

CITY OF CHARDON JOINT SERVICE & WATER & SEWER COMMITTEE MEETING

Meeting Minutes

August 22, 2019

Service Committee Members present: Andrew Blackley, David Lelko

Water/Sewer Committee Members present: Deborah Chuha, Nancy McArthur

Also Present:

Doug Courtney, City Engineer
Paul Hornyak, Public Service
Director
Scott Niehus, Police Chief
Becky Repasky, Secretary

Mate Rogonjic, Finance Director
Randy Sharpe, City Manager
Jeff Smock, Mayor

Others Present: Joe Koziol, Times

Melissa Ricco, Chardon Square Association

Andrew Blackley, Chairman, called the Service Committee meeting to order at 4:47 p.m.

Deborah Chuha, Chairman, called the Water & Sewer Committee meeting to order at 4:47 p.m.

APPROVAL OF MINUTES

Mr. Lelko made the motion to approve the May 16, 2019 minutes. It was seconded by Mr. Blackley.

Ms. McArthur made the motion to approve the March 14, 2019 minutes. It was seconded by Mrs. Chuha.

CONSIDER REVISIONS TO C.O. 3062 & C.O. 3063 REGARDING LITTIN PROPERTIES LLC

Mr. Hornyak reviewed the provided memorandum to both committees. Mr. Hornyak explained during the research for the design of the sanitary sewers on Industrial Parkway and Park Drive, it was discovered that 310 Industrial Parkway (Littin Property) was never connected to the lift station (located between 300 Industrial Drive and 305 Park Drive) and still on a septic system. Mr. Hornyak explained Staff is recommending to revise C.O. 3062 and 3063 to remove Littin Properties, LLC from the Railroad Trunk Sewer Project and allow the property owners to tie in once their septic system fails; and the owners would then be responsible for the cost of the tie-in.

Mrs. Chuha asked when this was found out. Mr. Hornyak said in the last year because Staff did not have all the facts.

Mrs. McArthur asked if Littin Properties, LLC are being excluded. Mr. Hornyak said no, exempted until their septic system fails, and then Staff recommends the owners follow the 1986 plan. That address (310 Industrial Parkway) will also be removed from the 'Industrial Parkway Service Area of the Railroad Trunk Sanitary Sewer District' list.

Mr. Rogonjic asked at the time Littin does tie-in, would they just pay the tap-in fee. Mr. Sharpe said yes; and that it could be a different business in the future.

Mrs. McArthur made a motion to recommend to City Council the removal of Littin Properties, LLC from the 'Industrial Parkway Service Area of the Railroad Trunk Sanitary Sewer District' list to revise C.O. 3062 and 3063. It was seconded by Mrs. Chuha. The vote carried 2-0.

CONSIDER THE CANFIELD WATER & SEWER ASSESSMENT

Mr. Blackley explained he asked Staff to look into the ability for the residents on Canfield Drive not on the City's water system, to have the ability to connect. Mr. Blackley said it would be for the committees to consider putting in a water main and sanitary system along with the proposed OPWC project.

Mr. Courtney explained the water main work would cost approximately \$534,700 in 2021; and the sanitary sewer to serve the area would cost approximately \$1,165,400 in 2021. Mr. Courtney said because there is significant disparity in the sizes of the properties and front footages, he divided the project costs for the water mains and sanitary sewers equally across the twenty-eight (28) properties. Two possible scenarios are: the cost of water mains from the cost of sanitary sewers and a tap-in fee would be \$19,100 to each property owner over a 20 year period. The sanitary sewer portion to each property owner would range from \$17,654 to \$41,623 to each parcel. The second scenario is combined costs over a 20 year period and would range from \$25,060 to \$63,844 to each property owner. Mr. Courtney said the City share for the paving would be approximately \$275,000.

Mr. Blackley clarified that sanitary sewer portion does not have to be right now. Mr. Courtney said correct. Mr. Blackley commented that either scenario are high costs to the property owner; but tying into the water mains would open that area up for development.

Mrs. McArthur asked if the school district is looking into that property. Mr. Sharpe said no because of too many wetland areas.

Mrs. McArthur asked how many of the parcels are able to be developed. Mr. Blackley said about 60% could be developed for low density use. Mr. Gillette said it can be built on because they are existing lots.

Mr. Blackley commented he still thinks a water main should go in especially to use in a fire; but how would the City recoup the costs is the question. Mr. Blackley suggested the tap-in fee could be calculated by connection size. He said a resident there requested this be looked into. Mr. Courtney commented the EPA is not mandating this work and this would be an expensive project. Mr. Rogonjic said this work is not in the capital plan and he has not heard of any grant funding for this type of work. Mr. Sharpe said this cannot be added to the OPWC Project.

Mrs. McArthur asked how much it is to replace a septic system. Mr. Hornyak said between \$25,000 and \$30,000. Mr. Courtney said this information is for direction only. Mr. Gillette said to consider the treatment plant can only handle so much.

Mr. Courtney said the water line portion can be added to the project. Mr. Sharpe said it can be added to the capital plan next year. The committees agreed no recommendation to City Council is needed; they will leave this topic as an open item.

DISCUSS WATER & SEWER LATERALS MAINTENANCE & REPAIR TO THE MAIN

Mr. Hornyak requested the ability to look into the City taking over the water and sewer lateral maintenance to the main. He explained work could end up being done in the road, and he would prefer the (the appropriate department handle the underground and street repairs) Street Dept. handle that work; and it would eliminate a home owner hiring a contractor who may not know where all the utilities are. Mr. Hornyak said staff would do the work from the public right-of-way to the main; and the homeowner would still be responsible for the work from the structure to the public right-of-way. Mr. Hornyak said he will return to both committees with full details and costs. Mrs. McArthur clarified this would only be for residents. Mr. Hornyak said yes; and it would not be that much more in annual costs to the City. Mr. Blackley asked where the change will be written. Mr. Hornyak said in the Codified Ordinance. Mr. Hornyak said (he would like to add requiring clean-outs) to the ordinance for both storm and sanitary; it will include clean outs.

Both committees agreed to have Mr. Hornyak proceed in writing up a change to the Codified Ordinance to allow the City to take over water and sewer lateral repairs from the public right-of-way to the main.

ADJOURN WATER & SEWER COMMITTEE

Mrs. McArthur made a motion to adjourn the meeting. It was seconded by Mrs. Chuha. The meeting adjourned at 5:53 p.m.

CONSIDER ORDINANCE 900.18 FOR FEE REVIEW & REWRITE

Mr. Hornyak requested the ability to charge a flat fee of \$350 for situations where the City Engineer is required review plans. He explained at times, the review is more involved than the listed \$150 Street Work Permit in the Codified Ordinance. Mr. Sharpe explained this change will clarify it is a fee, not a deposit.

Mr. Blackley made a motion to recommend to City Council the fee rewrite to be \$350. It was seconded by Mr. Lelko. The vote carried 2-0.

DISCUSS THE PARKING LOT BEHIND MAIN STREET

Mr. Lelko expressed some business owners would like dedicated parking spaces behind the Main Street buildings. He said tenants living in the apartments will increase the issue of parking. Mr. Blackley asked how many business owners are asking for parking spaces. Mr. Lelko said only one or two brought this topic up. Mr. Lelko suggested creating short term, quick parking spots for in front of the businesses. Mr. Sharpe commented strip centers do not have dedicated parking spaces and this would take away spaces from the public. Mr. Blackley commented the City should promote the mixed-use district and have spaces for the tenants in the apartments. Mr. Smock asked if spaces could be sold or leased. Mr. Sharpe said that would be taking public spaces and turning it into private spots. Mr. Blackley said those owners/tenants would be responsible for their own plowing then. Mr. Hornyak suggested dedicating either the west or east side to the building owners/tenants then leaving the other side open to the public. They would assume responsibility for maintenance and plowing.

Mr. Blackley said Chardon Tomorrow and Chardon Square Association will acquire ideas from the business owners.

DISCUSS MAIN STREET TREE LIGHTING

Mr. Lelko explained \$20,000 from Chardon Square Association and \$20,000 from the City is allocated for installing lights in the trees on Main Street. Ms. Ricco said the cost last year was approximately \$34,000; which will increase this year due to inflation. She explained the lights will wrap the base of the tree and continue into the branches. There will be a demonstration of how the trees and lights will look. Mr. Lelko said CSA had Mr. Allen evaluate the trees to make sure they are healthy for the project. Mr. Gillette said City Council should approve anything permanent on City property.

Mrs. Chuha asked if the streets are LEDs. Ms. Ricco said yes; and they are softer yellow so not as bright as the normal LEDs.

Mr. Blackley made a motion to recommend to City Council to approve the Chardon Square Association plan to install tree lighting on Main Street; contingent on the demonstration from the electrician. It was seconded by Mr. Lelko. The vote carried 2-0. Mr. Blackley requested more information on the project for the September Council meeting.

EXECUTIVE SESSION – none

ADJOURN

Mr. Lelko made the motion to adjourn. Mr. Blackley seconded it. The meeting was adjourned at 6:10 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary