

AN ORDINANCE AMENDING SECTION 926.16(e) AND EXHIBIT B OF CHAPTER 926 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF RICHFIELD TO ALLOW CUSTOMERS WHOSE REAL PROPERTY RECEIVES A STATE OF OHIO REAL PROPERTY TAX HOMESTEAD EXEMPTION TO ALSO RECEIVE A FORTY PERCENT (40%) REDUCTION IN THAT CUSTOMER'S USER CHARGE FROM THE VILLAGE, TO MODIFY THE MINIMUM AMOUNT CHARGED TO CERTAIN CUSTOMERS WHOSE SEWER USE IS MONITORED BY A MASTER METER, AND DECLARING AN EMERGENCY

WHEREAS, the Council desires to offer customers of the Village's sewer system whose real property receives a State of Ohio Real Property Tax Homestead Exemption to receive a forty percent (40%) reduction in the customer's sewer rates;

WHEREAS, the Council desires to modify the minimum amount charged to certain sewer customers whose use is monitored by a master meter.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, State of Ohio:

SECTION 1. That Section 926.16(e) of the Codified Ordinances be amended to read as follows:

“(e) Except as provided herein, no free service shall be permitted and no user shall be excused from paying the above charges. A “homestead exemption” of ~~four dollars (\$4.00) per MCF~~ **forty percent (40%) of the user charge being charged to customers pursuant to Exhibit B of this Chapter** shall be granted to users of ~~property within the Village~~ if a homestead exemption has been applied for and granted by the Summit County Auditor for such property. In order to be eligible for this “homestead exemption,” the property owner must furnish to the Director of Finance, on an annual basis, forms from the Summit County Auditor verifying that the homestead exemption was granted for the property.”

SECTION 2. Exhibit B to Chapter 926 be and hereby is amended to read as follows:

"EXHIBIT B
USER CHARGE SYSTEM

1. INTRODUCTION

A user charge shall be assessed to each user in accordance with the volume of wastewater used (metered) or estimated (unmetered) and defined in the following paragraphs.

2. METERED

The volume of wastewater from each user shall be subject to a user charge as follows:

- (a) Charges for each regular billing during a calendar year shall be based upon the following values for that calendar year:
 - (1) Estimated total operation, maintenance and replacement expenses (Cto), which shall include expenses from the Village of Richfield and Cuyahoga County along

with transport expenses through Cuyahoga County and excluding any expenses classified as reimbursable expenses;

- (2) Estimated annual revenue from extra strength surcharges (Cs);
 - (3) Estimated administration and associated expenses for preparation and collection of billings (Cb);
 - (4) Estimated annual debt service charges (D);
 - (5) Estimated total water subject to sanitary sewer charges (Qt); and
 - (6) Rate for transport and treatment expenses from NEORSD (Rn), all subject to periodic but not less than an annual audit.
- (b) The user charge per 1,000 gallons shall equal subsection (a)(1) hereof "estimated total operation, maintenance and replacement expenses" (Cto) plus subsection (a)(3) hereof "estimated administration and associated expenses for preparation and collection of billings" (Cb) plus subsection (a)(4) hereof "estimated annual debt service charge" (D) minus subsection (a)(2) hereof "estimated revenue from extra strength surcharges" (Cs) divided by subsection (a)(5) hereof "estimated water consumption subject to sanitary sewer charges" (Qt) plus subsection (a)(6) hereof "rate for transport and treatment expenses from NEORSD" (Rn), in 1,000 gallons. User charge =

$$\frac{Cto + Cb + D - Cs + Rn}{Qt \text{ in 1,000 gallons}}$$

- (c) Each consumer unit shall be billed quarterly and shall be subject to a minimum charge corresponding to a wastewater volume of 10,000 gallons quarterly.
- (d) In the event of a master meter serving more than one consumer, ~~each consumer unit~~ **the consumer units whose use is collectively metered by the master meter** shall be subject to ~~the one~~ minimum charge and be allowed a discharge of 10,000 gallons per consumer per quarter before additional volume charges shall apply.
- (e) Formulas as contained in subsection 2.(b) hereof shall be subject to adjustment as necessary based upon annual audit of sewer revenue fund expenses.
- (f) Commencing April 1, 2005 and until further change by the legislative authority of the Village of Richfield, the formulas as contained in paragraph 2(b) shall be suspended and in their place the user charge per MCF shall be as follows:
 - (1) \$52.98 per MCF in 2005, which consists of \$30.95 per MCF charged by the Northeast Ohio Regional Sewer District for transportation and treatment services and \$22.03 per MCF charged by the Village of Richfield for the costs of operating and maintaining the sewer system.
 - (2) \$60.93 per MCF in 2006, which consists of \$32.60 per MCF charged by the Northeast Ohio Regional Sewer District for transportation and treatment services and \$28.33 per MCF charged by the Village of Richfield for the cost of operating and maintaining the sewer system.
 - (3) \$162.45 per MCF commencing September 15, 2024, which consists of \$120.45 per MCF charged by the Northeast Ohio Regional Sewer District for transportation and treatment services and \$42.00 per MCF Charged by the Village of Richfield for the cost of operating and maintaining the sewer system.

This user charge rate shall be subject to adjustment annually based upon the Consumer Price Index and changes in rates for transportation and treatment expenses from the Northeast Ohio Regional Sewer District (NEORSD).

3. UNMETERED

For those areas not served by a central water system and having no means to measure wastewater volume, a Table of Classified Uses has been developed and is included as Exhibit B-1. The assigned flows are totaled for each applicable sewer district and the values assigned shall be calculated with the appropriate value for the base unit - a single family residence. These values shall be included with the metered values to determine the total revenue/flow volume factors for the entire system. This data shall be utilized to prepare an annual user charge.

All other aspects of the user charge system developed for metered customers are applicable for the unmetered users.

4. GLENCAIRN SUBDIVISION

The user charge for each user in the Glencairn Subdivision and any other subdivision, developments or construction requiring extension of the Village sanitary sewer outside the boundaries of the Village shall be the user charge as established in Exhibit "B", plus ten percent (10%)."

SECTION 3. Any ordinance in conflict with Sections 1 or 2 above, be and hereby are repealed.

SECTION 4. That the changes to user charges in Section 1 and 2 shall take effect and be applied to users effective September 15, 2024.

SECTION 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees or subcommittees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 6. This Ordinance is hereby declared to be an emergency measure necessary to ensure the health, safety, and welfare of the Village, and for the further reason that it is necessary for the Village to immediately begin to modify the method by which user charges are calculated for certain customers, and as such this Ordinance shall be in full force and effect after the earliest period allowed by law.

PASSED: 9-3-24



President of Council

Michael Weck

Mayor

Dated: 9/3/2024

ATTEST:


Clerk of Council

