

**MINUTES  
BOARD OF TRUSTEES MEETING  
LORAIN COUNTY RURAL WASTEWATER DISTRICT  
October 13, 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 vice president Lynch 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; Bob Klaiber, Assistant Lorain County Engineer; Rich Radachi, Radachi & Co.; Cindy Grabo, Radachi & Co.

**Approval of Minutes:**

It was moved by Lamb, with a second by Lahetta to approve September 8, 2022 regular meeting minutes. Voice vote for approval was unanimous.

**Old Business:**

Assistant Lorain County Engineer Bob Klaiber addressed the board with a request to consider allowing Schild's IGA on State Route 82 to connect to LORCO's collection system. LORCO's 8" gravity sewer was recently extended south on Island Road by Ryan Homes to provide service to two sublots. In the process of extending the line, contractors encountered the IGA lateral. Currently, the IGA store is served by the county's Eaton Estates package plant but it is within LORCO's FPA. Mr. Klaiber asked that the LORCO board consider allowing the store to connect and to waive the tap fee since the store is already connected to another public treatment system. General discussion followed about also connecting Eaton Estates to LORCO's system as well as Brentwood Lake and other properties along State Route 82. The board committed to have LORCO's executive director continue to communicate with the county in an attempt to find compromise.

Verbal report was provided by Rich Radachi and Cindy Grabo as to the status of the firm's work on reconciling Custodial Account Excel sheet previously received from Avon Lake Regional Water (ALRW). Considerable discussion followed. According to Mr. Radachi and Ms. Grabo, their firm does not have all requested materials from ALRW. The board directed

Radachi & Company to submit to LORCO a list of all materials that had been requested of ALRW by Radachi & Company.

**New Business:**

None

**President's Report:**

None

**RESOLUTION NO. 2022-39 Approval of non-LMRE & RLCWA-related September deposits and payments.** It was moved by Roig, with a second by Lamb to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2022-40 Approval of RLCWA-related September payments.** It was moved by McConnell with a second by Lahetta to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Lamb and Wesemeyer abstained. Motion carried.

**RESOLUTION NO. 2022-41 Approval of LMRE-related September payments.** It was moved by Lamb, with a second by Lahetta to approve the resolution. The vote was as follows: 12 Yeas. 0 Nays. McConnell abstained. Motion carried.

**RESOLUTION NO. 2022-42 Approve Reauthorization of Funds.** It was moved by Lamb, with a second by Schlechter to approve the resolution. The vote was as follows: 12 Yeas. 0 Nays. McConnell abstained. Motion carried.

**RESOLUTION NO. 2022-43 Approve Executive Director OPERS pickup.** Lynch asked Toy to provide brief explanation. Resolution is necessary to correct a previous resolution that had been approved by OPERS but now requires a revision. It was moved by Lamb, with a second by Lahetta to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2022-44 Amend LORCO employee Policies and Procedures manual (PPM).** Lynch asked Toy to provide brief explanation. Ohio Revised Code requires LORCO to have Public Records Policy document as a part of the employee PPM. LORCO has a Public Records Policy as well as an employee PPM but this resolution adds the policy as an appendix to the PPM. It was moved by McConnell, with a second by Schlechter 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 and the following was recommended to be approved by the full board:

### Grinder scenario #1 – E/One unit provided to property owner and installed at road right of way

- Homeowner required to obtain grinder unit from ALRW and pay the cost that ALRW is charged by E/One.
- Homeowner to be charged a tap fee of \$5,000 in addition to the cost of the grinder unit.
- Homeowner to be responsible for all costs associated with making the tap, installing the grinder crock and pump, and installing lateral and electrical service.
- Grinder pump O&M to be provided by LORCO.
- Property owner required to submit plot plan for review and approval by LORCO sanitary engineer.
- Property owner required to follow all ALRW & LORCO inspection and sewer use requirements.

### Grinder scenario #2 – E/One unit provided to property owner and installed at a location chosen by the property owner or alternative to E/One unit provided by property owner and installed at a location chosen by the property owner

- Homeowner can choose to either purchase a grinder unit from ALRW or purchase an alternative pump from a vendor of his/her choosing.
- Homeowner to be charged a tap fee of \$5,000 in addition to the cost of the grinder unit.
- Homeowner to be responsible for all costs associated with making the tap, installing the grinder crock and pump, and installing lateral and electrical service.
- Homeowner to be responsible for grinder pump O&M.
- Homeowner to pay same monthly rate as all other Phase 1 customers.
- Property owner required to submit plot plan for review and approval by LORCO sanitary engineer.
- Property owner required to follow all ALRW & LORCO inspection and sewer use requirements.

Considerable discussion followed. Roig proposed as an alternative that an across the board tap fee increase of \$500 be instituted and current grinder pump tap fee policy remain as-is. It was moved by Lahetta, with a second by Schlechter to approve the Policy Committee recommendation. The vote was as follows: 12 Yeas. 0 Nays. Roig abstained. Motion carried.

**Executive Director Report:**

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October 13, 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>Phase 1 plat has been recorded and model home construction is set to begin next week.</li> <li>Home sales commencing approximately 90 days from their grand opening.</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>Sanitary sewer Permit to Install (PTI) issued by Ohio EPA 7/15/22.</li> <li>Monitoring economic/market conditions.</li> <li>Earliest start of infrastructure construction would be early 2023.</li> <li>Phase 2 consists of 45 additional 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>Model home construction nearing completion. Should be building fairly regularly after completion of model home.</li> <li>Phase 1 is 50 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>No update from last month.</li> <li>Phase 2 Permit to Install (PTI) issued by Ohio EPA 8/29/22.</li> <li>Waiting on word from developer regarding scheduling preconstruction meeting.</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>Design professional still working with Mack Industries who is helping with the pump station design.</li> <li>According to developer, sales have slowed so they will be moving this forward, but with the state of the economy, it may be a little slower than originally anticipated.</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>
Beaver Creek (Yost Construction)	Durkee Road	<ul style="list-style-type: none"> <li>ODOT responded late last week with review comments. A variance will be required to allow the access to SR 82.</li> <li>If this variance is not granted and the access is not approved, the project could be dramatically different.</li> <li>Developer is working with the traffic engineer to work through this process.</li> <li>Phase 1- 91 sublots off of Durkee Road and State Route 82</li> <li>Entire project is proposed 245 sublots on 158 acres</li> </ul>
Cinnamon Lake - Force main/maintenance building	Cinnamon Lake	<ul style="list-style-type: none"> <li>Anticipate that WPCLF loan will be awarded October 27, 2022.</li> <li>Will execute contract with Simonson Construction as soon as award is made.</li> <li>Site activities and construction should start soon thereafter.</li> </ul>
Emerald Fairways - Brentwood Golf Course (SR 57)	Carnegie Management and Development Corp.	<ul style="list-style-type: none"> <li>On November 15, 2022 Subdivision Review Subcommittee meeting agenda for preliminary approval.</li> <li>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.</li> <li>Additional 21 sublots in a proposed Phase on N-S cul-de-sac to the east of SR 57.</li> </ul>

- Working with LORCO legal counsel in discussions with the City of Elyria on mutually agreeing to FPA changes that have been proposed by NOACA as a part of NOACA's efforts in Lorain County to re-align FPAs along parcel boundaries.
- Contacted last week by a developer working on a Sheetz convenience store project in Chestnut Commons area. Developer believes transmission force mains are not within any recorded easements. LORCO sent the developer a considerable amount of information. To avoid any potential misstatements or conflicting information, I directed the developer to route future communications through LORCO legal counsel.

**Other Business:**

None

**Adjourn:**

With no further business to come before the Board, a motion was made by Schlechter and seconded by Lahetta to adjourn the meeting at 9:47 pm and meet again on Thursday, November 10, 2022 at 7:00 pm. Voice vote to approve was unanimous.

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President

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Secretary-Treasurer