



RICHFIELD VILLAGE COUNCIL WORK SESSION MINUTES

**THURSDAY, AUGUST 16, 2018
6:30 p.m.**

ROLL CALL: Domanick, Healey, Hudak, Kahoe, Lanford, Lyons and Wheeler.

OTHERS PRESENT: Mayor Beshara, Planning and Zoning Director Frantz, Service Director Papp, Finance Director Turk, Recreation Director Jocek

WORK SESSION TOPICS

Sanitary sewer assessment

Gary Hoffman of GPD Group explained that three sewer districts were formed in the 1970s and 1980s after the failure of several septic systems. The village now has seven sewer districts.

Sewer assessments need to be logical and consistent. The size of the system is based on an “Ultimate” scenario of 100 percent industrial and residential development.

Five parameters are used to determine assessments: the existing system (60%), land value (25%), front footage (5%), acreage (5%) and zoning (5%).

Tap-in fees are sometimes charged due to property expansions such as:

- A residential lot split for a new home;
- A zoning change on vacant land;
- A manufacturer’s expansion of facilities with additional sewer loading, and
- Development of vacant property.

No tap-in fee is required for a new owner of an existing residential property or for a manufacturer’s renovation of facilities with no additional sewer loading.

These charges cover the cost of operation, maintenance, replacement and NEORSR fees. The village’s sewer rate has remained unchanged since 2005, while the NEORSR rate has been climbing since 2015.

Looking at comparisons with other communities, Richfield has higher costs than other communities with existing system. However, when those cities’ systems need to be replaced, their costs will be higher than Richfield’s.

According to Hoffman, Richfield should consider raising its sewer rate in 2021. The village should also opt for the 50 percent NEORSR discount on master meter flows.



Hudak asked if a change in the formula would be legally defensible. Lyons said that would depend on the reason for the change.

Healey said the Public Works committee should consider the fact that 350 sewer customers do not have water meters.

Beshara noted some businesses want to pay off their sewers in order to avoid interest charges. Lyons said the interest rates should be modern and not from the 1980s and 1990s.

Papp observed that it was unusual for the service department to calculate sewer bills. He said the finance department handles that task in most communities.

Town Hall Road Extension Presentation

Engineer Dave Neumeyer presented the plan for the road extending behind Town Hall and eventually connecting to Broadview Road. The basketball and tennis courts would be on the right side of the road if you are coming from Town Hall.

The map showed the wetlands that would constrain the area where the road could be built. Lyons called the map “disturbing” because the wetlands caused the map to show a “long, straight road.” He said a community center was supposed to be an option for this area.

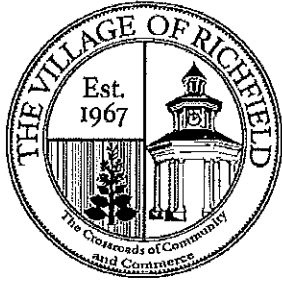
Jocek said the original concept had the road running closer to the library. Papp said it can take two years to deal with more than 0.1 acres of wetlands. Neumeyer said the plans could be adjusted so the road runs more to the north.

Mayor’s salary

Responding to a question from Deer Creek resident Tony Gliozzo, Kahoe explained why he introduced the legislation. He said the mayor’s salary should not be tied to those of non-union employees.

He said his previous vote in favor of the mayor’s salary increase was a “bad vote” and that he was convinced by other council members to approve it. However, he later decided that “a huge increase and then a 2 percent raise was a little too much for me.”

Hudak said the mayor got a large increase in 2015 because the salary had not been increased in the previous 15 years. He said the mayor should be paid at the same level as a department head and that the proposed reduction to \$65,000 should not be adopted.



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Lanford said the job is not defined as full-time and it depends on the mayor. She said a village manager form of government would have a greater initial cost but would save money in the long run.

Wheeler said the mayors he has known worked 40 to 60 hours a week. Domanick said the median salary for a mayor in Ohio cities with 3,500 to 4,200 residents is \$61,869.

Gliozzo said that if the decrease is adopted and he was considering running for mayor, he would ask why Council reduced his salary by 9.6 percent.

Doug Wenger, another Deer Creek resident, said the mayor doesn't need to attend so many meetings and should delegate that task to staff members. Lyons called his comments "off base," but Kahoe disagreed with Lyons. Hudak said it was necessary for a mayor to attend meetings and then update her staff.

Lyons said he felt the mayor's salary should remain unchanged, but he would like to eliminate the automatic increase.

Kahoe suggested passing the legislation, but the motion was not seconded.

MOTION: TO ENTER EXECUTIVE SESSION TO DISCUSS PROPERTY ACQUISITION.

Moved by Wheeler, seconded by Domanick. Upon roll call, motion passed unanimously.

Executive session began at 8:51 p.m. Lyons adjourned the meeting at 9:09 p.m.

Respectfully Submitted:

Jeff Gorman
Clerk of Council

Mike Lyons
Council President

