

**MINUTES
BOARD OF TRUSTEES MEETING
LORAIN COUNTY RURAL WASTEWATER DISTRICT
January 12, 2023**

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

Election of Officers:

In accordance with Article IV, Section 1 of the LORCO Bylaws, election of officers is to take place at the first meeting of the year. Board president Cindy Kurpely asked LORCO Executive Director Toy to handle the election of officers.

The floor was then opened for nominations for the board office of President. Motion was made by Tom Lahetta with a second by Karol Cornelius to nominate Cindy Kurpely to the position of President. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

The floor was then opened for nominations for the board office of Vice President. Motion was made by Del Roig with second by Carl Wesemeyer to nominate Neil Lynch to the position of Vice President. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

The floor was then opened for nominations for the board office of Secretary-Treasurer. Motion was made by Cindy Kurpely with a second by Michael Koch to nominate Carl Wesemeyer to the position of Secretary-Treasurer. Toy asked for other nominations. Being none, nominations were closed. Voice vote to cast a unanimous ballot in favor of the nominee was unanimous.

Approval of Minutes:

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

Old Business:

Report to the board by LORCO legal counsel Ryan Gembala regarding conversion of annual accumulated but unused paid time off and accumulated but unused sick leave. DGMP Law will develop necessary policy and submit to OPERS for review prior to preparing any resolutions that may be necessary for a future board agenda.

New Business:

None

President's Report:

Will not be here at February meeting.

RESOLUTION NO. 2023-1 Approval of non-LMRE & RLCWA-related December deposits and payments. It was moved by Koch, with a second by Schlechter to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2023-2 Approval of RLCWA-related December payments. It was moved by Lahetta with a second by Schlechter to approve the resolution. The vote was as follows: 9 Yeas. 0 Nays. Kurpely and Wesemeyer abstained. Motion carried.

RESOLUTION NO. 2023-3 Approval of LMRE-related December payments. It was moved by Koch, with a second by Breining to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2023-4 Approve Reauthorization of Funds. It was moved by Cornelius, with a second by Lahetta to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

RESOLUTION NO. 2023-5 Approve Then & Now Purchase Orders. It was moved by Breining, with a second by Koch to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Motion carried.

Policy Committee Report:

- Committee chair Lynch called the meeting to order at 6:00 pm.
- Minutes from November 10, 2022 Policy Committee meeting were approved.
- Lynch opened the meeting with a discussion about the request by the county sanitary engineer's office to connect Schild's IGA to LORCO's Phase 1 collection system. The sanitary engineer's office has requested that LORCO split (accept less than full amount) of the tap fee calculated based on water usage and that LORCO waive inspection fees due to the fact that the county will be inspecting the work. Brief discussion followed. Motion was made by Lynch with a second by Lahetta to approve a split of the tap fee but for the tap fee to be based on LORCO sanitary engineer Jack Gaydar's 7/20/22 calculations, Option 1 (LORCO tap fee calculation as stated in tap fee resolution), and for inspection fees to not be waived since inspection fees are charged by

Avon Lake Regional Water (ALRW) for work done by ALRW inspectors. The Policy Committee granted the executive director some discretion in the determination of charging/waiving of the inspection fee based on discussions with ALRW. General discussion followed. Voice vote for approval was unanimous.

Lynch asked for the full board to concur with Policy Committee recommendations. Motion was made by Roig with a second by Wright to approve the Policy Committee recommendations. Voice vote for approval was unanimous.

- The second item on the agenda was a discussion regarding establishing a tap fee for private sewers. The Legacy Fair project on the east side of State Route 83 is a private, 8” sewer connected to LORCO’s collection system on the west side of State Route 83. The private sewer was built and tested according to LORCO specifications and may eventually become a public sewer but will remain a private sewer until there is additional development and flow. The consensus reached was that there was not a need for a motion, second, and vote but that the executive director would charge three, \$8,000 tap fees since there were three lateral connections made to the private sewer.
- Brief discussion about possibly instituting frontage and square footage impact fees for residential and commercial development but additional research and information is needed.

Executive Director Report:

1.

January 12, 2023 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"> • Have started 3 homes in Eaton Crossing so far, but have not formally opened for sales from model home. • Sublots 44, 45, and Outlot 1 have been started at this time. • Phase 1 is 51 sublots beginning at Island Road & heading east • Total project - 217 homes on approximately 80 acres
Eaton Crossing - Phase 2	East of Phase 1. Connects Phase 1 (Island Road entrance) with Reed Road.	<ul style="list-style-type: none"> • Same status as last month. • 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. • Continuing to review and approve plot plans. • 8 of 15 sublots in Phase 5 have been sold.
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. • Continuing to review and approve plot plans. • 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"> • Same status as last month. • 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.
Barrington subdivision - Phase 10 (Yost Construction)	Barrington subdivision	<ul style="list-style-type: none"> • Received detailed plans for Cycle 2 review. • Developer is proposing to replace existing 15" sewer with properly-sized 8" sewer. • 50 sublots in Phase 10.
Beaver Creek (Yost Construction)	Durkee Road	<ul style="list-style-type: none"> • Same status as last month. • Developer is continuing to work 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). Anticipate variance approval by end of 2022. • 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	Cinnamon Lake	<ul style="list-style-type: none"> • Simonson has been on site working since 1/5/23. They have currently been working on getting the access drive installed off of TR 251.
Emerald Fairways - Brentwood Golf Course (SR 57)	BCK INVESTMENT LLC	<ul style="list-style-type: none"> • Same status as last month. • Was on November 15, 2022 Subdivision Review Subcommittee meeting agenda for preliminary approval. • Developer requested that preliminary approval be tabled due to the significant number of comments from the county engineer's office.

2. Received map from NOACA of proposed Phase 1 FPA changes. NOACA asking for letter of approval from Lorain County entities by March 1st to start through NOACA board approval process. Distributed NOACA email and maps to Executive Committee members 12/21/22. Will send to entire board for review and discussion at February 9th meeting.
3. New county commissioner Jeff Riddell is in office. Sent him an email introducing myself and the LORCO organization.
4. December 2022 Cash Flow and Deferral and December 2022 PO Report are at board seats.
5. December 2022 ALRW System Operation Reports are at board seats. Provided summary of Phase 1 revenue and expenses from 2017 to 2022:

	Revenue	Expense	Difference
2017	\$1,270,360	\$2,077,057	-\$806,697
2018	\$1,118,251	\$1,966,885	-\$848,634
2019	\$1,062,097	\$1,969,350	-\$907,253
2020	\$1,385,161	\$1,945,553	-\$560,392
2021	\$1,924,654	\$2,070,945	-\$146,291
2022	\$2,025,294	\$2,079,986	-\$54,692

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 8:52 pm and meet again on Thursday, February 9, 2023 at 7:00 pm. Voice vote to approve was unanimous.

President

Secretary-Treasurer