



## COMMITTEE WORK SESSION MARCH 3, 2014

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

Also Present: Mayor Mike Zita  
Valerie Wax Carr  
Laura Starosta-Excused  
Karla Richards  
Ann Campbell-Excused

The Committee Work Session convened on Monday, March 3, 2014 at 7:00 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:**

Mr. Rodgers moved to withdraw Item C-Ordinance to Proceed-Nash Heights Phase I, seconded by Mr. Tousley. Mr. McGlone asked why and Mr. Rodgers indicated that we are looking at other options for savings to the City and residents, and this ordinance really locks us in with the gravity sewers. Mr. McGlone raised concerns about the time line and the 90 day extension and thought in order to meet that time line we had to get this on next week's Council agenda. Mr. McGlone asked Mayor Zita, Mrs. Carr or Mr. Markey for clarification on that. Mr. Markey stated he believed that based on the schedule produced for following the time line the ordinance was to be introduced on Monday. Mr. Markey noted if this is to be withdrawn tonight, then a new schedule will need to be generated to get it back on track and get the bids in if going with a gravity sewer. Mr. McGlone stated that we may not be able to go a full three (3) readings if this is pulled and Mr. Rodgers indicated he understood that and he is more concerned with the cost to the city and residents as it is drawn. Mr. McGlone stated what happens if we don't meet that time line and if that had been discussed with the EPA? Mr. Roger stated the meeting with the EPA was held last Wednesday and he left there with the impression that they were willing to work with us on this. We are meeting with Summit County and the Administration tomorrow to discuss the vacuum system in detail. Mr. Rodgers indicated he wants to see how that goes before we lock ourselves into anything. Mr. Pierson stated that we are talking about an 8 million dollar project here and we have options that could reduce that to 3 million and that alone is more than enough reason to look at it some more.

Mr. Pierson indicated that Mr. Rodgers has stated the EPA is happy to listen and discuss it and we would likely have to re-apply for certain applications as it is another type of system. Mr. McGlone stated he is just concerned with that 90 day time frame and the EPA being on board with this, to which Mr. Rodgers stated we were speaking with the EPA on it. Mr. Pelot suggested putting it on the agenda as is for a first reading and we could amend it at anytime. Mr. Rodgers stated he is not comfortable with doing that because it locks us in with a gravity sewer and we are not likely to go that way. Ms. Whipkey asked about Summit County's involvement with this and questioned if they are still involved as well as documentation still needing presented by the County? Mr. Rodgers stated that he had understood from the prior meeting that Summit County had not filed their paperwork yet and it would be discussed at the meeting tomorrow morning. Ms. Whipkey suggested we could always waive a reading or two later on and go forward with the meeting tomorrow. Mrs. Carr stated she understands all sides here; however we prepared this legislation in order to be in compliance with the EPA's consent terms. Mrs. Carr stated she would rather see this move forward tonight and make changes as needed to stay compliant. Mr. Rodgers appreciated her concerns and still raised issue with the language reflected in the drafted legislation that dictates this project is to be a gravity sewer. Ms. Whipkey noted we have told the residents we would look at all avenues, and if we need to call for special meetings to get this done in time, we will just have to deal with that. Mrs. Carr stated she felt by presenting this now it keeps us in good faith with the EPA and that we are moving forward. Mrs. Carr stated she felt we may have some flexibility with this. Mr. Rodgers stated he felt the EPA nor the County should be able to dictate to us what type of system we put in, that should be left up to the City to determine and asked the Mayor his opinion. Mayor Zita stated there is the issue with the County and whether we were purchasing the system or the County was to purchase a vacuum system from us, and they may not want to do that. Mr. Rodgers asked the Mayor if he was saying the County was going to pay for the system. The Mayor clarified that instead of turning the current system we have over to the County that they would purchase it from us. Mr. Pierson stated Summit County currently has vacuum systems elsewhere and they are also slated to install them in Coventry Township. If we do this you're darn right that we are going to turn this over to them and spread the cost over the County. Mr. Pierson stated that the sky is not going to fall with the EPA and Mrs. Carr is right, we do need to keep moving forward with them, however we need to research all avenues, and if it's cheaper then it's the best thing to do for the community. Mr. Pierson discussed the proposed \$11,000.00 figure for Shellhart waterline and those residents can't afford that either. Mr. Pierson stated we want to take the time to do it right and do what is the best for this community. Mrs. Carr stated she felt some comments may have been misinterpreted from Administration's viewpoint and Mr. Pierson's as well and that the County has the right to have a say so for the ongoing maintenance if they get the final control of the sewers, and she noted this meeting tomorrow will be beneficial, but we need to be cooperative. Mr. Rodgers stated he wants nothing more than to cooperate with the County, and if this is the route to go, the costs are going to come down for the entire City, and in all wards. Mr. Markey clarified with an ordinance to proceed with a vacuum type system; the entire assessment process will need to start all over for the assessments. Mr. Rodgers agreed and felt that this is also what the EPA understood in our meeting. Ms. Whipkey asked Mayor about his comments about Summit County buying the sewer lines from us, she thought we did all the work and then just turned them over.

Mayor Zita stated there is a dollar amount the city was to pay if we were to purchase the lines from the County, so in turn he would hope there would also be a dollar amount coming back to the City if we were to turn them over to the County. Ms. Whipkey asked if this was a sure thing and Mayor Zita and Mrs. Carr both stated no.

Roll Call: Yeas: Rodgers, Tousley, Pelot, McGlone, Grether, Whipkey, Pierson  
Nays: None

Motion passed 7-0.

#### Agricultural District Renewals (2)

Mr. Grether noted we have the last of the filings for 2392 Wadsworth Road and 4492 Cleveland-Mass Road and moved to place this on Councils next agenda, seconded by Ms. Whipkey. Mr. Grether noted the public hearing would take place next Monday.

Roll Call: Yeas: Grether, Whipkey, Pelot, McGlone, Pierson, Tousley, Rodgers  
Nays: None

Motion passed 7-0.

#### Set date & agenda items for Annual Workshop

Mr. Tousley noted we need to either pick a Saturday or one of the 5<sup>th</sup> Mondays available, which are March 31, 2014, June 29, 2014 and August 31, 2014. There was a brief discussion and everyone seemed to be in favor of the March 31, 2014 date. Mr. Pelot noted in the past Council President worked with the Administration on the agenda items and suggested maybe we should have discussion on the vacuum systems. Mr. Grether asked to have in depth discussion on Economic Development to see the plan and where we want to grow with business in Norton; Mr. Rodgers concurred. Mr. Tousley suggested we discuss the road program and Mr. Rodgers noted this would most likely already be decided on by the road department and Summit County. Mr. Grether asked the Administration to provide a listing on all of the city property we own, what is vacant and what could be up for public sale; Ms. Whipkey concurred as Property Chair. Mr. Grether is particularly interested in the old Fire Department property to be put up for public sale. Mr. Rodgers noted we would most likely be adding to the agenda.

#### Jeff's Towing Contract Amendment

Mr. Pelot indicated the Administration has renegotiated the original contract to allow the towing company to be paid for any towing of vehicles over 1 ton. Mr. Pelot discussed the cost of \$125.00 per hour and questioned the term of "up to the nearest minute" and the reference of curb weight and one ton. Mr. Pelot stated he understood curb weight was also the exact weight. Mr. Pelot questioned the definition of 1 ton, and was concerned with what falls into this group as a normal car could go over 1 ton. Mr. Markey indicated he will be working with the owner on the details of that and will get this clarified for hauling weight and charges. Mrs. Carr noted we would most likely be looking at GVW or gross vehicle weight. Mr. Pelot noted that there would not be any outstanding billing in question that would be paid as retroactively. Ms. Whipkey suggested we hold off on this until we get the clarifications.

Mr. Pelot stated it's just the language that needs to be clarified and was fine with moving forward for a first reading only on Monday. Mr. Markey stated he is not really married to the language one way or another. Mr. Pelot asked Mr. Pierson about his thoughts on this since he has seen a lot of contracts and Mr. Pierson suggested perhaps a flat rate would be better. Mrs. Carr stated she did discuss this flat rate option with the owner, and she felt the City could pay less with the hourly rate noting we only did 3-4 large vehicles per year. Mr. Pierson asked if the rate would include the bleeding of air systems and dropping of drive shaft and Mr. Rodgers stated it would. There was discussion about the contract terms and Mr. Tousley asked if this would start a new contract and Mrs. Carr stated this is a continual contract unless either party wants to terminate the contract and therefore the renewal dates stayed the same. Mr. Pelot moved to place this on Council's next agenda, seconded by Whipkey for first reading

Roll Call: Yeas: Pelot, Whipkey, McGlone, Grether, Pierson, Tousley, Rodgers  
Nays: None

Motion passed 7-0.

#### ODOT Consent-Cleve-Mass. Road Widening

Mr. Pelot explained this is an agreement with the City and ODOT which states that we will collaborate with them and this allows for the wheels to continue to move forward at a cost of 20% and 10% for right-of-ways to the City with the City picking up any job change costs at 100%. Mr. Pelot stated this project is still slated for 2016. Mrs. Carr concurred and felt that this would begin in the summer of 2016. Mrs. Carr indicated she will be asking Mrs. Starosta for a more up to date breakdown on the costs for the city's share as the project has been changed by ODOT from a two phase to a three phase project. Mrs. Carr noted there will be a companion piece coming to Council in the future relating to the right of way details, which have not been worked out yet. Mrs. Carr stated Norton should be very proud of themselves to obtain the AMATS funding, as this is not that easy to do. Mr. Pelot moved to place this on Council's next agenda, seconded by Mr. Grether. Mr. Grether stated in the past he had commented about the roads and concerns of redefining the town center. Mr. Grether stated he is impressed with the ODOT plans he has reviewed so far. Mr. Grether stated we are sitting here with an opportunity of what the corridor and town center would look like and discussed the potential to having a roundabout in the main center of town. Mr. Pelot noted this was discussed in the past and at time a roundabout was being done in Copley and from what he recalls a roundabout was not cost worthy of doing due to lack of direct impact crashes in that area. Mr. Pelot stated maybe Mr. Ryland or Mr. Moss may have such files and information. Mrs. Carr reminded everyone that it may already be too late for that since the ODOT plans have been completed.

Roll Call: Yeas: Pelot, Grether, McGlone, Pierson, Tousley, Whipkey, Rodgers  
Nays: None

Motion passed 7-0.

#### Summit County Hazard Mitigation Plan-SCEMA

Mr. Grether moved to place this on Council's next agenda for a first reading, seconded by Mr. Rodgers. Mrs. Carr noted that Fire Chief Schultz is here for discussion since he knows much more about this than she does.

Mrs. Carr noted this is more of a housekeeping issue and is renewed every five years, and you are in it whether you want to or not. Mrs. Carr noted three meetings may not be required. Mr. Grether noted this is the same information he and other members are familiar with ISO FEMA testing. Chief Schultz concurred and that was correct. Mr. Pierson asked if the County is covering all costs and Chief Schultz was hesitant to concur on that. Chief Schultz stated that it's easier getting funds from the County rather than applying for them on your own and used the last flooding incident as an example that we had come further through them than we had in previous years; it is not the County giving the money, they give the resources to deal with it. Mrs. Carr stated that the first level of funding is done by the County and then it trickles down to each of the affected communities.

Roll Call: Yeas: Grether, Rodgers, Pelot, McGlone, Pierson, Tousley, Whipkey  
Nays:

Motion passed 7-0.

#### Planning Commission Res. #1-2014 Rezoning

Mr. Grether noted the Planning Commission approved Resolution #1-2014 as rezoning property from I-1 down to R-1 in order to build a personal residence near the adjoining business property of E. L. Stone. Mr. Grether noted that a public hearing is set for the second reading on March 24, 2014. Mr. Grether moved to place this on Councils next agenda for a first reading only, seconded by Ms. Whipkey. Mr. Pelot asked how many acres is this and Mrs. Richards indicated it is 1.98 acres. Mr. Pelot asked if there are any other residential properties in the area and Mrs. Richards indicated there is a mix of both residential & industrial and this area is like a family compound with the business in the middle.

Roll Call: Yeas: Grether, Whipkey, Pelot, McGlone, Pierson, Tousley, Rodgers  
Nays: None

Motion passed 7-0.

#### Unfinished Business:

Ms. Whipkey asked if we heard any more about the cross walk at Fred Martin and Mayor Zita replied no. Mr. Grether asked Mrs. Carr if she has had any experience with the vacuum systems and she replied no. Mrs. Carr noted it would be best to wait until the meeting with the County before having a full blown discussion on this matter. Mr. Rodgers stated we could provide the public with the details of the advantages. Ms. Whipkey asked if we will be having a presentation on this and Mr. Rodgers replied yes if we end up going this way. Mr. Pelot asked if this company is the same one working with Coventry Township and Mr. Rodgers replied yes. The company name is Air Vac under the BilFinger name. Mr. Rodgers stated these systems have been around for over 40 years, and are in place in Randolph Ohio, in addition to twelve (12) other locations. Mr. Rodgers noted there are other companies and we are not bound to Air Vac. The construction is not as complex and will be less intrusive to the property owners. Mr. Rodgers stated he has to thank Mr. Tousley for bringing this option to his attention and that he had gone online to the Air Vac Inc. to find the information.

Mr. Pierson commented on the size of a track hoe and tearing up an 8-12 foot strip of your property, and that with a vacuum system the line is laid with a trencher at about 52 inches deep and is done at about every two (2) homes. Mr. Pierson discussed the road repairs needed with other assessment projects and how long it took to get those roads repaired. Mr. Pierson stated this is a bit of a no brainer for just the cost savings let alone the ease of laying the lines. Mr. Tom Kornas, 3771 Brookside Drive, Norton, Ohio asked if this would be done when the sewer is connected to your home or where? Mr. Pierson stated you have a sump pump in your basement and imagine there will be a sump pump out at the street with a manhole. When the level gets to a certain point, a valve opens up and pumps it eventually to a gravity line to the pump station located at Greenwich Road. Mr. Rodgers clarified that is a gravity service from your home and it will go to this pit and the excavation at your yard will be minimal because the excavation at the street is only at 4 ft or so. You will still be required to dig down to get the line from your home to the street. Your out of pocket costs will most likely be the same, however it's your assessment costs that will be lower. Mr. Rodgers stated we have received preliminary numbers from the company and we will be discussing this tomorrow. Mr. Rodgers noted this is not free, but he believed there will be a savings. Ms. Whipkey asked if the line from the home will be going up hill and Mr. Rodgers stated no, the line would go to the bottom of the pit. Mr. Pierson stated the connection costs and costs to collapse your existing tank will be the same. Mr. Pierson noted there are a couple streets that will have to remain at full gravity system because it's too costly to work with the vacuum system in that particular area due to the elevation. Mr. Pierson pointed out that the County would be destroying the package plants and the eight inch line would allow for conversions and development in the future with less financial impact to the residents. Mr. Pierson stated the Environmental Design quote at one time was \$33,000.00 parcel and no one can afford that. Mr. Pierson noted that there have been changes in technology and the overall cost factor is something that must be looked at. Ms. Whipkey suggested having someone give all of us a presentation as soon as possible. Mr. Rodgers stated that we need to have this meeting tomorrow morning first to choose the direction we will go. Mr. Tousley clarified Mr. Pierson's comments of the use of an 8" line and that for a vacuum system that is a really big line and they typically use a smaller line. Mr. Pierson agreed and stated the larger line allowed for savings in the future. Mr. Kevin Kerns 3732 Golf Course Drive, Norton, Ohio stated this is the first time he has ever heard of a vacuum system. Mr. Kerns asked about using a pump with this system and Mr. Rodgers clarified that reference to a pump is for the pump station. Mr. Kerns asked about keeping your current leach field and tank, and Mr. Rodgers clarified due to Ohio law, your existing tank will have to be crushed and filled in with sand; the only thing kept would be the pipe coming out of the house that will run out to the road as opposed to a septic system. There was discussion about some designs that require lift pumps and the extra expenses for maintenance and electric, however Mr. Rodgers stated that this system does not need that. Mrs. Audrey Kornacky, 3001 Dutt Road, Norton, Ohio, clarified that we will need to have to crush our current systems. Mrs. Kornacky asked if you are looking at doing the whole community with this? Are we going to continue to inspect the systems and not get to the level like in Nash Heights, and possibly be able to keep some septic systems? Mr. Rodgers stated it is hard to tell what the future will be and the best advice is we all need to maintain and correct our systems properly. There was discussion about the process of crushing the existing tanks and Mr. Pierson noted there is a state standard that requires the tanks to be filled with lime and crushed. Mr. Pierson noted there was one neighborhood in the future that was mentioned at least four (4) times and he encouraged that Council person to get with the residents and advise them of that.

Mr. Pierson noted that people need to properly maintain their systems, make sure they are working and if you are able to switch over to the other holding tank then do so. Mr. Pierson discussed the different soils in Coventry Township that have more gravel and is not an option for gravity systems. Mr. Jack Gainer, 3920 Wadsworth Road, Norton, Ohio, stated he does not see a thing wrong with the vacuum system as long as it works. Mr. Gainer asked if the design phase would have to be redone and Mr. Rodgers commented they may be able to work off the existing plans. Mrs. Carr stated that response could be premature since we do not know at this point what is necessary, until we meet tomorrow and there are changes that may have to be made. Mr. Rodgers stated whatever changes would be need made, there will be costs to the City to complete. Mr. Pierson noted even with the changes it would still be a cost savings to everyone. Mr. Gainer asked about this company called Air Vac and asked about the recent discussion on the changes to the bidding process, would we have to have three (3) different companies come in with bids? Mr. Rodgers stated Air Vac only sells the product, they do not install and they do not engineer. Mr. Rodgers stated the contractors would decide who to purchase that product from. Mr. Gainer clarified Air Vac is not charging the City anything at this point and Mr. Rodgers replied no. Mr. Gainer asked if we are tied in with this Air Vac Company and Mr. Rodgers replied no, no one has authorized this. Mr. Gainer discussed the flow and process and Mr. Rodgers explained that this Air Vac Company has a very good video on line as do other companies that explain the detailed process. Mr. Rodgers explained it comes out of your house by gravity into a pit, leaves by vacuum, and then flows to a pump station. Mr. Gainer explained his flow at his home and the failure of the pump three times which backed up into his basement in the last 22 years and he had to replace the pump. Mr. Gainer questioned who maintains this if there is a failure here? Mr. Rodgers stated we are getting way too far ahead of this process here and we need more time to investigate. Mr. Rodgers stated we have a projected cost of \$32,000.00 per year for maintenance fees for all of Nash Heights and we need to have Mr. Dave White or the Air Vac Company give more detailed explanations. Ms. Whipkey asked who is attending the meeting tomorrow and Mr. Rodgers stated that due to the Sunshine Laws it would be himself and Mr. Pierson, Mayor Zita, Mrs. Carr, Dave White, and a few representatives from Summit County. Mrs. Carr noted that Attorney Finn might also be attending.

Public Comment-Agenda and Non Agenda Items:

There was no one signed up to speak

Topics for the next Work Session:

None

Adjourn

There being no other business to come before the Committee Work Session, the meeting was adjourned at 8:26 PM.

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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.**