

**MINUTES  
BOARD OF TRUSTEES MEETING  
LORAIN COUNTY RURAL WASTEWATER DISTRICT  
December 8, 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	√

**Additions or Changes to the Agenda:**

Kurpely announced that she would request an executive session between “Executive Director’s Report” and “Other Business”.

**Also in Attendance:**

Eugene M. Toy, Executive Director

**Approval of Minutes:**

It was moved by Koch, with a second by Roig to approve November 10, 2022 regular meeting minutes. Voice vote for approval was unanimous.

**Old Business:**

None

**New Business:**

None

**President’s Report:**

None

**RESOLUTION NO. 2022-50 Approval of non-LMRE & RLCWA-related November deposits and payments.** It was moved by Koch, with a second by Lahetta to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2022-51 Approval of RLCWA-related November payments.** It was moved by McConnell with a second by Frombaugh to approve the resolution. The vote was as follows: 12 Yeas. 0 Nays. Kurpely and Wesemeyer abstained. Motion carried.

**RESOLUTION NO. 2022-52 Approval of LMRE-related November payments.** It was moved by Koch, with a second by Frombaugh to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. McConnell abstained. Motion carried.

**RESOLUTION NO. 2022-53 Approve 2023 Budget.** It was moved by Breining, with a second by Cornelius to approve the resolution. The vote was as follows: 14 Yeas. 0 Nays. Motion carried.

**Executive Director Report:**

1.

December 8, 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>• Model home started.</li> <li>• Approximately 5-6 weeks after grand opening before start construction of the first sold homes.</li> <li>• Phase 1- 51 sublots beginning at Island Road &amp; heading east</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>
Mallards Edge, Phase 5	Ron Palmer	<ul style="list-style-type: none"> <li>• Cul-de-sac is Keller Farm Court.</li> <li>• Continuing to review and approve plot plans.</li> <li>• 15 sublots in Phase 5.</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 is open.</li> <li>• Continuing to review and approve plot plans.</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>• Holding off on starting Phase 2 until they have an idea as to how Phase 1 sales are going.</li> <li>• Phase 2 Permit to Install (PTI) issued by Ohio EPA 8/29/22.</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>• Communicating with lift station supplier and LORCO sanitary engineer regarding method of connecting to Slife Road force main.</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>• Developer is continuing to work with transportation engineer (TMS Engineering) on obtaining variance from ODOT for access to SR 82.</li> <li>• According to Developer, variance is required due to proximity of proposed ingress/egress to Durkee Road (within 0.5 mile). Anticipate variance approval by end of 2022.</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>• Simonson Construction is still waiting for the pipe for the project. Their supplier is telling them that the pipe should be delivered the end of this week, but they still do not have a confirmation number for the delivery.</li> <li>• They will first get the driveway put in from the county road into the WWTP and will be talking with the Association about the storage of materials there.</li> <li>• One primary concern at this point is that the supplier for the generator is telling Simonson it is a 60-week lead time. We may need to consider installing a connection for a portable generator until the new one is delivered.</li> <li>• The final thing that we need to do is get the application for the new power service started. Working on that.</li> </ul>
Emerald Fairways - Brentwood Golf Course (SR 57)	BCK INVESTMENT LLC	<ul style="list-style-type: none"> <li>• Was on November 15, 2022 Subdivision Review Subcommittee meeting agenda for preliminary approval.</li> <li>• Developer requested that preliminary approval be tabled due to the significant number of comments from the county engineer's office.</li> </ul>

2. 11/30/22 letter from Auditor of State, Director of Quality Assurance. "...A desk review of the audit report has been performed for Lorain County Rural Wastewater District, Lorain

County, for the years ended December 31, 2021 and 2020. Based on the desk review, this report is acceptable and requires no modifications.”

3. Spoke this week with Radachi & Company. Have received Custodial Fund sheet from ALRW. Sheet was requested in Excel format so formulas and calculation could be reviewed. Sheet is current through October 2022. Will request sheet from ALRW shortly after the first of the year that is current through 2022. Will then have Radach & Company apply interest rate and formula corrections and schedule meeting with ALRW to discuss.
4. Former Elyria safety-service director Kevin Brubaker left to become the new public works director for the city of Avon Lake beginning December 1, 2022. Outgoing Lorain County commissioner Matt Lundy was recently appointed by Elyria mayor Frank Whitfield to replace Brubaker.
5. Working on bid specifications for advertisement of Slife Road lift station replacement.
6. Received inquiry from K Hovnanian on a parcel at the northeast and southeast corners of Reed Road and Brokaw Road in Eaton Township. Permanent parcel number 1100012000021 is approximately 132 acres and is currently owned by Carpenter Farms Inc. LORCO has large diameter sewers in that area that are fairly deep. K Hovnanian also requested a meeting to discuss other parcels and potential projects.
7. Microsoft Teams meeting tomorrow morning with representatives of proposed Sheetz development at Chestnut Commons.
8. LORCO 3-year board terms expire 3/27/23 for the following townships: Huntington, LaGrange, New Russia, Pittsfield, Rochester, and Wellington.

### **Executive Session:**

Board president Kurpely requested an executive session for the purpose of discussing executive director performance reviews and executive director employment agreement. It was moved by Lahetta , with a second by Schlechter to enter executive session for the stated purpose. Roll call vote was taken by board secretary-treasurer Wesemeyer. The vote was as follows: 14 Yeas. 0 Nays. Motion carried. Toy was excused, and executive session began at 7:43. Kurpely asked for a roll call vote to re-enter regular session. Roll call vote was taken by board secretary-treasurer Wesemeyer. The vote was as follows: 14 Yeas. 0 Nays. Motion carried. Board re-entered regular session at 7:51 pm. Toy was admitted back into the board room and proposed amendments to the executive director employment agreement were discussed. It was moved by Kurpely, with a second by McConnell to authorize amendments to the employment agreement. Roll call vote was taken by board secretary-treasurer

Wesemeyer. The vote was as follows: 14 Yeas. 0 Nays. Motion carried. Board president Kurpely will work with legal counsel to draft an employment agreement addendum.

**Other Business:**

None

**Adjourn:**

With no further business to come before the Board, a motion was made by Schlechter and seconded by Breining to adjourn the meeting at 7:56 pm and meet again on Thursday, January 12, 2023 at 7:00 pm. Voice vote to approve was unanimous.

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President

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Secretary-Treasurer