



MAYFIELD
VILLAGE

MAYOR BRENDA T. BODNAR
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MEMORANDUM

To: Council President Schutt and Members of Council
From: Diane Wolgamuth, Director of Administration
Date: May 1, 2026
Re: **Sanitary Sewer Maintenance Fund – Request to Increase Property Tax Assessment**

Dear Council President Schutt and Members of Council,

Tom Cappello, Frank Stupczy, Angie Rich, Diane Calta and I have met several times with representatives from the Cuyahoga County Department of Public Works (hereinafter the “County”) since we were advised last year that the Village’s Sanitary Sewer Maintenance Fund was running low.

Mayfield Village has contracted with the County to maintain its sanitary sewer systems since 1991. A Maintenance Fund was established at that time and is funded through property tax assessments to property owners. The annual property tax assessment in 1992 was \$2.25 per foot of property frontage and was increased in subsequent years until it reached \$4.00 per foot. In 2021, during the COVID pandemic, the Village reduced the assessment from \$4.00 to \$2.00/ft. to provide tax relief to residents and because the balance in the Maintenance Fund was healthy.

Here is some basic information about how the Maintenance Fund works:

- 1) The intended use of the Maintenance Fund is to cover the cost of:
 - maintaining the sanitary sewer lines in the Village right-of-way (ROW);
 - maintaining and operating the five pump stations that exist in the Village;
 - engineering and inspection services (for construction activities); and
 - the County’s annual overhead expenses (costs are shared by all 41 communities served).
- 2) The County performs regular maintenance on the sanitary sewer lines in the ROW, billing the Village’s Maintenance Fund for that work. The Village was previously on a 3-year maintenance cycle but is now on a 5-year cycle, meaning that all sewers in the ROW are inspected, cleaned, etc. once every five years. *A copy of the County’s current hourly rates for all services is attached.*
- 3) The County also operates and performs regular maintenance on the Village’s pump stations. Note that the Village has five (5) of the County’s 67 pump stations, while some communities do not have any.
- 4) The County responds to sanitary sewer blockages or slow drains when called into Service or Dispatch by residents or businesses. The County will check for a blockage in the ROW and, if clear, will jet to clear the lateral line to the house or business, even though the lateral line is on private property. The cost to clear the blockage

in the ROW or in the lateral line is billed to the Village’s Maintenance Fund. *An illustration that shows the portion of the lateral sewer line that is on private property, and the portion in the public ROW, is attached.*

- 5) Blockages or slow drains may be caused by paper, grease or other obstruction that get into the sewer line. They also may be caused by tree roots infiltrating the line. If roots are getting into the sewer line, it generally means that there is a crack or hole in the pipe allowing the roots to get in. If that is the case, and the pipe is not repaired or replaced, the roots will continue to infiltrate and the line will periodically need to be cleared.
- 6) The County previously responded to calls directly from Village residents to inspect or jet their lateral lines as “preventative maintenance” which was also being billed to the Maintenance Fund. As you may remember, this practice was stopped in May 2025 when we were advised by the County that the Village’s Maintenance Fund was running low.

As of December 31, 2025, the Maintenance Fund balance is \$704,903. At the current \$2.00/ft. assessment, the Maintenance Fund generates just over \$300,000 per year and should grow to \$1 million+ during 2026. Unfortunately, operating expenses are expected to increase in 2026 and continue to outpace revenues. Below is a summary showing the declining balance in the Maintenance Fund since 2021:

YEAR	REVENUE	OPERATING EXP	MV CAPITAL EXP	FUND BALANCE
			(included in Op Exp)	
2017*	\$620,000 @ \$4/ft	\$432,300	\$79,156	\$1.6 M
2018*	\$620,000	\$467,079	\$67,609	\$1.7 M
2019*	\$620,000	\$373,011	\$56,781	\$2 M
2020*	\$620,000	\$491,824	\$57,359	\$2 M
2021	\$306,763 @ \$2/ft	\$528,597	\$74,723	\$1.9 M
2022	\$323,902	\$444,621	\$58,034	\$1.7 M
2023	\$319,251	\$558,670	\$118,501	\$1.5 M
2024	\$315,407	\$737,768	\$165,174	\$1,074,172
2025	\$306,725	\$675,993	\$285,340	\$704,903
	*Revenue is estimated for these years.			

Following discussion with Mayor Bodnar, our recommendation to Council is as follows:

- Return the assessment to \$4.00/ft. beginning in January 2027, to cover anticipated 2026 expenses and to begin to accumulate funds for future repair, rehabilitation, or replacement of the Village’s pump stations. The frontage of the average homeowner’s property is approximately 100 ft. and at \$4.00 per foot, the annual cost would be \$400.00 (or \$33.33 monthly).

Going forward, we will keep the sanitary sewer services as they are currently: Calls from residents or businesses for blockages or slow drains will be forwarded to the County for clearing, even if the blockage is on private property. The Service Department will monitor the calls and the reasons for the blockages and advise the property owner when repairs or changes in practice are needed. Callers requesting preventative maintenance will be advised that they must contact a private plumber. The County has advised that, on average, preventative maintenance calls take 2.7 hours and cost \$890.00. If all property owners in the Village requested preventative maintenance services, the cost to the Maintenance Fund would be over \$1.1 million.

We hope to be able to answer any questions that you might have on Monday evening and look forward to discussing this matter with you further.



2025
Sanitary Hourly Rates

	2025 RATE
100 ADMINISTRATIVE	70.00
120 ENGINEERING - GENERAL SANITARY	130.00
124 ENGINEERING - GENERAL STORM	130.00
200 TV INSPECTION - SANITARY SEWERS	330.00
201 TV INSPECTION - STORM SEWERS	330.00
222 JETTING -HOUSE LATERALS	330.00
223 JETTING CATCH BASINS	290.00
225 JETTING - PS/WWTP: TANKS/WELLS	330.00
226 JETTING & VAC SAN	330.00
227 JETTING & VAC STORM	330.00
228 JETTING - OTHER	330.00
300 HOUSE LATERAL MAINTENANCE/LATERAL T.V.	300.00
400 I/I - METERING, SMOKE, DYE, MANHOLE	280.00
404 I/I - OTHER/ OUPS	170.00
406 I/I - METERING MONTHLY RATE - EQUIPMENT	170.00
500 CONSTRUCTION/REPAIR - SANITARY MAIN	430.00
501 CONSTRUCTION/REPAIR - STORM MAIN	430.00
502 CONSTRUCTION/REPAIR/LOCATE - SANITARY LATERAL, M.H., C.B	430.00
503 CONSTRUCTION/REPAIR/LOCATE - STORM LATERAL, M.H., C.B.	430.00
511 CONSTRUCTION/REPAIR - LANDSCAPING	430.00
512 CONSTRUCTION REPAIR - OTHER	430.00
513 CONSTRUCTION REPAIR - PUMPING ACTIVITIES	430.00
514 CONSTRUCTION REPAIR - FORCE MAIN	430.00
700 PS - O&M (1-MAN CREW)	170.00
702 PS - O&M (2-MAN CREW)	240.00
800 WWTP - O&M (1 MAN CREW)	170.00
802 WWTP - O&M (2 MAN CREW)	240.00
900 PERMITS/RECORDS	80.00
901 INSPECTION - GENERAL	80.00
902 INSPECTION - PRIVATE/COMMERCIAL	80.00
903 INSPECTION - HOUSE/V-MEASUREMENTS	80.00
906 INSPECTION - MAIN LINE CONSTRUCTION	80.00
STREET SWEEPING - CITY DISPOSAL	220.00
STREET SWEEPING - COUNTY DISPOSAL	330.00
MATERIAL LUMP SUM - CONSTRUCTION EXTRA ITEMS	COST

Typical Sewer Connection

Home plumbing drains to private lateral

Homeowner Responsibility

Public ROW

Cleanout

Sidewalk

Street

Tee

Private sewer lateral

Public sewer main

to pumping station

