

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
November 10, 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

Approval of Minutes:

It was moved by Koch, with a second by Lahetta to approve October 13, 2022 regular meeting minutes. Voice vote for approval was unanimous.

Old Business:

New Business:

None

President's Report:

- 1) Asked for board members that have not yet returned executive director performance review forms to do so ASAP. There will be an executive committee meeting at 6 pm prior to the December board meeting.
- 2) Will have our annual "potluck" food prior to the December board meeting.

RESOLUTION NO. 2022-45 Approval of non-LMRE & RLCWA-related October deposits and payments. It was moved by Roig, with a second by Lamb to approve the resolution. Lynch and Roig asked questions about Dreibelbis Excavating invoice. Toy answered. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-46 Approval of RLCWA-related October payments. It was moved by Koch with a second by Frombaugh to approve the resolution. The vote was as follows: 10 Yeas. 0 Nays. Kurpely, Lamb and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2022-47 Approval of LMRE-related October 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. 2022-48 Approve Reauthorization of Funds. It was moved by Koch, with a second by Breining to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2022-49 Approve Then & Now purchase orders. It was moved by Koch, with a second by Lamb to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

Policy Committee report:

Committee chair Lynch reported that the Policy Committee had met at 6 pm prior to the board meeting provided the following summary:

- Lynch provided a brief history of the committee’s past discussions involving plot plan requirements. Discussion by the committee about potentially changing plot plan policy was not at the executive director’s recommendation but resulted from consideration of a change in grinder pump tap fees. During consideration of a change in the grinder pump tap fee, LORCO Form 812 (User’s Agreement) was reviewed. During this review, some on the committee expressed a desire to eliminate the requirement that plot plans be prepared by a professional engineer or professional surveyor.
- Lynch gave the floor to Toy who explained plot plan requirements and the plot plan review and approval process.
- After considerable discussion, Lahetta proposed to eliminate the requirement that plot plans be prepared by a professional engineer or professional surveyor. Motion was made by Lamb and seconded by Wesemeyer to:
 - a. Keep requirement that plot plans be prepared by a professional engineer or professional surveyor.
 - b. Make minor typographical corrections to Plot Plan Requirements Item No. 6.
 - c. Recommend to the full board that plot plan requirements be adopted as LORCO policy.

Lynch conducted a voice vote with all members voting “yes” with the exception of Lahetta (“no”).

- Policy Committee meeting adjourned at 6:52 pm.

Executive Director Report:

1.

November 10, 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"> Model home started. Approximately 5-6 weeks after grand opening before start construction of the first sold homes. Phase 1 - 51 sublots beginning at Island Road & heading east
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"> Cul-de-sac is Keller Farm Court. Reviewed and approved three plot plans this week. 15 sublots in Phase 5.
Woods at Eaton — Phase 1 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> Model home is open. First contracts for homes in Phase 1 were signed 11/7/22. 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"> Holding off on starting Phase 2 until they have an idea as to how Phase 1 sales are going. Phase 2 Permit to Install (PTI) issued by Ohio EPA 8/29/22. 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"> Communicating with lift station supplier and LORCO sanitary engineer regarding method of connecting to Slife Road force main. 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"> Developer is working with transportation engineer (TMS Engineering) on obtaining variance from ODOT for access to SR 82. According to Developer, variance is required due to proximity of proposed ingress/egress to Durkee Road (within 0.5 mile). 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"> Received WPCLF loan award October 27, 2022. Executed contract with Simonson Construction 11/2/22 at LORCO offices. Tentative start date is December 5, 2022 (pending ability to take delivery of pipe). Contractor will start at Cinnamon Lake end and work toward West Salem.
Emerald Fairways - Brentwood Golf Course (SR 57)	Carnegie Management and Development Corp.	<ul style="list-style-type: none"> On November 15, 2022 Subdivision Review Subcommittee meeting agenda for preliminary approval. 10 sublots are being proposed for Phase 1 on a street to be extended east off of SR 57 directly across from Robson Road. 10 sublots are being proposed for Phase 1 on a street to be extended east off of SR 57 directly across from Robson Road. Additional 21 sublots in a proposed Phase on N-S cul-de-sac to the east of SR 57.

2. Notified 11/9/22 that previous Water Pollution Control Loan Fund (WPCLF) award had been modified. Initial, draft award was \$586,012.93 at 2.52% for 30 years. Revised award is 0%.

(\$19,533.76)	\$586,012.93; 30 years; 0%
(\$27,382.98)	\$586,012.93; 30 years; 2.52%
(\$235,476.49)	Interest savings over 30 years

3. Cinnamon Lake force main project contract signing and preconstruction meeting held 11/2/22 at LORCO offices. Attended by LORCO, Simonson Construction, Makeever & Associates, Village of West Salem, and Ohio RCAP. Simonson Construction should be starting within the next couple of weeks. They have not yet decided whether they will work from west to east or from east to west.

4. Notified 11/8/22 by ALRW that tap fee payment #2 due from LORCO to ALRW in the amount of \$172,048 will be processed 11/18/22.
5. Had a conference call yesterday afternoon with Radachi & Co.
 - a. \$1,148,512 November 2012 Custodial Account (ALRW Fund 729) balance figure shown on LORCO Custodial Account Balance Forecast correlates with revenue and expense information presented on 2009-2012 Monthly Financial Statements received from Avon Lake Regional Water (ALRW). These Statements were received by Radachi & Co. from ALRW. I had not previously been aware of their existence.
 - b. Two debt service payments were made from Fund 729 in 2012 – one in June and the other in November. The payments were \$830,753 each for a total of \$1,661,506.
 - c. Through end of 2021 (last Custodial Account Excel sheet received from ALRW):
 - i. Interest calculated by ALRW based on 3.94% exceeds interest based on STAR Ohio by approximately \$1,405,000.
 - ii. Formula error in *Real Balance* column on Custodial Account Excel sheet results in Real Balance being overstated by approximately \$350,000.
 - d. The latest Custodial Account Excel sheet received from ALRW was through the end of September 2022. Indicated a *Real Balance* of approximately \$11,900,000 .
 - e. Advised Radachi & Co. that I will request an Excel version of the Custodial Account sheet through a recent month-end. LORCO will then deliver that file to Radachi & Co. so they can make the above calculation adjustments and a meeting can be scheduled with ALRW to discuss our findings and develop a plan with ALRW for moving forward.
6. An amendment into HB 501 would increase the competitive bid thresholds for public entities to \$100,000.00. The amendment will apply to a variety of public entities including 6119 districts. HB 501 was passed by the House in June and is now pending in the Senate.
7. A meeting of the Subdivision Review Subcommittee is scheduled for Tuesday, November 15, 2022 at 2:00 p.m. Bramhall Engineering has submitted a preliminary plan of Emerald Fairways Subdivision - Phase I. The proposed subdivision consists of ten (10) lots and the construction of two new streets. It is to be located in Eaton Township on the east side of Grafton Road at Brentwood Golf Course.

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 7:54 pm and meet again on Thursday, December 8, 2022 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer