

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
April 10, 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, 495 N Main Street, Spencer, OH. 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	√	Cindy Kurpely	√	Del Roig	√
Carl Wesemeyer	√	Laurie Beran		Jim Wright	√
		Dale Breining	√	Jim Woodrum	√

Also in Attendance:

Eugene M. Toy, Executive Director; Kyle Hawke, Eaton Township alternate LORCO board member

Swearing in of new member:

Board president Kurpely administered the oath of office to Kyle Hawke, new Eaton Township alternate LORCO board member

Approval of Minutes:

It was moved by Roig, with a second by Koch to approve February 13, 2025 regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

None

New Business:

None

President's Report:

None

RESOLUTION NO. 2025-11 Approval of non-RLCWA-related March deposits and payments. It was moved by Lamb, with a second by Koch to approve the resolution. Roig asked questions about the payments to Ferrellgas and Revize. Toy answered. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-12 Approval of RLCWA-related March payments. It was moved by Koch with a second by Roig to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Wesemeyer and Lamb abstained. Motion carried.

RESOLUTION NO. 2025-13 Establishing User Rates for the LORCO-Cinnamon Lake Sewer District. It was moved by Lamb, with a second by Woodrum to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-14 Adopting an Engineering & Inspection Fee for Force Main Connections between Cinnamon Lake and West Salem. It was moved by Breining, with a second by Koch to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-15 Establishing a Flat Monthly Amount Charge for Force Main Connections between Cinnamon Lake and West Salem. It was moved by Breining, with a second by Lamb to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2025-16 Approval of Then & Now purchase order. It was moved by Koch, with a second by Roig to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

Executive Director Report:

1.

April 10, 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"> Received Phase 5 plans (46 sublots) from Cunningham and Associates 3/18/25. Currently undergoing Cycle 1 review by LORCO and ALRW Engineering. Received Phase 6 and Phase 7 conceptual plans 3/19/25. Phase 6 consists of 45 sublots east of Island Rd and south of Phase 1. Phase 7 consists of 90 sublots south of Phase 5 and Phase 6 and north of the CSX railroad tracks.
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"> Conducted Phase 2 pre-construction meeting 3/10/25. Contractor started mid-March. Sanitary sewer work currently on hold until a necessary special manhole is manufactured and delivered to the job site by the supplier. This is estimated to take approximately 3-4 weeks. Phase 2 is 25 sublots.
Beaver Creek, Phase 1 - Springvale Development Co LTD	Durkee Road	<ul style="list-style-type: none"> PTI approved by Ohio EPA. Contractor is scheduling LORCO and Lorain County engineer's office preconstruction meetings. Beaver Creek, Phase 1 is 42 sublots off of Durkee Road and State Route 82. Entire project is proposed to be 245 sublots on 158 acres.
Creekwood Golf Course - Perpetual Development	Reed Rd	<ul style="list-style-type: none"> Received preliminary plans last month for Creekwood Golf Course subdivision. Developer is proposing to install a lift station and 8" gravity sanitary sewer running south from near the border between North Ridgeville and Eaton Township. LORCO has potential concrete deterioration concerns about adding force main flow to the gravity collection system. We have asked the developer to consider a gravity system using the deep gravity sewer that was built along Brokaw Rd. Developer has asked for a "Will Serve" letter from LORCO to give to his financial institution. This is not something we have been asked on other projects to provide at this preliminary stage of a project so we are working with the developer to come up with something that meets his needs. Total proposed development of Creekwood Golf Course, Reed Farm, and Bartick parcel would be approximately 690 homes.

2. Picked up plans today from Lorain County Planning Commission for Hidden Lane subdivision. Bob Yost with Hidden Lane Development is proposing to develop thirteen (13) lots on the west side of Hidden Lane in Carlisle Township. Developer has submitted data from EOne (grinder pumps). Some improvements at developer's expense will be necessary to the existing small-diameter low-pressure force main along the west side of Hidden Lane. Developer is also considering additional frontage lots along Banks Road and a subdivision south of Banks Rd and east of Hidden Lane. Subdivision Review Subcommittee meeting is April 22 at 2 pm.
3. Frank Lapos FPA modification request (PPN 0700044101013, 39384 Burns Rd, North Ridgeville) was recommended by the Water Quality Subcommittee 3/21/25. Next steps: presentation at NOACA's Planning & Programming (P&P) Committee on April 11th. The P&P Committee will then make recommendation to NOACA's Executive Committee (for action on May 9th) to place this on the NOACA Board of Directors agenda for action on June 13th. PPN 0700044101013 is an approximately 6.2-acre parcel for which the property owner previously was granted a sewer tap in return for granting an easement necessary for Phase 1 force main transmission line construction.
4. Received preliminary plans for Creekwood Golf Course subdivision. John Eavenson, Perpetual Development, is proposing to install a lift station and 8" gravity sanitary sewer running south from near the border between North Ridgeville and Eaton Township. The new sewer would allow for the development of Creekwood Golf Course, Reed Farm, and Bartick parcel (total of 690 homes). LORCO would prefer a gravity sewer to serve the project. This would eliminate the O&M of a lift station and allow for the deep gravity sewers built along Brokaw Road to be used.
5. Met today with Kevin Flanigan (Shamrock Development) and his legal and engineering team to discuss Fiddlers Green, Phase 4. This Phase is in the ALMU/LORCO Phase 1 FPA but would necessitate a lift station to get into our shallow gravity sewer on Brokaw Road. The developer has proposed connecting to the sewer that serves Phases 1 through 3. An existing lift station was sized to serve all Phases of Fiddlers Green even though only the first three Phases are in Grafton's FPA. LORCO is working with the developer to come up with a flow Agreement for Fiddlers Green similar to what is in place for the Barrington (Yost) Subdivision.
6. LORCO has a shared office services Agreement with the Cinnamon Lake Association (CLA) for generating/mailling bills and making deposits. The CLA office manager recently left. They were a "2.5" person office before. Subsequent to the office manager leaving, a part-time person also left. That leaves the CLA office with one full-time employee. The remaining office person recently informed LORCO that late fee penalties from last month's bills were not going to get applied this month because she doesn't know how to do it. I have been asked by one of the CLA board members if LORCO had other options for office services because they were considering downsizing or going with a property management company to run their CLA office functions and may not have time for

LORCO work. We have been in talks with the Village of West Salem to develop an Agreement for office services similar to what we previously had with CLA.


7. Working with Revize on website design and migration from our current site to the new one. If everything goes as planned, we should be up and running by the 1st of June.
8. Cinnamon Lake Lift Station Improvements project:
 - a. We have received our trailer-mounted bypass pump for use at Cinnamon Lake. This was funded with ARPA dollars given to LORCO by the Ashland County Commissioners. Crawford Construction estimated \$57,000 for bypass pumping in their bid for the lift station improvements project but a majority of this amount will be a deduct due to the fact they don't have to rent one now.
 - b. Crawford Construction had pulled out of Cinnamon Lake temporarily because they are waiting on manhole structures. They still don't have the vaults but are coming back out to complete some minor tasks until the structures arrive hopefully within the next couple of weeks. Sod has been removed from all the lift stations except LS 7. LS3 has a new bypass installed. They plan on installing a bypass tomorrow for LS5.

Other Business:

Policy committee chair Lynch announced a committee meeting for 6 pm, 5/8/25 prior to the next board meeting.

Adjourn:

With no further business to come before the Board, a motion was made by Lamb and seconded by Breining to adjourn the meeting at 7:58 pm and meet again on Thursday, May 8, 2025 at 7:00 pm. Voice vote to approve was unanimous.



President



Secretary-Treasurer