

**MINUTES  
BOARD OF TRUSTEES MEETING  
LORAIN COUNTY RURAL WASTEWATER DISTRICT  
June 9, 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 Breining to approve May 12, 2022 regular meeting minutes. Voice vote for approval was unanimous.

**Old Business:**

None

**New Business:**

None

**President's Report:**

Reported that LORCO board president, vice president, and executive director had met with Avon Lake Regional Water board chair, vice chair, and chief utilities executive on May 16<sup>th</sup>.

**RESOLUTION NO. 2022-22 Approval of non-LMRE & RLCWA-related May deposits and payments.** It was moved by Koch, with a second by Roig to approve the resolution. Roig asked question about Village of West Salem invoice. Toy answered. The vote was as follows: 16 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2022-23 Approval of RLCWA-related May payments.** It was moved by Schlechter with a second by Cornelius to approve the resolution. The vote was as follows: 12 Yeas. 0 Nays. Kurpely, Lamb and Wesemeyer abstained. Motion carried.

**RESOLUTION NO. 2022-24 Approval of LMRE-related May payments.** It was moved by Lamb, with a second by Koch to approve the resolution. The vote was as follows: 15 Yeas. 0 Nays. McConnell abstained. Motion carried.

**Executive Director Report:**

1.

June 9, 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"> <li>• Curbs were installed last week. Pavement is scheduled for June 9-10, weather permitting.</li> <li>• Developer working with the utilities (electric / gas / cable) to install.</li> <li>• Working on final plat revisions and circulating for approvals/signatures.</li> <li>• 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).</li> <li>• Developer has submitted Permit to Install (PTI) application for short sanitary sewer extension south on east side of Island Road to serve two lots (model home + one other)</li> <li>• Phase 1- 51 sublots beginning at Island Road &amp; heading east</li> <li>• Total project - 217 homes on approximately 80 acres</li> </ul>
Eaton Crossing - Phase 2	East of Phase 1. Connects Phase 1 (Island Road entrance) with Reed Road.	<ul style="list-style-type: none"> <li>• Plans and PTI forms received from Developer on May 23.</li> <li>• Being processed by ALRW for submittal to Ohio EPA.</li> <li>• Phase 2 consists of 45 additional sublots</li> </ul>
Mallards Edge, Phase 5	Ron Palmer	<ul style="list-style-type: none"> <li>• Construction to install sanitary sewer completed (no update from 5/12/22)</li> <li>• Air test and exfiltration done, no other testing performed</li> <li>• Sanitary sewer has not been approved or accepted</li> <li>• 15 sublots</li> </ul>
Woods at Eaton — Phase 1 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> <li>• Plan to file final plat in May (no update from 5/12/22)</li> <li>• Will start construction on model home by June 15th (should take approximately 60 days). Should be building fairly regularly from then on</li> <li>• Phase 1 is 51 sublots on south side of Cooley Road</li> </ul>
Woods at Eaton — Phase 2 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> <li>• Developer's team is finalizing internal review of plans (no update from 5/12/22)</li> <li>• Plan on submitting plans to LORCO, RLCWA, and Lorain County in the near future</li> <li>• Phase 2 is 54 sublots on south side of Cooley Road</li> </ul>
Still Meadows subdivision - Phase 1 (Yost Construction)	Slife Road	<ul style="list-style-type: none"> <li>• Submitted Cycle 2 review comments to developer on 5/16/22.</li> <li>• 23 sublots in Phase 1</li> <li>• Approximately 65 sublots in entire subdivision</li> <li>• 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</li> </ul>
Cinnamon Lake - Force main/maintenance building	Cinnamon Lake	<ul style="list-style-type: none"> <li>• Advertised for bids 5/12 and 5/19</li> <li>• Bid opening extended to 6/24/22 at 11 am, LORCO offices - 22898 West Road</li> <li>• Pre-bid meeting 6/15/22</li> <li>• Engineer's estimated project cost = \$2,454,764.62</li> </ul>

2. Working with OMDP Law to try and get Ashland County prosecutor's office to initiate foreclosure sale proceedings on parcels in Cinnamon Lake. We currently file approximately \$80,000 to \$90,000 in liens each year for unpaid sewer charges and receive only \$18,000-\$20,000. The situation needs addressed before balances grow and lots become unsalable.
3. New phone system installed recently in office. If a caller leaves a voice mail, an email is sent with the transcribed voice mail as an email attachment.
4. 2021 year-end financial statements prepared for LORCO by Radachi & Company are at board seats for board members to take with them and review.
5. Reported on May 16, 2022 meeting with ALRW.

**Other Business:**

1. Policy Committee chair Lynch repoted that there will be a meeting of the Policy Committee at 6 pm prior to the July board meeting.
2. Board member Wright asked if we had noticed any effects of inflation on collections. Brief discussion followed.

**Adjourn:**

With no further business to come before the Board, a motion was made by Schlechter and seconded by Koch to adjourn the meeting at 7:58 pm and meet again on Thursday, July 14, 2022 at 7:00 pm. Voice vote to approve was unanimous.

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President

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Secretary-Treasurer