

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
November 9, 2023**

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 | √ | Michael Koch | √ | Neil Lynch | |
| Doug Gardner | | Karol Cornelius | √ | Bill Forthofer | |
| 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; Tom Berry, Cinnamon Lake property owner.

Changes or Additions to the Agenda:

Board president Kurpely announced that there would be an executive session immediately following the executive director's report for the purpose of considering the compensation of a public employee or official.

Approval of Minutes:

It was moved by Koch, with a second by Wright to approve October 12, 2023 regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

None

New Business:

None

President's Report:

The Executive Committee met prior to tonight's board meeting to go over the executive director's annual performance review. Will provide a report to the full board later in executive session.

RESOLUTION NO. 2023-54 Approval of non-RLCWA-related October deposits and payments. It was moved by Breining, with a second by Koch to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2023-55 Approval of RLCWA-related October payments. It was moved by Koch with a second by Schlechter to approve the resolution. The vote was as follows: 9 Yeas. 0 Nays. Korpely and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2023-56 Approve Reauthorization of Funds. It was moved by Koch, with a second by Roig to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2023-57 Approve Then & Now Purchase Orders. It was moved by Breining, with a second by Koch to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

Executive Director Report:

1.

| November 9, 2023 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"> • Similar status as last month. • Continuing to process plot plans and inspect new home construction. • Phase 1 is 51 sublots beginning at Island Road & heading east. Building nearing completion. • Total project (Phases 1 through 5) - 217 homes on approximately 80 acres. |
| Eaton Crossing - Phase 2 | East of Phase 1. Connects Phase 1 (Island Road entrance) with Reed Road to the east | <ul style="list-style-type: none"> • Similar status as last month. • Will open for sales as soon as the plat has been recorded for Phase 2. • Builder anticipated late October or early November start for lot sales which should mean mid-December excavation in Phase 2. • Phase 2 consists of 45 additional sublots. |
| Woods at Eaton — Phase 1 (Jonathan Palmer) | Cooley Road (north of Mallard Creek Golf Course) | <ul style="list-style-type: none"> • Similar status as last month. • Continuing to process plot plans and inspect new home construction. • Phase 1 is 50 sublots on south side of Cooley Road. Building nearing completion. • Total project (Phases 1 and 2) - 220 homes on approximately 90 acres |
| Woods at Eaton — Phase 2 (Yost/Palmer) | Cooley Road (north of Mallard Creek Golf Course) | <ul style="list-style-type: none"> • Development team met 10/13/23. Made decision to move forward with Phase 2. • Has directed design professional to finalize plans. • Plan to start construction by February 2024. • Had considered modifying Phase 2 to do only approximately 25 of the planned 53 sublots but the builder (Ryan Homes) wants all 53 sublots. • Phase 2 is 53 sublots on south side of Cooley Road. |
| Barrington subdivision - Phase 10 (Yost Construction) | Barrington subdivision | <ul style="list-style-type: none"> • Final plat approval is on Subdivision Review Subcommittee and Planning agendas for 11/14/23 and 11/16/23, respectively. • Will start building homes as soon as final plat is approved and recorded. • 20 sublots in Phase 10. |
| Emerald Fairways - Brentwood Golf Course (SR 57) | BCK INVESTMENT LLC | <ul style="list-style-type: none"> • Similar status as last month. • Design professional is working on addressing county engineer comments and anticipates submitting detailed sanitary sewer plans to LORCO in the near future. • Phase 1 consists of 10 sublots and construction of two streets. |
| Cinnamon Lake - Lift Station 2 and Lift Station 4 Improvements | Cinnamon Lake | <ul style="list-style-type: none"> • Contractor submitted show drawings earlier this week. We are in the process of reviewing. • Contractor had hoped to be onsite in December and be finished with the lift stations before Christmas but the lead time for delivery of equipment and supplies is 10 weeks from approved submittals, so sometime in January is more likely. |
| Beaver Creek (Yost Construction) | Durkee Road | <ul style="list-style-type: none"> • Similar status as last month. • Developer is going through final due diligence. • Developer has applied for but not received variance from ODOT for State Route 82 ingress/egress. • Developer's goal is to have infrastructure built and concrete poured sometime in 2024. • Phase 1- 91 sublots off of Durkee Road and State Route 82. • Entire project is proposed 245 sublots on 158 acres. |
| Creekwood Golf Course | Reed Road - D. Sandvick | <ul style="list-style-type: none"> • Owner is seeking zoning change from Eaton Township from R-1 to high density residential. |

2. July, August, and September 2023 monthly reports received 10/19/23 from ALRW. Sent out to LORCO board members via email 10/19/23.

3. County commissioners approved Agreement with Raftelis on November 3, 2023 to update the January 24, 2012 Lorain County Regional Wastewater Authority Work Group Findings and perform other work to develop a regional wastewater authority to provide cost-effective wastewater treatment services in Lorain County. Based on level of interest expressed to date by wastewater utilities in Lorain County, a limited number of facility planning areas (North Ridgeville, LORCO, Lorain County, and Vermilion) will initially be included in the proposed regional wastewater authority service area.
4. Approved by Ohio Department of Development to amend WWIG (ARPA Project 182722) scope of work to delete some gravity main CCTV work and add three (of four) pumps to be replaced at the 4-Plex pump station. Bids are currently being advertised and will be opened 11/22/23 at noon. Roig raised the concern that if pumps were being replaced due to excessive use/wear caused by I&I, what would happen if even more flow was added from future subdivisions, Eaton Estates, Brentwood Lake, etc. Toy to follow up with ALRW and seek additional information.

Executive Session:

Board president Kurpely requested an executive session for the purpose of discussing executive director performance reviews and executive director employment agreement. It was moved by Koch, with a second by Schlechter to enter executive session for the stated purpose. Roll call vote was taken by board secretary-treasurer Wesemeyer. The vote was as follows: 11 Yeas. 0 Nays. Motion carried. Toy was excused, Mr. Berry left the meeting, and executive session began at 7:30 pm. At 7:42 pm, Toy was admitted back into the room and Kurpely asked for a roll call vote to re-enter regular session. Roll call vote was taken by board secretary-treasurer Wesemeyer. The vote was as follows: 11 Yeas. 0 Nays. Motion carried. Board re-entered regular session at 7:42 pm. Proposed amendments to the executive director employment agreement were discussed. It was moved by Kurpely, with a second by Roig to authorize amendments to the employment agreement. Roll call vote was taken by board secretary-treasurer Wesemeyer. The vote was as follows: 11 Yeas. 0 Nays. Motion carried. Board president Kurpely will work with legal counsel to draft an employment agreement addendum.

Other Business:

None

Adjourn:

With no further business to come before the Board, a motion was made by Koch and seconded by Schlechter to adjourn the meeting at 7:45 pm and meet again on Thursday, December 14, 2023 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer