not the Scioto River could figure into a possible solution for this problem. Mr. Dill replied yes. He further stated that the present plant was designed for 3,000 population, and I believe all of you know we are exceeding that at the present.

Mr. Weygandt asked Mr. Dill who owned the property directly east of the plant.

Mayor White questioned whether or not Grove City could take on any more than they had already obligated themselves for with the disposal plant as it now is, or if the sludge beds were added, could this be handled. Mr. Dill replied that you could always take on

more - in fact, the City of Columbus has been doing it for years, - we can take care of it, but not properly.

Mr. Moechel inquired as to how much the City of Columbus had lost in law suits from the pollution of water. Mr. Dill stated that it was merely "peanuts"

Someone (I don't know who) remarked that he couldn't figure what type of law suits would be received.

At this point - Mr. Dill read a letter from the department of health regarding a renewal permit for the Village regarding the discharge of sewage.

Mr. Windsor asked Mr. Dill if he had received any reports that the water was polluted at this time. Mr. Dill said no, that would come from the water pollution board and would have to be discussed with the board of health which controls said board.

At this point, Mr. Kelly stated that when he and Gordon Neal met with Mr. Dill in his office the past week, they acquainted him with the fact that Shelby wished to make a grant to the Village of \$100 per lot, if they were permitted to ~~come~~ build on same, making a total of \$21,800; and it was further hoped that this sum would help alleviate their expense in doing the necessary.

Mr. Dill stated that if a second plant was considered, the same as the present sewage treatment plant, the cost would be \$100,000 to \$150,000 to double the existing plant. Further, for a little less than \$100,000 they could put in sludge beds and a trunk sewer. This would provide for the future and in view of good engineering, couldn't be criticized, in fact, criticized if it wasn't done. The big question now is all this talk about doubling the population in one year's time and it is just a matter of how far you should go. The sludge beds would take care of you temporarily for two year's time but from a standpoint of engineering, it just isn't good engineering and you could be severely criticized.

Mr. Weygant wondered if it could be financed on the supposition of 10,000 population per hear and if we could get the revenue bond issued for \$300 or \$350,000.

Mr. Dill replied that he didn't know how far the revenue bond issue might go. This is one reason why he thinks it good business to put in sludge beds ~~and XXXXXXXXXXXXXXXXXXXX~~ Suppose we go all out, prepare for 10,000, put through revenue bond issue for \$300,000. In the meantime, suppose something happens that we do not have that population. You must understand that the more users, the less your cost as it is prorated. If you have three times as many users, they your cost is going to be 1/3.

Mr. Windsor asked Mr. Dill as to just when he expected this 10,000 population to be attained - one year or just when. Mr. Dill replied say six or seven years. I don't know just when.

Discussion ensued among the members of council regarding the possibility of multiple housing - individual or otherwise, reaching its peak and dropping off to a lull. Various opinions were expressed as to whether or not housing would continue or reach a standstill. The concensus of opinion was that housing would ~~go-on~~ continue on a large scale for several years yet and any plans that were made would have to include a larger population even to the extent of possible annexation of the Village of Grove City to the City of Columbus. In conjunction with this, the rough estimate was given to figure on 14 persons per acre.

Mr. Dill pointed out to council that there were ~~may~~ several other groups or individuals who had investments in land in Grove City. What would be done with them? Mr. Hysell stated that those individuals had not been accepted as yet and further more, they were not obligated to do so.

Mayor White stated the only thing he was worried about was taking these properties into the Village and the fact that they obligated themselves when they did so.

Mr. Hysell stated they should have thought of those things before they accepted the annexation and the control of same.

Mr. Moechel felt the group was getting out of bounds. That they were called together today to discuss water and not sewers.

Mr. Dill replied to this by saying they definitely shouldn't go ahead with just a two year program from a standpoint of good engineering.

Mr. Hysell didn't like the two year program either. He felt they should look more into the future. Mr. Dill stated they could not put any more sewage into the north line trunk sewer as it had reached an absolute maximum.

they could

Mayor White raised the question as to whether ~~Council was going to~~ permit the Wade property to be developed. Mr. Dill replied that such a question was a policy for the council to decide, not ~~him~~.

At this point, Mr. Moechel suggested that Council receive a written report of the facts from Mr. Dill, Shelby and their engineer, Mr. Neal - as well as a copy of the ~~minutes~~ notes being taken by the secretary on the side lines, and go into executive session for decision.

Mr. Kelly stated that ~~Shelby~~ We would be happy to supply them with a copy of the notes that had been taken.

Mr. Weygandt questioned Mr. Moechel as to whether or not by his term executive session he meant a private meeting. Mr. Moechel assented.

Mayor White asked Mr. Lewis if he had anything to add to the meeting, from a legal standpoint

Mr. Lewis stated that he couldn't think of anything that would enter into points of law. He spoke of the bond issue and of 10 representative from bonding companies who had been present at a previous meeting that were still calling him for further information, but that he had to delay answering them since no definite decision had been reached as to the amount involved, what would be and would not be included.

Mr. Dill stated that he wished Mr. Lewis wouldn't make that kind of statement. At present we are discussing a policy for two years but we must ask Council if we are going to go any farther than two years.

Mr. Lewis asked Mr. Dill if his two year plan attempted to take care of Sherry Lynne Davis and Evans, the three, or does it also include the Wade Tract making 4.

Mr. Dill stated that Wade was not included at that time nor discussed. Only the three, Sherry Lynne, Evans and Davis.

Mr. Lewis pointed out that it was unfortunate some of the council members had been absent at previous meetings, the three meetings, and did not know the full details.

Mr. Dill stated that perhaps some of the developments proposed were not to be fully 100% developed and that would have to be planned for.

Again Mr. Lewis restated his remarks regarding the bonding company representatives ~~w~~ anxiously awaiting an answer which so far he has been unable to give to them.

Mr. Weygandt stated that he was under the impression that if the Wade property development was permitted, then we would have to go all over the bond issue, revise it again and issue a different one.

Mr. Dill replied to him stating that the Department of Health lays down rules which we all violate to a certain extent. In fact, they allow for a lee-way to a reasonable point. Further, if you were to ask Mr. Knox of the Board to give you something in writing he would

✓ tell you to go ahead and build your sewage plant. Verbally, he would tell you that you could get by for two years on a temporary basis.

Mr. Arick raised the question if the \$20,000 odd dollars proposed as a grant would cover the 200 houses. *by Jack House*

Mr. Dill replied that if you were to double the existing plant, it would cost about 5 times that amount.

Mr. Arick then question that considering finances, it would not be possible to add 200 houses with the \$20,000 at the present time.

Mr. Dill stated that it was poor engineering. That Grove City didn't want to design for 200 houses alone; either for this group or 6 or 8 more. You have to look to the future, however, whatever amount you tell me to spend, I'll spend it.

Mr. Weygandt asked Mr. Dill if he was to understand with the addition of the Wade property together with other growth if he would recommend having a new sewage plant.

Mr. Dill stated his question was vague. What did he mean by together with other growth.

Mr. Weygandt replied our normal growth. What we have committed ourselves on.

Mr. Dill stated nothing more than Davis, Evans, and Sherry Lynne.

Mr. Lewis questioned about the \$100 per lot as to whether or not it was an immediate grant but at such time as building permits were granted. If building permits were granted in groups, would the money come in groups or would it all be given at once. And are we absolutely sure 219 building permits will be issued to give us that money.

Mr. Kelly replied yes they would have that many and further that Frank and John could work up the transaction, the money could be granted all at once, or placed in escrow or any way you wish it to be handled.

Mr. Dill stated they were not particularly interested in the availability of the money.

Mr. White stated that before they went into anything big, they wanted users to help pay for it. Further, we have a proposition before us now to which we should give immediate thought.

Mr. Hysell reminded the council they were on the wrong tract, today they were supposed to discuss the water situation and not the sewerage. Do we or do we not have a sufficient supply of water for the 218 houses in the Wade property.

Mr. Dill stated that they could get the money for the sewage plant one way or another. Water is something you may not get. No one else can tell you. As I said before, I do not know, we will probably get an indication after next week depending upon the pumping to be done next week.

A possibility of getting water from the City of Columbus was discussed, revolving around what would have to be done by the Council to ascertain whether or not it could be done.

Mayor White stated to Council that he didn't want to put Mr. Kelly off any longer that we must have a solution to the problem.

Mr. Kelly stated that he thought Mr. Mechel's solution a good one. That there was nothing more he could say, everything had been said last Monday night. Only a reminder that we were not ready for these necessary facilities until in the fall and that he and his company would cooperate with the Village in any way desired in the acquisition of the building permits early or all at ~~one~~ time; however the council would wish the money to be made available to the Village. Mr. Kelly asked Mr. Neal if he had anything to report.

Mr. Neal reiterated the previous statements of council that the reason for this meeting was to ascertain the water availability. He further stated that he thought Mr. Dill knew that one well wouldn't do any good, nor would two years temporary plan. The big problem is will water be available regardless of where we are going to get it. We certainly don't want our people to have to haul water out from town. We must get water whether ~~or~~ from Columbus or somewhere else, and it must be usable.

Mayor White stated that they tried to get some information from their engineer Mr. Dill and have him enlighten the council as to where they stood with respect to water.

Mr. Dill answered Mr. White saying he wished he could give him some information, but he just didn't know. He doesn't want to submit facts and figures that are not true. "I can't tell you something I don't know."

At this point, Mr. Windsor stated that Council had been in session for 1 hour and 15 minutes and still had not arrived at a conclusion, further, they had held three previous meetings on this subject. It further seems that what the Jackson Homes proposal has been is this: They would like to have the opportunity to present their plat for recording at the court house. They have just reiterated that they will not be ready for facilities until 8 months or more. The stand ~~and~~ I take and the reason I voted as I did about that resolution offered by Mr. Moechel last Monday night that I do not think, I don't have the conviction of my own that we can prohibit their going ahead and having that plat recorded. That has been the question here. Why shall we hold up the recording of that plat at the court house for if and when we do not have the facilities when they want it, then they don't get it. As they have said, they are willing to gamble upon that, and we will have the facilities when the houses are built.

Mr. Kelly replied to this saying yes, we believe you will have.

Mr. Windsor stated that ~~our~~ present facilities are not adequate. How can we, when we have approved the annexation of that ground before they acquired it, refuse them their wish. They have their investment involved. We must realize that they have to go to long lengths to get their commitments. Why, when we annexed this property, should we make them wait when they are willing to gamble for facilities, and stand in their way of letting them record this plat at the court house.

Mr. Hysell raised a question as to whether or not you could buy acreage in an annexation.

Mr. Kelly replied that you could buy acreage without recording it as long as it is over 5 acres.

Mr. Hysell raised the question that in order to buy did you have to have a plat and have same recorded.

Mr. Kelly replied that our position was that we didn't want to buy acreage that we couldn't put into lots. ^{Don't} want to go into farming.

Mr. Weygandt stated that he didn't want to give permission to buy ^{the} that land unless it can be developed. We can't give them the go ahead and tell them to come buy ~~the~~ their land and later tell them we can't let them build.

Mr. Hysell said that regardless of who bought the property it would have to be laid out in lots because you cannot farm in the city.

Mr. Moechel requested the advice of council as to the status of the Wade plat.

It was reported that no action had been taken on it. The revised plat had been introduced and a vote was taken which ended in a 3 to 3 deadlock. If this plat remains on file and no action is taken on it within 30 days, then it is automatically considered approved. There is still some question as to the legality of the Mayor casting a vote to break the deadlock.

Mr. Windsor suggested that a poll of the council members be taken as to whether or not they wish to change their minds and then see what happens. Then if still deadlocked, let the Mayor vote.

Mr. White said this could not be done until the 30 days were up.

Mayor White instructed the council to ask any questions of Mr. Kelly, his engineer or Mr. Dill that they so wished and then Council would go into the suggested executive session.

No questions were asked and Mayor White instructed Mr. Kelly to call Mr. Lewis on Monday for results.

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