

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
September 8, 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		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; Rich Radachi, Radachi & Co.

Approval of Minutes:

It was moved by Koch, with a second by Breining to approve August 11, 2022 regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

Verbal report was provided by Rich Radachi as to the status of his firm's work on reconciling Custodial Account Excel sheet previously received from Avon Lake Regional Water (ALRW). Radachi & Co. are reconciling the sheet to actual bank records and reports. Report will be provided via email to LORCO after September 15th. Radachi & Co. will be at October LORCO board meeting to present report in-person and discuss findings.

New Business:

None

President's Report:

None

RESOLUTION NO. 2022-33 Approval of non-LMRE & RLCWA-related August deposits and payments. It was moved by Koch, with a second by Frombaugh to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-34 Approval of RLCWA-related August payments. It was moved by Wright with a second by Lahetta to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Kurpely, Lamb and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2022-35 Approval of LMRE-related August payments. It was moved by Lamb, with a second by Cornelius to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. McConnell abstained. Motion carried.

RESOLUTION NO. 2022-36 Approve Ohio Department of Development, Water and Wastewater Infrastructure Grant, Technical and Administrative Services Agreement with Avon Lake Regional Water. It was moved by Breining, with a second by Lamb to approve the resolution. Lynch and Roig asked questions about Agreement details. Toy answered. The vote was as follows: 14 Yeas. 0 Nays.

RESOLUTION NO. 2022-37 Approve Reauthorization of Funds. It was moved by McConnell, with a second by Roig to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-38 Approve Then & Now Purchase Orders. It was moved by Cornelius, with a second by Koch to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

Policy Committee report:

Committee chair Lynch reported that the committee met at 6 pm prior to tonight's board meeting. Committee discussed the following but will not make any final recommendations to the full board at the present time. Committee will meet again at 6 pm prior to the October LORCO board meeting.

- a. Require property owners to pay the cost for an E-One grinder pump unit that LORCO is charged by our supplier (currently Covalen).
- b. Require property owners to pay the cost of tapping the force main, installing the grinder pump crock and pump, and making all necessary plumbing and electrical connections.
- c. Since LORCO would no longer be providing a grinder unit included with the cost of the tap fee and since construction of the force main portions of the Phase 1 collection system was significantly less expensive than the gravity portions of the system, charge a tap fee that is less than the tap fee for typical gravity connections. It was suggested to make this tap fee \$5,000. Having a dual tap fee, one for gravity connections and one for grinder pumps, requires a legal opinion. If legal counsel advises a dual tap fee is not lawful or recommended, consider maintaining the same tap fee for gravity and grinder connections, but offer the LORCO supplied Grinder Pump (currently Covalen) at a discounted price.
- d. For customers that choose to purchase a grinder unit from LORCO and place the grinder unit at the edge of road right of way as is currently required by LORCO, continue to provide O&M as has been done to other similar connections since the Phase 1 system started. The committee wants to avoid situations in which two

neighboring installations were exactly the same yet one customer had maintenance provided for them by LORCO and the other customer would have to provide their own O&M. In addition, the committee discussed that there would not be a different monthly rate for these two customers in the given scenario so the maintenance provided should be the same.

- e. Rather than have some connections be under private O&M and other identical connections receive O&M service from LORCO due to LORCO trying to avoid future O&M costs, the committee would prefer to handle this issue (rising grinder pump maintenance costs) through an overall rate increase if it was determined that one was necessary.
- f. For customers that choose to not purchase an E-One grinder unit and place it at the road right of way, these connections should be considered private for ongoing O&M purposes. In addition, this customer would pay the same monthly rate as everyone else but would not receive O&M services.

Executive Director Report:

1.

September 8, 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"> • Plat is currently at the County Tax Map office being reviewed. As soon as their review is completed it will be ready for recording. • 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 Permit to Install (PTI) issued by Ohio EPA 8/29/22. • Waiting on word from developer regarding scheduling preconstruction meeting. • 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"> • Design professional is working with Mack Industries who is helping with the pump station design. Will reach out directly to Jack Gaydar (probably next week) to discuss this further. • 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"> • Design professional ran into a snag with ODOT and the permit for access to SR 82. They are trying to make sure they get all of that worked out before finalizing addressing LORCO sanitary comments. They hope to get this wrapped up in the next few weeks. • 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. • Anticipate that WPCLF loan will be awarded October 27, 2022. • Working with contractor to extend bid past WPCLF loan award. Contract cannot be executed until award is made.
Creekwood Golf Course - Reed Road	Carnegie Management and Development Corp.	<ul style="list-style-type: none"> • Provided sanitary sewer infrastructure information earlier this month to design professional. • Currently considering development of Creekwood Golf Course - two parcels totalling approximately 147 acres on Reed Road just north of Brokaw Road.

2. Assistant Lorain County Engineer Bob Klaiber has requested to be given time to address the board at our October 13th meeting concerning the IGA store near SW corner of Island Road and SR 82. The store is currently served by the County's Eaton Estates package treatment plant and the county sanitary engineer's office has expressed an interest in discussing with the LORCO the possibility of having the wastewater treated by LORCO.
3. Received monthly operations reports for May, June & July from ALRW after our last board meeting. Distributed via email to board members. Received some questions from board members and had some of my own. Compiled list and sent to ALRW 8/26/22. Received email this afternoon from ALRW that answers were not yet available, but they would be forthcoming shortly. ALRW staff will make a concerted effort to provide monthly ALRW reports prior to LORCO board meetings.

Other Business:

None

Adjourn:

With no further business to come before the Board, a motion was made by Roig and seconded by Lamb to adjourn the meeting at 8:11 pm and meet again on Thursday, October 13, 2022 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer