

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
August 11, 2022**

Call to Order:

The regular meeting of the Board of Trustees of the Lorain County Rural Wastewater District was held at the LORCO offices, 22898 West Road, Wellington, Ohio. Board president Kurpely called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Trustee Roll Call (Board secretary-treasurer Wesemeyer):

Will Schlechter (arr. 7:05)	√	Michael Koch		Neil Lynch	√
Doug Gardner		Karol Cornelius	√	Jim McConnell	√
Kathy Frombaugh	√	Rick Hutman	√	Scott Justin	
Jed Lamb	√	Cindy Kurpely	√	Del Roig	√
Carl Wesemeyer	√	Tom Lahetta	√	Jim Wright	√
		Dale Breining		Jim Woodrum	√

Also in Attendance:

Eugene M. Toy, Executive Director

Approval of Minutes:

It was moved by Roig, with a second by McConnell to approve June 9, 2022 (no meeting held in July 2022 due to lack of a quorum) regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

None

New Business:

None

President's Report:

None

RESOLUTION NO. 2022-25 Approval of non-LMRE & RLCWA-related June deposits and payments. It was moved by Wright, with a second by Lahetta to approve the resolution. The vote was as follows: 12 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-26 Approval of RLCWA-related June payments. It was moved by Frombaugh with a second by Cornelius to approve the resolution. The vote was as follows: 9 Yeas. 0 Nays. Kurpely, Lamb and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2022-27 Approval of LMRE-related June payments. It was moved by Lamb, with a second by Roig to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. McConnell abstained. Motion carried.

RESOLUTION NO. 2022-28 Adopt Cinnamon Lake sewer district rates. It was moved by Lamb, with a second by Roig to approve the resolution. Kurpely asked Toy to provide comment. Increase was already approved by motion and second and vote at June board meeting. This resolution just confirms that previous action. Schlechter arrived at 7:05 pm, prior to vote on resolution. The vote was as follows: 13 Yeas. 0 Nays.

RESOLUTION NO. 2022-29 Approve 2023 temporary budget. It was moved by Lahetta, with a second by Cornelius to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-30 Approval of non-LMRE & RLCWA-related July deposits and payments. It was moved by Lamb, with a second by Roig to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-31 Approval of RLCWA-related July payments. It was moved by McConnell, with a second by Roig to approve the resolution. The vote was as follows: 10 Yeas. 0 Nays. Kurpely, Lamb and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2022-32 Approval of LMRE-related July payments. It was moved by Lahetta, with a second by Lamb to approve the resolution. Lynch asked question about LMRE “filing fee” invoice. Toy responded. The vote was as follows: 12 Yeas. 0 Nays. McConnell abstained. Motion carried.

Executive Director Report:

1.

August 11, 2022 Project Status Summary		
Project	Location	Status
Eaton Crossing - Phase 1 (Frontier Land Group)	South side of State Route 82 between Island Road & Reed Road (near Schild's IGA)	<ul style="list-style-type: none"> Final plat is scheduled for review/approval on August 16th by the Subdivision Review Subcommittee. Ryan Homes should begin their model home shortly after final plat approval with home sales commencing approximately 90 days from their grand opening (early Fall). Phase 1 - 51 sublots beginning at Island Road & heading east Total project - 217 homes on approximately 80 acres
Eaton Crossing - Phase 2	East of Phase 1. Connects Phase 1 (Island Road entrance) with Reed Road.	<ul style="list-style-type: none"> Sanitary sewer Permit to Install (PTI) issued by Ohio EPA 7/15/22. Monitoring economic/market conditions. Earliest start of infrastructure construction would be early 2023. Phase 2 consists of 45 additional sublots
Mallards Edge, Phase 5	Ron Palmer	<ul style="list-style-type: none"> Sanitary sewer has been approved & accepted by LORCO. Sanitary sewer plug was removed 7/29/22 and the line is now active. 15 sublots
Woods at Eaton — Phase 1 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> Phase 1 plat has been filed. Received address assignment 8/10/22 for Sublots 1 through 50. Model home construction scheduled to start August 22nd. Should be building fairly regularly after completion of model home. Phase 1 is 50 sublots on south side of Cooley Road

Woods at Eaton — Phase 2 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> Phase 2 plans got sent back to developer from the county engineer's office to make considerable changes. When design professional has the corrections made developer will send to LORCO and RLCWA for review. Developer is not sure of the timing, but in the next couple weeks. Developer seeking bids from contractors for construction of Phase 2. Phase 2 is 54 sublots on south side of Cooley Road
Still Meadows subdivision - Phase 1 (Yost Construction)	Slife Road	<ul style="list-style-type: none"> Developer received comments from Lorain County Engineer and Lorain County SWCD - had revised the plans based on their comments and re-submitted to them about 3 weeks ago. Developer waiting on comments from LORCO. 23 sublots in Phase 1 Approximately 65 sublots in entire subdivision One lift station will be built just south of entrance into subdivision off of south side of Slife Road. Subdivision will be served by gravity flow to this lift station
Beaver Creek (Yost Construction)	Durkee Road	<ul style="list-style-type: none"> Did Cycle 1 review and provided review comments 7/28/22 to developer. Instructed developer to make noted revisions and provide copies when plans are submitted for PTI self- certification submission. Phase 1- 91 sublots off of Durkee Road and State Route 82 Entire project is proposed 245 sublots on 158 acres
Cinnamon Lake - Force main/maintenance building	Cinnamon Lake	<ul style="list-style-type: none"> Opened bids 8/9/22 with the following results: Simonson Construction - \$2,137,284.93; Northeast OH Trenching Services - \$2,833,812.20. Engineer's Estimate for the project was \$2,047,824.30. The apparent low bidder for the project is within 4.4% of the engineer's estimate which is within the 10% contingency that was budgeted. Project engineer recommends that the project be awarded to Simonson Construction as the lowest and most favorable bid submitted. Grant funds: CDBG, \$750,000; Ohio BUILDS, \$1,000,000; Ashland County Commissioners, \$100,000. Will fund balance of project with Ohio EPA WPCLF loan. <u>Contractor only required to hold prices for 60 days. <i>Request motion, second, and roll call vote authorizing execution of project contract with Simonson Construction.</i></u>

- Motion by Schlechter to authorize executive director to enter into Cinnamon Lake project contract with Simonson Construction. Second by Wright. Roll call vote for approval was unanimous.
- Spoke yesterday with Radachi & Company. Have started to work on reconciling the Custodial Fund Excel sheet received from ALRW. Asked to be put on our agenda for the 9/8/22 LORCO board meeting to present their findings.
- Received 2nd 2022 lien check from Ashland County for Cinnamon Lake unpaid sewer charge liens. 2022 - \$24,400; 2021 - \$18,600; 2020 - \$18,400; 2019 - \$6,100
- Attended online public records training June 23rd. Required every three years.
- Received communication from new K. Hovnanian land acquisition manager. K. Hovnanian is looking for development possibilities in Lorain County.
- Received inquiry from the Village of West Salem about possibly partnering with the village to provide sanitary sewer service to two different areas that are outside of the village limits.
- Have received two plot plans for new homes on the south side of Parsons Road west of Indian Hollow Road (LaGrange Township). Have not accepted or processed a tap fee. Policy Committee is reviewing potential changes to our grinder pump tap fee structure and will be making a recommendation to the full board in the near future. Process according to current tap fees or put "on hold" and wait until board acts according to committee's recommendation?
- IGA store near SW corner of Island Road and SR 82. Currently connected to county's Eaton Estates system. Within ALMU/LORCO Phase 1 FPA. County sanitary engineer has contacted LORCO about connecting store to Phase 1 system and has asked if LORCO would consider waiving tap fee since the store is already connected to a system and presumably has already paid a tap fee. Responded by suggesting that the county commissioners consider an ARPA grant to the store to pay connection costs as this will

alleviate problems at the Eaton Estates package plant due to the store. No reply yet from the county.

Other Business:

None

Adjourn:

With no further business to come before the Board, a motion was made by Schlechter and seconded by Lamb to adjourn the meeting at 8:41 pm and meet again on Thursday, September 8, 2022 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer