

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
January 9, 2025**

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	√
Kelly West	√	Karol Cornelius	√	Bill Forthofer	√
Kathy Frombaugh		Rick Hutman	√	Scott Justin	√
Jed Lamb (left at 8:02 pm)	√	Cindy Kurpely	√	Del Roig	√
Carl Wesemeyer	√	Laurie Beran	√	Jim Wright	√
		Dale Breining		Jim Woodrum	√

Also in Attendance:

Eugene M. Toy, Executive Director; Ryan Gembala, Esq. (LORCO legal counsel); Rob Munro and Greg Yuronich, ALRW; Anthony Coyne, Esq. (ALRW legal counsel); Jeff Duke, Raftelis; Karen Perkins, Lorain County deputy administrator; Jacob Pullar, Esq., Lorain County prosecutor's office; Lou McMahon, McMahon-DeGulis (Lorain County legal counsel); Emilie Katcher, Nick Sommer, Chris Joseph, Ryan Homes.

Election of Officers:

In accordance with Article IV, Section 1 of the LORCO Bylaws, election of officers is to take place at the first meeting of the year. Board president Cindy Kurpely asked LORCO Executive Director Toy to handle the election of officers.

The floor was then opened for nominations for the board office of President. Motion was made by Lamb with a second by Schlechter to nominate Cindy Kurpely to the position of President. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

The floor was then opened for nominations for the board office of Vice President. Motion was made by Kurpely with second by Woodrum to nominate Neil Lynch to the position of Vice President. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

The floor was then opened for nominations for the board office of Secretary-Treasurer. Motion was made by Lamb with a second by Woodrum to nominate Carl Wesemeyer to the position of Secretary-Treasurer. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

Executive Session:

Board president Kurpely asked for a motion to enter executive session under ORC 121.22 (G)(2) - To consider the purchase, sale, or lease of property for public purposes. Included in the executive session will be all LORCO board members present, executive director, and legal counsel; Lorain County deputy administrator Karen Perkins and Lorain County legal counsel; persons present from ALRW and their legal counsel; Lou McMahan with McMahan-DeGulis; and Jeff Duke, Raftelis. Executive session will begin when all others have left the meeting room. Motion was made by Schlechter and seconded by Roig. Roll call vote was taken with all being in favor. Entered executive session at 7:05 pm. Lamb left the meeting room at 8:02 pm during executive session. Motion was made by Schlechter and seconded by Roig to exit executive session. Roll call vote was taken with all being in favor. Exited executive session at 8:12 pm.

Approval of Minutes:

It was moved by Koch, with a second by Roig to approve December 12, 2024 regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

None

New Business:

None

President's Report:

None

RESOLUTION NO. 2025-1 Approval of non-RLCWA-related December deposits and payments. It was moved by Schlechter, with a second by Beran to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-2 Approval of RLCWA-related December payments. It was moved by Koch with a second by Beran to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2025-3 Approve Reauthorization of Funds. It was moved by Roig, with a second by Koch to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-4 Approve Then & Now Purchase Orders. It was moved by Koch, with a second by West to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-5 Authorize GIS Data Collection Project with GLCAP. It was moved by Koch, with a second by Lynch to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

Executive Director Report:

1.

January 9, 2025 Project Status Summary		
Project	Location	Status
Eaton Crossing - Frontier Land Group/Ryan Homes	On south side of State Route 82 - north of Phase 2	<ul style="list-style-type: none"> • Similar status as last month. • Fechko Excavating done with Phase 4 sanitary sewer construction. • Phase 4 consists of 38 additional sublots (SL 89 through SL 127.) • Cunningham and Associates are currently working on Phase 5 plans (46 sublots). • Phase 6 is 45 sublots and there is also some vacant land to the south that has potential for additional residential development.
Woods at Eaton — Phase 2 (Eaton Ventures LLC/ Ryan Homes)	Cooley Road (west of Woods at Eaton, Phase 1 & north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> • Sanitary sewer PTI issued 12/26/24 by Ohio EPA. • Preconstruction meeting should take place soon with construction starting shortly thereafter. • New Phase 2 will be 25 sublots. Total of previous Phase 2 was 53 sublots. • Phase 2 is 53 sublots on south side of Cooley Road.
Beaver Creek, Phase 1 - Springvale Development Co LTD	Durkee Road	<ul style="list-style-type: none"> • Working with developer to determine PTI submittal status. • Site work ongoing. Developer plans to pour roads in the Spring. • Beaver Creek, Phase 1 is 42 sublots off of Durkee Road and State Route 82. • Entire project is proposed 245 sublots on 158 acres.
Ohio Dept of Development, American Rescue Plan Act (ARPA) Project No. 182722	Carlisle Township and Eaton Township	<ul style="list-style-type: none"> • Wet weather inflow & infiltration (I&I) project bids were opened 12/16/24. • Low bidder was DRS Enterprises. Contract was executed this week. • This is final phase of ARPA Project No. 182722.
Creekwood Golf Course	Reed Road	<ul style="list-style-type: none"> • Similar status as last month. • Proposed project was granted preliminary approval by the Lorain County Planning Commission on November 21st. • Project engineer is working on detailed sanitary sewer plans that will be submitted to LORCO for Cycle 1 review. • Current plans call for four (4) phases and a total of 462 homes (136 - single family detached; 124 - single family attached (2-unit); and 202 - single family attached (4-unit). • <u>Phase 1</u> plans are for 124 homes (36 - single family detached; 32 - single family attached (2-unit); and 56 - single family attached (4-unit).

2. October and November 2024 monthly reports received 1/3/25 from ALRW. Sent to LORCO board members via email on 1/6/25.
3. Board terms expire 3/27/25 for Camden, Carlisle, Eaton, Elyria, Grafton, & Henrietta Twp.
4. Next regular board meeting (2/13/25) should be in the new building. LMRE is scheduled to move in during the week of January 20th.
5. Tom Lahetta called this week and said he was going through some old emails and missed the one about the July 2024 board meeting in which he was invited to attend and be presented with his Resolution of Appreciation for his years of service on the LORCO board. He is going to try and attend next month’s meeting.
6. Met this week with Pulte Homes. They are looking at a potential project on two parcels (one in Eaton and one in Columbia) totaling approximately 140 acres.

Other Business:

1. Emilie Katcher with Ryan Homes addressed the board with a complaint about an invoice received by Ryan Homes from LORCO for sanitary sewer backup response in the Eaton Crossing subdivision throughout 2024. Ms. Katcher feels that photographic documentation is lacking. Toy will assemble photos that have already been sent to Ryan Home and send to Ms. Katcher directly.
2. Roig informed those in attendance that Columbia Township had spent approximately \$82,000 on a Comprehensive Land Use Plan (CLUP) with Lorain County providing half of the funding. Roig encouraged townships to work on updating their CLUP.

Adjourn:

With no further business to come before the Board, a motion was made by Woodrum and seconded by West to adjourn the meeting at 8:36 pm and meet again on Thursday, February 13, 2025 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer