



FINANCE-UTILITY COMMITTEE MEETING MARCH 9, 2015

Committee Members Present: Scott Pelot-Excused
 Dennis McGlone-Excused
 Danny Grether
 Dennis Pierson
 Paul Tousley
 Charlotte Whipkey
 Rich Rodgers

Also Present: Mayor Mike Zita
 Valerie Wax Carr
 Ron Messner
 Justin Markey
 Karla Richards
 Ann Campbell

The Committee Work Session convened on Monday, March 9, 2015 at 6:00 PM, in the Council Chambers of the Safety Administration Building. The meeting was called to order by Rick Rodgers, President of Council. Following a salute to the flag and the Pledge of Allegiance, there was a moment of silent prayer.

General Topics of Discussion:

Sewer Costs:

Mr. Rodgers discussed the recent passage of the Resolutions of Necessity for the Nash Heights project. Mr. Rodgers handed out the map of the EPA's original scope of the order. There were some differences from the map and the current proposed project, being Little Blvd and the pump station at Shellhart. Mr. Rodgers stated his concerns with the cost of the project and the areas in question are not part of the order and therefore should not be part of the assessment. Mr. Tousley stated that homes on the south side of Greenwich are now on the list that was also not part of the order. Ms. Whipkey asked so now you want to remove some of the streets from the project? Mr. Rodgers stated that over time from 2013 to now areas were added that were not part of the original order. Mr. Rodgers stated he has also discussed some of the issues with Mr. Demboski and the pump station and we are talking about 1500 to 1700 feet to get to Shellhart and then an additional amount nearly doubling this taking it to the Seiberling Farm. Ms. Whipkey stated the resolution we just past does have Little Blvd. and wondered why this has been changed. Mr. Pierson stated he had asked why certain officials are not on this list and some residents felt this was not fair. Ms. Whipkey asked Mayor Zita if he owns property at the corner of Shellhart and Mayor Zita stated he owns from Little to Shellhart.

Mr. Rodgers stated he felt he was part of this project because he owns to Shellhart. Mayor Zita stated he understood that the project area was increased in size so that his parcel would be included in this, and that was the intention of certain Council members. Mayor Zita stated the original design did not have his area in the project. Mr. Pierson asked what engineering firm drew the original maps and Mayor Zita stated he was not clear. Mr. Pierson stated that we need to get to the original order and scope of the project. Mrs. Carr stated that before her arrival the Administration she was asked to have this area included which is what she and the engineering firm has done. Mr. Rodgers stated over six months ago he had instructed Mr. Demboski to pull Brookside Court and Little Blvd from the project and it was not done, Brookside was pulled and Little still remains. Mr. Markey stated that Council had many opportunities for Council to pull this from the discussion and the legislation before now, and his concern was the time line for the assessment proceedings. Mr. Rodgers stated that it is clear as a bell that all of the areas were to be adjusted. Mr. Rodgers stated that from Shellhart going west the cost should not be born by the residents of Nash Heights. Mr. Rodgers stated that the church does want to connect and their benefit should not be placed on the residents in Nash Heights. Mr. Markey noted that whatever your intention is here we cannot send out the assessment letters and then change the scope of the project. Mrs. Carr noted the reason the church was brought into this was that this area is in front of them and they are very interested in this utility and will be submitting a formal letter to the city. Mr. Rodgers stated that the pump station does not need to go to Golf Course Drive and Mrs. Carr stated she was not even sure its going to be at Shellhart Road either. There is no design or study for the pump station for either Shellhart or Golf Course. Mr. Rodgers stated Mr. Demboski is contracted to design sewers for the city and he should be doing as Council wishes. Mr. Pierson stated anywhere in the Golf Course Drive area there would be problems with water. Mr. Pierson asked how the church plans to pay for this improvement? Mrs. Carr indicated the were initially told they would most likely be paying that original \$8,000.00 figure. Mr. Markey stated that Council has already voted on this Resolution of Necessity and that did include the church and the pump station going west. Mr. Markey stated Council could also authorize to have engineering done for a pump station at Shellhart. Mr. Pierson asked if there is any email traffic directing Mr. Demboski to do so? Mr. Rodgers replied he had sent him several emails. Mr. Rodgers question why are we building outside of the area if it's not required? Mr. Rodgers stated that the legislation may have been passed but has not become a law here. Mrs. Carr stated she felt there is a lack of communication on both ends here. Mr. Pierson did not agree and now that the facts are out there the people have become more and more concerned. Mrs. Carr stated that the church board of directors and their congregation have both voted to proceed with getting the sewers to their church. Ms. Whipkey asked if the church and the other three homes involved want sewers they should pay for this up front? Mr. Rodgers stated no that's not what he is saying, we can use roll back money, but it should not be put on the backs of the Nash Heights residents. Ms. Whipkey asked then do we give the residents on Little this option if they want it now? Ms. Whipkey stated we already did a study and have received the costs that included these extra areas, at approximately \$15,000.00 assessment originally, minus Golf Course Drive. Then we lowered their assessment to \$8,000.00 for the 304 parcels involved. Now you want to remove some of these parcels, so how can the price change.

Mrs. Carr stated if you take out the church and the few parcels it would lower the total from 304 to about 6-8 less parcels. Mr. Tousley argued that if these were removed the costs for all should be going down. There was discussion as to the preliminary project letters sent by Mr. Demboski and if these residents on Little wanted to be included, Mrs. Carr stated she would have to check on what was asked on the survey sent out by Mr. Demboski. Mr. Rodgers stated he noted some residents on Brookside indicated to him they were not interested which is why he asked Mr. Demboski to pull that and Brookside. Ms. Whipkey asked if the EPA was told that we can expand this or that we have to cover a certain amount of houses or benefits. Mr. Markey stated he did not feel the EPA cares where the pump station is actually located. Mr. Markey stated that what the EPA has seen according to the plans is what all of Council has seen and approved to date. Mr. Tousley stated he thought that when Mr. Demboski was present several weeks ago it was discussed with the public and the area in question at Golf Course Drive. Mr. Grether stated he also understood this was to be addressed. Mrs. Carr stated he was present and he prepared a proposal to that affect. Mrs. Carr stated we could do a benefit trade or possibly need to purchase property. Mr. Gainer, stated he was present and had been the one asking Mr. Demboski those questions. He specifically asked if you put the pump station there would be three (3) benefits at the church and three (3) other homes and the vacant lot he wanted to build on. Mr. Demboski had indicated there was enough capacity at that pump station to serve this area going west toward St. Rt. 21. Mrs. Carr clarified about the areas along Greenwich Road and anything that borders this area would be part of the order. If they were to have a septic issue they would be forced to connect. Mr. Markey stated if they are not protected by the assessment listing, and they are ordered to connect, then they would have to pay the full amount at that time. Mrs. Carr clarified that Brookside has always been part of the project. Mr. Rodgers stated we need to contact the residents on Greenwich Road and find out if they are aware of what is going on, if they want to get in on this or not. Mrs. Carr stated she wants to pull her records out and verify what has been submitted to the city from them. There was some discussion about the farm and Ms. Whipkey asked if that was agricultural area and if so they would be out of this anyway. Mr. Pierson clarified that designation would remain unless the title changes or the use of her land. Mr. Paluch, a Norton resident, stated you say you want to survey these parcel owners, then why didn't you do the same to the residents in Nash Heights? Mr. Rodgers stated this is not the same, we have orders for Nash Heights. Ms. Whipkey asked Mr. Markey if we redo this then what happens to the Resolutions we already passed? Mr. Markey if you did that you must have plans in place and on file with the Clerk before any resolutions are adopted which is what you have already done. If you intend to change the plans on file you may have a problem with that. Mr. Rodgers stated this would be continued to the next Work Session.

Unfinished Business:

None

New Business:

None

Adjourn

There being no other business to come before the Committee Work Session, the meeting was adjourned at 6:54 PM.

Rick Rodgers, President of Council

NOTE: THESE MINUTES ARE NOT VERBATIM

****ORIGINAL SIGNED AND APPROVED MINUTES ARE ON FILE WITH THE CLERK OF COUNCIL.****

All Committee Meetings will be held at the Norton Safety Administration Building, unless otherwise noted.